

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME COUNCIL  
HELD AT COMMUNITY MEETING ROOM, LIBRARY COMPLEX,  
LIBRARY LANE, HOLBROOK  
ON WEDNESDAY, 17 MARCH 2021**

The meeting opened at 6.34pm.

**IN ATTENDANCE:**

Councillor Wilton (Chairperson), Hicks, Meyer, O'Neill, Parker, Quinn, Schilg and Weston.

**COUNCILLORS**

General Manager, Director Corporate and Community Services, Director Engineering, Director Environment and Planning and Chief Financial Officer.

The Reverend Ken Dale read a prayer to commence the meeting.

**ACKNOWLEDGEMENT OF COUNTRY**

The Mayor (Chairperson) offered an Acknowledgement of Country at the commencement of the meeting.

**APOLOGIES**

Nil.

**CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON 17 FEBRUARY 2021**

**5843 RESOLVED** [Meyer/Hicks]

That the Minutes of the Ordinary Meeting of Greater Hume Council held at Holbrook on Wednesday, 17 February 2021 as printed and circulated be confirmed as a true and correct record of the proceedings of such meeting.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

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## **ACTION REPORT FROM THE MINUTES**

1. MINUTE 5093 – ESTABLISHMENT OF A HEALTH RELATED SERVICE IN HOLBROOK  
Cr Quinn questioned the General Manager as to progress of this matter. General Manager advised that progress had been delayed during the COVID-19 pandemic however the matter would be pursued during 2021.

## **DECLARATIONS OF PECUNIARY INTEREST OR NON PECUNIARY INTEREST (CONFLICT OF INTEREST)**

Nil.

## **MAYORAL MINUTE**

Nil.

## **NOTICES OF MOTIONS**

Nil.

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

### **ENVIRONMENT AND PLANNING**

1. **AMENDMENT TO GREATER HUME LOCAL ENVIRONMENT PLAN 2012- ZONING & MINIMUM LOT SIZE CHANGES FOR CULCAIRN**

**5844 RESOLVED** [Hicks/Quinn]

That:

1. As a result of the exhibition of the planning proposal Council resolves not to make any changes to the amendments to the GHLEP stipulated within the planning proposal.
2. The planning proposal be forwarded to Parliamentary Counsel for drafting of the amendment to the GHLEP and the provision of an opinion on the validity of the proposal.
3. Subject to a favourable response from Parliamentary Counsel the delegate of the Minister for Planning and Public Spaces (the General Manager) be permitted to consider a Section 3.36 Planning Report on the planning proposal and decide to make or not make the amending LEP and undertake notification on the NSW Legislation website.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

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**2. DEVELOPMENT APPLICATION 10.2021.22 – SHED LOT 110 DP1267384 – 4  
POLACK STREET JINDERA**

**5845 RESOLVED** [Hicks/O'Neill]

That Council approved the development application with the recommended conditions.

**APPROVED PLANS**

**1 Compliance with Plans and Conditions**

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

**2 Time Period of Consent**

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

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

**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 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.

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DEVELOPMENT APPLICATION 10.2021.22 – SHED LOT 110 DP1267384 – 4 POLACK STREET JINDERA [CONT'D]

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

**5 Notify Council of Intention to Commence Works**

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

**6 Water & Sewer Connection to Mains**

Prior to works commencing an application, plans and specifications relating to any proposed water & sewer to be carried out within the site and / or works proposed to be connected to Council infrastructure shall be submitted to and approved by Council. The development will not be permitted to connect and discharge into Council's mains, without these service drawings being approved by Council.

**REASON:** It is in the public interest that plumbing work is carried out in accordance with AS/NZS 3500 and New South Wales Code of Plumbing Practice, Plumbing and Drainage. Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

**7 Notice of Works - Plumbing**

Prior to works commencing a Notice of Works is to be submitted to Council by the Plumber.

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

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

**9 Proposed Sub-floor Drainage Plan**

A proposed sub-floor drainage plan and external drains plan for the dwelling shall be submitted to and approved by Council prior to any such work commencing.

**10 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.

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DEVELOPMENT APPLICATION 10.2021.22 – SHED LOT 110 DP1267384 – 4 POLACK STREET JINDERA [CONT'D]

**11 Toilet Facility**

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

**12 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.

**13 Sign during Construction**

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

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

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

**PRIOR TO OCCUPATION OF THE DEVELOPMENT**

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

**14 Final Occupation Certificate Required**

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

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

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DEVELOPMENT APPLICATION 10.2021.22 – SHED LOT 110 DP1267384 – 4 POLACK STREET JINDERA [CONT'D]

**15 Certificate of Compliance**

Prior to the issue of a final plumbing approval a certificate of compliance for all plumbing works is to be submitted to Council.

**GENERAL CONDITIONS**

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

**16 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.

**17 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).

**18 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.

**19 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.**

**20 Drain Roofed and Paved Areas**

All roofed area is to be drained and the water from those areas and from any other drainage conveyed to:

- a. The existing roof water drainage system, in accordance with AS3500-2015.

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Storm water disposal drains shall be connected to all roof gutter down pipes within fourteen (14) days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge rainwater to the approved method of disposal.

Where kerb and gutter is constructed, an approved PVC or galvanised steel kerb adaptor (either roll over kerb adaptor or upright kerb adaptor) shall be installed in the kerb.

**REASON:** Because the character of the development is such that storm water run-off will be increased and must be safely conveyed to the storm water drainage system. Section 4.15(1)(b) of the Environmental Planning and Assessment Act, 1979, as amended.

**21 Construction - Hours of Work**

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

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

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

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

**PRESCRIBED CONDITIONS OF CONSENT**

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

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

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- 23** 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.
- 24** 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.
- 25** 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.
- 26** Any development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
  - (ii) where necessary, underpin the adjoining premises to prevent any such damage.

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



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**DEVELOPMENT APPLICATION 10.2021.22 – SHED LOT 110 DP1267384 – 4 POLACK STREET JINDERA [CONT'D]**

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

**3. GREATER HUME COUNCIL SECTION 7.12 FIXED DEVELOPMENT CONSENT LEVY DEVELOPMENT CONTRIBUTIONS PLAN 2021**

**5846 RESOLVED** [Hicks/Schilg]

That this matter be withdrawn from the Council Agenda and referred back to a Council workshop for reconsideration.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

**4. DEVELOPMENT APPLICATION 10.2020.107.1 – INTENSIVE LIVESTOCK AGRICULTURAL FACILITY (SHEEP FEEDLOT) – 198 HUMPHREYS ROAD BUNGOWANNAH**

**5847 RESOLVED** [Quinn/Schilg]

That consent be granted to development application 10.2020.107.1 for intensive livestock agricultural facility at 198 Humphreys Road, Bungowannah, subject to the following conditions:

**General**

- 1 Development shall be generally in accordance with the approved plans and accompanying information (including the Statement of Environmental Effects), except where modified by the following conditions.

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DEVELOPMENT APPLICATION 10.2020.107.1 – INTENSIVE LIVESTOCK AGRICULTURAL FACILITY (SHEEP FEEDLOT) – 198 HUMPHREYS ROAD BUNGOWANNAH [CONT'D]

- 2 The proponent must not cause or permit the emission of offensive odour beyond the boundary of the premises.
- 3 The proponent and operator are to ensure that all operations comply with the submitted 'Preliminary Disease and Animal Management Plan'
- 4 No use of the subject land is to commence until and Occupation Certificate has been issued.
- 5 All aspects of the building design are to comply with the applicable Performance Requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the Performance Requirements can only be achieved by:
  - (a) Complying with the Deemed-to-Satisfy provisions, or
  - (b) Formulating a Performance Solution which:
    - i. Complies with the Performance Requirements, or
    - ii. Is shown to be at least equivalent to the Deemed-to-Satisfy provision, or
  - (c) A combination of (a) and (b).
- 6 Prior to commencing any building construction works, the following provisions of the Environmental Planning and Assessment Act 1979 are to be complied with:
  - (a) A Construction Certificate is to be obtained in accordance with Section 6.7 of the Act
  - (b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6 of the Act
  - (c) Council is to be notified at least two (2) days in advance of the intention to commence building works in accordance with Section 6.6 of the Act
  - (d) Submit to the Principal Certifying Authority a copy of the insurance certificate as required by the Home Building Act 1989.
- 7 Inspections are to be conducted in accordance with section 6.5 (1)(b) for building work and/or section 6.5 (2)(b) for subdivision work of the Environmental Planning & Assessment Act 1979 and Section 162A of the Environmental Planning & Assessment Regulation 2000 and as required by the Principal Certifying Authority.
- 8 Construction and site 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.

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DEVELOPMENT APPLICATION 10.2020.107.1 – INTENSIVE LIVESTOCK AGRICULTURAL FACILITY (SHEEP FEEDLOT) – 198 HUMPHREYS ROAD BUNGOWANNAH [CONT'D]

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.

Note: The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

- 9 No work is to be carried out beyond the property boundary on any road reserve, naturestrip, footpath, concrete kerb, paved area, and building or supply service without the prior written consent of the Council, in order to protect community assets and eliminate potential hazards to the community in the "public place".
- 10 The applicant's/landowner's attention is drawn to the need to obtain separate Council approval for any ancillary activity not approved by this consent, including the erection of any advertising sign which is not classified as exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or the *Greater Hume Local Environmental Plan 2012*.
- 11 Council must be notified of any damage to the public infrastructure such as road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the development. Adequate protection must be provided for public infrastructure prior to work commencing and during building operations. Any damage to public infrastructure caused during construction shall be made good prior to the issue of an occupation certificate.
- 12 Tree removal is to be carried out in accordance with Local Land Services approval. Should further tree removal be required, further consultation with Local Land Services will be required.
- 13 If any archaeological relics are uncovered during the course of the work then works in that area are to immediately cease and the NSW Heritage Office contacted immediately. The applicant is advised that, depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the Heritage Act, 1977 may be required before any further work can be considered in that area of the site.

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**Odour Management**

- 14 Prior to the commencement of operations, the proponent must prepare an Odour Management Plan in accordance with the relevant feedlot guidelines. The completed plan must be submitted to Council for approval.

The Odour Management Plan must include, but is not limited to the following:

- Proactive and reactive management strategies;
- Key performance indicators;
- Monitoring methods;
- Location, frequency and duration of monitoring;
- Record keeping;
- Mitigation measures;
- Compliance reporting; and
- Complaints management and reporting.

**Environmental Management**

- 15 Prior to the commencement of operations, the proponent must prepare an Environmental Management Plan in accordance with the relevant industry guidelines and the recommendations as described in the submitted Environmental Assessment report (Table 25 and 26) prepared by EnviroAg Australia Pty Ltd and dated 17 June 2020. The completed plan must be submitted to Council for approval. Additionally, at a minimum the Environmental Management Plan must incorporate the following monitoring of;

- Soil quality in WUAs
- Groundwater quality in feedlot and WUAs
- Application rates of wastewaters and composted manures
- Quality of waste material applied to WUAs; and
- Surface water quality of water in the tail water dam,

The monitoring parameters and regime for these elements should be determined by a suitably qualified consultant at the detailed design phase when appropriate hydraulic modelling has been completed. The Environmental Management Plan must set out monitoring commitments that includes reporting of the results to Council on a regular basis as determined by the qualified consultant.

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**Roads**

- 16 Prior to the issue of the construction certificate and any road upgrades required under this consent, the Applicant must prepare a Traffic Management Plan for the development in consultation with Council. This plan must include, but not limited to:
- (a) Details on number of vehicles accessing the site for construction and decommissioning phases;
  - (b) Details of the entire transport route to be utilised for development-related traffic;
  - (c) Dilapidation surveys for the construction phase of works. Surveys must be conducted prior to works commencing, during works and following completion of works. A survey must report on the condition of local roads on the transport route/s to identify the required upgrades to ensure the road is maintained as per predevelopment standard and adequately caters for heavy vehicle turning movement accessing the site and as per Council Engineering Guidelines (newest version);
  - (d) A protocol for the repair of any road upgrades as identified in the approved dilapidation surveys;
  - (e) Details of the measures that would be implemented to minimise traffic safety issues and disruption to local users of the transport route/s during construction and decommissioning works including, but not limited to:
    - i. Temporary traffic controls, including detours or signage,
    - ii. Notifying the local community about project-related traffic impacts,
    - iii. Procedures for receiving and addressing complaints from the community about development related traffic,
    - iv. Minimising potential for conflict with school buses or other motorists as far as practicable,
    - v. scheduling of haulage vehicle movements to minimise convoy length or platoons,
    - vi. responding to local climate conditions that may affect road safety such as fog, dust, wet weather,
    - vii. responding to any emergency repair or maintenance requirements and
    - viii. a traffic management system for managing over-dimensional vehicles;
  - (a) A heavy vehicle driver's code of conduct that addresses:
    - i. travelling speeds,
    - ii. driver fatigue,
    - iii. procedures to ensure that drivers adhere to the designated transport routes and
    - iv. procedures to ensure that drivers implement safe driving practices.

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**Transport for NSW Conditions**

- 17 The proponent is required to comply with the requirements set out below by Transport for NSW in relation to the associated road upgrades.
- (a) As a minimum the intersection of the Riverina Highway and Humphreys Road shall be constructed and the roadside maintained to the satisfaction of Transport for NSW to comply with the following:
- i. Be constructed and the roadside maintained so as to provide the Sight distance requirements for a reaction time of 2.5 seconds in either direction along the Riverina Highway in accordance with the Austroads Publications as amended by the supplements adopted by Transport for NSW for the posted speed limit. Compliance with this requirement is to be certified by an appropriately qualified person prior to construction of the vehicular access.
  - ii. Be constructed with a sealed Basic Right Turn (BAR) and Basic Left Turn (BAL) intersection treatment on the Riverina Highway in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Transport for NSW for the posted speed limit. The intersection is to be constructed to the standards required for an approved B-Double route.
  - iii. The construction of Humphreys Road to provide for 2 travel lanes and be sealed for at least 50 metres from the carriageway of the Riverina Highway. The intersection shall be designed and constructed so that vehicles turning between the Riverina Highway and Humphreys Road are not required to cross to the opposing travel lane in order to perform a turn manoeuvre. The intersection shall be line marked in accordance with Australian standards.
  - iv. Be designed and constructed so as not to interfere with the capacity of the current roadside drainage network and to prevent water from proceeding onto, or ponding on, the carriageway of the Riverina Highway or Humphreys Road at the intersection. If a culvert is to be installed and is to be located within the clear zone of the carriageway for the posted speed limit it shall be constructed with a traversable type headwall
- (b) A management plan to provide measures to suppress dust generation from the development site and the transportation route shall be prepared and implemented to the satisfaction of Council and Transport for NSW.
- (c) Any damage or disturbance to the road reserve of the Riverina Highway is to be restored to match surrounding landform in accordance with Council requirements.
- (d) As a minimum any works within the road reserve of the Riverina Highway shall be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Transport for NSW for the posted speed limit. As a minimum the pavement shall be designed to the satisfaction of Transport for NSW to accommodate the volume and type of traffic through the intersection.

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DEVELOPMENT APPLICATION 10.2020.107.1 – INTENSIVE LIVESTOCK AGRICULTURAL FACILITY (SHEEP FEEDLOT) – 198 HUMPHREYS ROAD BUNGOWANNAH [CONT'D]

- (e) The Riverina Highway is part of the State Road network. For works on the State Road network the developer is required to enter into a Works Authorisation Deed (WAD) with Transport for NSW before finalising the design or undertaking any construction work within or connecting to the road reserve. The Works Authorisation Deed shall address each specific change to the state road network for assessment and approval by Transport for NSW prior to commencement of any works within the road reserve. The applicant is to contact the Land Use Manager for the South West Region on Ph. 02 69236611 for further detail.
- (f) Any works within the road reserve of a classified road requires approval under Section 138 of the Roads Act, 1993 from the road authority (Council) and concurrence from Transport for NSW prior to commencement of any such works. The developer is responsible for all public utility adjustment/relocation works, necessitated by the development and as required by the various public utility authorities and/or their agents.
- (g) Works associated with the development shall be at no cost to Transport for NSW.

**18 Council Engineering Conditions**

- (a) The intersection of Humphreys Road and Mayfield Road (including approaches) be upgraded to allow vehicles up to and including B-Double to safely negotiate the turn, including possible removal and/or trimming of some trees.
- (b) Application is to be made to Council for Mayfield Road to be gazette for travel by B-doubles between Humphreys Road and the proposed site access (approximately 140 metres west of Humphreys Road);
- (c) Access into the site be designed as a typical rural property access (as detailed in Section 7.2.3 of the Austroads Guide to Road Design Part 4: Intersections and Crossings General and shown in RMS (TFNSW) Model Drawing – Typical Rural Property Access Standards (Figure 2 – Articulated Vehicles).
- (d) Road serve drainage to be directed to natural runoff (table drains)
- (e) 3 trees marked for removal on the Humphries and Mayfield Roads Intersection are to be crossed using Councils Tree Removal Policy

**19. Final Inspection of Feedlot by Council**

Prior to the commencement of the operation of the feedlot the applicant is to arrange a suitable time for Council to inspect and then be satisfied with the provision of the environmental control associated with the development such as but not limited to the pens, vegetative environmental buffers, sediment and holding pond, diversion and tailwater drains, bunding around chemical storage areas and the WUA holding pond. Prior to the inspection the applicant is to provide to Council compaction certificates attesting to the impervious nature of the clay lining of pens, sediment basins, manure pad, ponds and dams.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME COUNCIL  
HELD AT COMMUNITY MEETING ROOM, LIBRARY COMPLEX,  
LIBRARY LANE, HOLBROOK  
ON WEDNESDAY, 17 MARCH 2021**

**DEVELOPMENT APPLICATION 10.2020.107.1 – INTENSIVE LIVESTOCK AGRICULTURAL FACILITY (SHEEP FEEDLOT) – 198 HUMPHREYS ROAD BUNGOWANNAH [CONT'D]**

**Reason for conditions**

The above conditions have been imposed:

- (i) to ensure compliance with the terms of the environmental planning instruments;
- (ii) having regard for the requirements of any agency consulted as integrated development;
- (iii) having regard to Council’s duties of consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as well as Section 4.17 which authorises the imposing of the consent conditions; and
- (iv) having regard to the circumstances of the case and the public interest.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks O'Neill Parker Quinn Schilg Wilton	Weston Meyer		

**5. EXHIBITION OF THE DRAFT JINDERA RESIDENTIAL LAND USE STRATEGY**

**5848 RESOLVED** [Hicks/Parker]

That Council exhibit in accordance with the Greater Hume Community Participation Plan for a minimum period of 28 days the Jindera Residential Land Use Strategy.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			



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**GOVERNANCE**

Nil reports.

**CORPORATE AND COMMUNITY SERVICES**

**1. FINANCIAL REPORTING**

**5849 RESOLVED** [Meyer/Parker]

That:

1. Council endorse the actions of the Responsible Accounting Officer in continuing to report the unrestricted cash line in its Financial Statements for 2020/21.
2. Council write to the Office of Local Government expressing its objection to the removal of the unrestricted cash line from the Financial Statements.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

**2. PROPOSED SHORT TERM LICENCE – ROAD RESERVE – WOOMARGAMA HOTEL**

**5850 RESOLVED** [Hicks/O'Neill]

That:

1. Council give public notice of its intention to lease the road reserve adjoining Lot 2 DP 1080671 and Lot 3 DP Sec 3 DP 759118.
2. subject to no objections being received following public notice of the proposal, Council enter into an Unused Road Licence with the licensee of the Woomargama Hotel for a term of 5 years.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

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**ENGINEERING**

**1. URANA STREET JINDERA AND MCBEAN ST CULCAIRN SHARED/FOOTPATH PROJECTS AND LAND OWNER COST APPORTIONMENT**

**5851 RESOLVED** [O'Neill/Meyer]

That:

1. Council undertake the construction of a 2.0m wide concrete shared path in Urana St Jindera (between Dight St and Pioneer Drive – western side).
2. Council undertake the construction of a 1.5m wide concrete footpath in McBean St Culcairn (between Elizabeth St and Hamilton St – eastern side)
3. the cost to land owners be as detailed
4. the landowners be notified of the amount of their contribution to the projects.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

**2. JINDERA STREET JINDERA - FOOTPATH AND KERB AND CHANNEL PROJECT AND LAND OWNER COST APPORTIONMENT**

**5852 RESOLVED** [Weston/Quinn]

That Council:

1. approve the construction of a 1.5m wide concrete footpath and kerb and channel in Jindera St Jindera (between Pioneer Drive and Pech Ave – western side)
2. the cost to land owners be as detailed.
3. the landowners be notified of the amount of their contribution to the project.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

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**6. TENDER TL 13 – 2020/21 - GEROGERY DRAINAGE STAGE 1 - EXTENSION OF WORKS**

**5853 RESOLVED** [Schilg/Quinn]

That Fuge Earthworks P/L be offered an extension of their existing contract totalling \$117,125.20 (ex GST) to complete drainage works on the western side of Main Street Gerogery.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

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

**GOVERNANCE**

- SUPPORT PROVIDED BY COUNCIL TO MEDICAL PRACTITIONERS IN THE SHIRE**
- GREATER HUME COUNCIL RESPONSE TO CORONAVIRUS (COVID-19)**

**CORPORATE AND COMMUNITY SERVICES**

- COMBINED INVESTMENT ACCOUNT – MONTH ENDED 28 FEBRUARY 2021**

**5854 RESOLVED** [Meyer/Schilg]

That Part B of the Agenda be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME COUNCIL  
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## **PART C - ITEMS FOR INFORMATION**

### **GOVERNANCE**

1. **WORKSHOP/BRIEFING SESSION SCHEDULE 2021**
2. **OFFICE OF LOCAL GOVERNMENT CIRCULARS**
3. **LOCAL GOVERNMENT NEW SOUTH WALES (LGNSW) – WEEKLY CIRCULARS**
4. **TOURISM AND PROMOTIONS OFFICER’S REPORT**

### **CORPORATE AND COMMUNITY SERVICES**

1. **GREATER HUME CUSTOMER REQUEST MODULE – SUMMARY OF MONTHLY REQUESTS**
2. **PEOPLE & CULTURE REPORT FOR MARCH 2021**
3. **GREATER HUME LIBRARY SERVICES – REPORT FOR MARCH 21**
4. **GREATER HUME CHILDREN SERVICES**

### **ENGINEERING**

1. **FEBRUARY 2021 REPORT OF WORKS**
2. **WATER & SEWER REPORT – FEBRUARY 2021**

### **ENVIRONMENT AND PLANNING**

1. **DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF FEBRUARY 2021**

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME COUNCIL  
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**2. SENIOR WEEDS OFFICER'S REPORT – FEBRUARY 2021**

**5855 RESOLVED** [Parker/Hicks]

That Part C of the Agenda be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

**PART D**

**5856 RESOLVED** [Parker/Hicks]

That Part D of the Agenda be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Parker Quinn Schilg Weston Wilton			

**MATTER OF URGENCY**

Nil.

There being no further business, the meeting concluded at 6.56pm.

THESE MINUTES WERE CONFIRMED at the Council meeting held on 21 April 2021 at which time the signature hereon was subscribed.

\_\_\_\_\_  
Cr Heather Wilton  
**Mayor**, Greater Hume Council