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**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
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MAYORAL MINUTE

1. AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) – 2022 FEDERAL ELECTION CAMPAIGN

REASON FOR REPORT

For Council to endorse ALGA's nation funding priorities that are to be presented to the Federal Government and Federal Opposition in the lead up to the 2022 elections.

Background

The next Federal Election is expected to be held in May 2022.

Working in conjunction with its member state and territory associations, the Australian Local Government Association (ALGA) has developed a framework and resources for a national advocacy campaign that will run in the lead up to this election.

Based around the tagline of "Don't Leave Local Communities Behind", the goal is to secure funding and policy commitments that will support every Australian council and community, and ensure all Australians have an equal opportunity to share in the benefits of Australia's post-pandemic recovery.

All Australian councils have been asked to participate in this campaign to ensure a coordinated approach that will deliver the best possible outcomes.

Discussion

The Don't Leave Local Communities Behind campaign will promote 17 priority asks in the portfolios of economic recovery, transport and community infrastructure, building resilience, circular economy and intergovernmental relations.

These priorities are based on motions passed by councils at ALGA's annual National General Assembly, and have been endorsed by ALGA's Board which is comprised of representatives from all state and territory Local Government Associations.

They have been assessed by independent economists and would add around \$6.46 billion per year to Australia's Gross Domestic Product while creating 43,444 jobs.

The Don't Leave Local Communities Behind campaign will run for five weeks, with each week focussing on one of the five portfolio areas.

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AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) - 2022 FEDERAL ELECTION
CAMPAIGN [CONT'D]

The full list of national Federal Election priorities that will be promoted through this campaign is outlined below:

Economic recovery

1. An initial injection of Financial Assistance Grants to local government of \$1.3 billion to support communities and jobs and also resolve the current practice of bringing forward two quarterly Financial Assistance Grant payments each year.
2. A commitment to return Financial Assistance Grants to at least one percent of Commonwealth taxation revenue via a phased approach.

Transport and community infrastructure

3. \$500 million per annum for a four-year continuation of the Local Roads and Community Infrastructure Program.
4. A strategic local roads investment program of \$300 million per annum over four years to address road transport first and last mile issues and congestion on local roads.
5. An increase in Roads to Recovery to \$800 million per annum (an additional \$300 million per annum) and the Black Spot Program to \$200 million per annum over four years, while addressing the South Australian road funding anomaly by making the additional \$20 million per annum to SA in 2021-22 and 2022-23 permanent.
6. Continuing the Stronger Regional Digital Connectivity Package at \$55 million over four years.
7. \$200 million over four years to assist councils to develop and implement innovative housing partnerships.

Building resilience

8. A targeted disaster mitigation program of \$200 million per annum for four years which will reduce the costs of response and recovery and strengthen community resilience.
9. A commitment to ensuring betterment funding as a core element of disaster recovery funding arrangements.
10. A commitment to include community infrastructure that is publicly accessible and owned, and local government waste, water and wastewater assets under Disaster Recovery Funding Arrangements.
11. A Local Government Climate Response Partnership Fund of \$200 million over four years to enable planning and preparation to minimise the impacts of climate change in local communities and enable councils to achieve climate neutrality as soon as practicable.

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AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) - 2022 FEDERAL ELECTION
CAMPAIGN [CONT'D]

12. \$100 million per annum over four years provided directly to local governments to support the capabilities of Indigenous councils and the implementation of the Closing the Gap local/regional voice.

Circular economy

13. Support to provide guidance and advice to councils on how to unlock the circular economy locally, particularly in rural, regional, and remote areas.

14. Support to investigate and, if feasible, implement a national bin harmonisation program that will improve kerbside recycling, reduce contamination, and maximise opportunities for reuse.

15. \$100 million per annum over four years to fund local government circular waste innovation projects.

Intergovernmental relations

16. Reinstating local government representation to the primary intergovernmental forum in Australia, the National Cabinet.

17. Ensuring local government's ongoing voting membership of other relevant Ministerial forums.

ALGA has developed free campaign resources that can be adapted and used by all councils to ensure a consistent and effective approach.

Participating in a national advocacy campaign does not preclude this council from advocating on additional local needs and issues, but it will strengthen the national campaign and support all 537 Australian local governments.

Recommendation

It is resolved that that:

1. Council supports the national funding priorities of the Australian Local Government Association (ALGA), which would contribute an estimated \$6.46 billion per year to Australia's GDP and create 43,444 jobs; and
2. Council agrees to support and participate in the Australian Local Government Association's advocacy for their endorsed national funding priorities by writing to the local Federal Member(s) of Parliament, all known election candidates in local Federal electorates and the President of the Australian Local Government Association to:
 - a) express support for ALGA's funding priorities;
 - b) identify priority local projects and programs that could be progressed with the additional financial assistance from the Federal Government being sought by ALGA; and
 - c) seek funding commitments from the members, candidates and their parties for these identified local projects and programs.

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NOTICE OF MOTIONS

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OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. **DEVELOPMENT APPLICATION 10.2022.20.1 – DWELLING AND SHED AS A DUAL OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA**

Report prepared by Environmental Health & Building Surveyor – Sharyn Coulston

REASON FOR REPORT

Council is in receipt of a development application for a residential dwelling and shed as a dual occupancy (“proposed development”). The site is 80 Goulburn Street Jindera described as Lot 2612 DP708334 (“the subject land”). The applicant and the land owner is JW & CL Stewart.

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 a submission to the proposal being received.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

An application has been received for the construction of a dwelling and shed as a dual occupancy. The zoning is RU5 and the development is permissible within this zone.

The proposed development is for the construction of a residential dwelling and shed. The dwelling is to be positioned approximately 7m and 50m from the side boundaries, approximately 40m from the creek and approximately 160m from the front boundary. An assessment has been carried out on the proposed development and it meets the requirements of the Greater Hume Development Control Plan 2013 (“the DCP”) under the section for residential development.

There is a subdivision currently still active on this subject land which requires conditions to be met before finalisation. As part of this Development Application a Condition of Consent has been included to ensure that prior to Occupation all Conditions outlined in the Subdivision must be met.

An objection has been received by the neighbour. The objection is in relation to the distances the proposed development is from the dividing boundary and flood water flow concerns. **(ANNEXURE 1)**

The proposed development meets the following DCP requirements including context, setbacks and height. The proposed development will not cause any overshadowing to the neighbours property. The shed is outside the allowable setback distance of 1500mm however in accordance with Councils DCP as no overshadowing is likely to occur a reduced setback of 900mm is acceptable.

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In regards to the natural water drainage that is located on the subject land, after discussions with Councils Director of Engineering it was ascertained that the natural water drainage area is located between the existing dwelling and the proposed new dwelling and is not anywhere near the neighbouring property as described by the Objector.

It was recommended by the Director of Engineering that an easement shall be placed over this natural water drainage area to ensure over land water flows are not impacted by development.

The submission and its points have been addressed fully in the table below.

ASSESSMENT

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

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

State Environmental Planning Policies

Nil.

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

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

There are no affectations burdening the lot.

Clause 5.21(2) Flood Planning of the LEP contains requirements that Council must consider before approving a development within the Flood Planning Area which does affect the site of this proposed dual occupancy. The proposed dual occupancy does not derogate from the requirements of this clause except in relation to the evacuation route. The vehicle evacuation route is affected by flooding up to 0.5-1metre in depth over a small distance in floods larger than the 50 year annual recurrence interval. It would not be possible to drive through this water however the duration of flooding is for a very short period of time and the dwelling would not be inundated with water. In an extreme emergency it is possible to reach Gibson and Mitchell Street through adjacent private property.

Development Control Plans

This development application is for the construction of a Dwelling, Shed as a Dual Occupancy. The proposed development meets all the requirements of the DCP for residential development except for the setback requirements of the shed which are offset by the DCP as there will be no overshadowing to neighbouring properties, therefore the reduced setback of 900mm is permissible.

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- The proposed development is permissible.
- The proposed development aligns with the requirements of the development control plan.
- The proposed development will suit the existing scale, density, setbacks and character of the neighbourhood.
- The proposed development will not have any adverse impact to the existing neighbourhood character.

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

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

ISSUE	ACCEPTABLE	RESPONSE
Context & setting	✓	The proposed development is for the construction of a new dwelling, shed as a dual occupancy to the subject land. The proposed development will have no negative impact on the context and setting of the area
Noise	✓	Noise issues have not arisen yet and may not.
Access & parking	✓	Existing access is available to the site from Goulburn Street. The dual occupancy will utilise the existing driveway until such time that the subdivision is completed.
Roads & traffic	✓	The proposed development will have no impact on local roads and traffic.
Utilities	✓	Nil effect
Heritage	✓	Nil effect
Archaeology	N/A	-
Stormwater	✓	Stormwater will need to be contained wholly onsite or directed to natural drainage easement
Soils & erosion	✓	Nil effect
Flora & fauna	N/A	-
Flooding	✓	The subject land is flood prone and referral was made to the Engineering Department for slab heights. The proposed development is approximately 40m from the existing creek and there is a natural drainage area that exists between the existing dwelling and the proposed site for the new dwelling. This drainage area provides overland water flows from neighbouring properties to the south west of the proposed development. Attachment: Aerial photograph of natural drainage area.

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Bushfire	N/A	-
Technological hazards	N/A	-
Safety, security & crime prevention	✓	Nil effect
Privacy	✓	Nil effect
Landscaping	✓	No impact on landscaping.
Overshadowing	✓	The proposed development will not cause any overshadowing.
Land resources	N/A	-

The suitability of the site for the development

The proposed development is for a new dwelling, shed as a dual occupancy on the subject land in a residential neighbourhood. The proposed development meets all the requirements of the DCP for residential development. The proposed development is considered suitable for the site.

Any submissions made in accordance with this Act or the Regulations

As mentioned a submission has been received that raises concerns about the impact of flooding and boundary setbacks.

The concerns are addressed in the table below:

Side Setback	<p>The proposed dwelling meets the minimum setback requirements of 1500mm in accordance with the building setbacks standards requirements as shown in Councils Development Control Plan.</p> <p>The proposed shed however does not meet the required 1500mm setback however given the size and height of the proposed shed there would be no overshadowing caused to the neighbouring property. The proposed setback is 900mm which in accordance with Councils Development Control Plan a 0mm setback will be acceptable if the construction is compliant with overshadowing requirements and the current National Construction Code.</p> <p>The proposed shed with a setback of 900mm meets these requirements.</p>
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<p>Flooding</p>	<p>The objector is concerned of flooding on the subject land and the impact the proposed development will have on his property during large rain events. Recent rain events have shown a large amount of the Jindera area was affected.</p> <p>Discussions with the owner of the subject land have revealed that the location chosen for the proposed development is a high point on the subject land and during the last large rain events that occurred in Jindera the area was not impacted by flood waters.</p> <p>There is a natural over land water flow drainage area which runs between the existing dwelling and the proposed area. The Director of Engineering recommended that an easement must be placed over this drainage area to ensure that no construction can take place in this area in the future. A condition has been included in the Conditions of Consent for this matter.</p> <p>Discussions with the Director of Engineering ascertained that there is no natural overland water flow area running along the boundary between Mr Mitch’s property and the subject land. In the aerial photograph provided it clearly shows where the natural water flow from Mitchell Street runs and connects up to the subject land. This natural water flow area is not in the vicinity of the objectors property.</p> <p>Mr Mitch indicates there is a water course removing excess ground runoff to the creek at the time of the site inspection this water course was not visually evident. A required condition as part of the Consent is that a drainage system shall be installed to ensure that any surface/run off water does not pool and cause flooding to neighbouring properties.</p>
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The public interest

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

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

In this case there is no potential detriment to immediate adjoining neighbours as the 1 in 100 flood study for Jindera indicates that the area where the dwelling and shed is to be constructed was not impacted by flood waters, and clearly shows the flow line of flood waters. (ANNEXURE 2)

The 1 in 100 map shows the water flows impacted the eastern side of the property with some backup along the creek which is to be expected. The neighbouring property to the west was minimally impacted as water overflow from the creek.

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

There are flooding issues related to the subject land however the 1 in 100 flood study indicates that where the applicant proposes to construct the dwelling and shed is the appropriate position as the overland water flows will not impact the development in the event of flooding.

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 4.15 of the EP&A Act, the application is supported for conditional approval.

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RECOMMENDATION

1. Pursuant to Part 4 of the Environmental Planning & Assessment Act 1979 consent be granted for a dwelling and shed as a dual occupancy at Lot 2612 DP708334 80 Goulburn Street Jindera subject to the following conditions of approval:

RECOMMENDED CONDITIONS: - DWELLING

APPROVED PLANS

1 Compliance with Plans and Conditions

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

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.

4 Principal Certifying Authority Contract

Prior to the issue of a Construction Certificate the Principal Certifying Authority Contract must be fully completed and submitted to Council in accordance with The Building & Development Certifiers Act 2018 and The Building & Development Certifiers Regulation 2020.

5 Section 94A Levy Development Contributions

Prior to the issue of a construction certificate, a receipt for the payment to Greater Hume Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority.

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OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

The Section 94A Levy is calculated at 1% of the cost of development, as determined at the date of this consent. The total contribution to be paid has been calculated at \$2420.00

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

6 Geotechnical Report for Footings and Slabs

Prior to the release of Construction Certificate a geo-technical report must be submitted to the Principal Certifying Authority that demonstrates that the foundation upon which a footing/slab is to be located is classified in accordance with Part 3.2.4 "Site Classification", of the Building Code of Australia and AS 2870 Residential Slabs and Footings.

This report must be carried out by an experienced geo-technical engineering consultant, with associated testing being conducted by a NATA registered laboratory. The report shall identify the type of "site classification" that exists on the subject site. Any footing/slab design is to be designed having regards to the identified site classification.

REASON: It is in the public interest that all building elements are designed to be able to withstand the combination of loads and other actions to which they may be subjected. Section 4.15(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

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.

7 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.

8 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.

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OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

9 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.

10 Finished Floor Level for 1:100 year flood level

The Finished Floor Level for the proposed dwelling is AHD 229.0578 including required freeboard of 300mm. This height must be confirmed and clearly marked on site by a Professional Land Surveyor, prior to construction commencing.

11 Kerb and Gutter Protection

Prior to the commencement of any works on site, the developer shall provide and lay adequate footpath, kerb and gutter protection at all points of entry to the site in accordance with Council's Code of Protection of Footpaths and Erection of Hoardings. This protection shall be maintained in good condition throughout the course of construction.

12 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.

13 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.

14 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.

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15 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.

16 Rubbish and Debris

Prior to works commencing a container must be erected on site for the enclosure of all building rubbish and debris, including that which can be windblown. The enclosure shall be approved by Council and be retained on site at all times prior to the disposal of rubbish at a licenced Waste Management Centre.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: Weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited must be retained. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until an Occupation Certificate is issued for the development.

REASON: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area. Section 4.15 (1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

17 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.

18 Stormwater/Sewer Connection to Mains

Prior to works commencing all plans and specifications relating to any proposed sewer or stormwater works 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

DEVELOPMENT APPLICATION 10.2022.20.1 – DWELLING and SHED AS A DUAL OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

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.

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.

19 Occupation Certificate

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

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.

In order to obtain this, the Final Occupation Certificate form must be completed and submitted to Council with all required attachments – failure to submit the completed Occupation Certificate Application form will result in an inability for Council to book and subsequently undertake Occupation Certificate inspection.

20 Restriction as to the Use of Land

Council requires an instrument to be created and registered on the titles of lot 2612 DP 708334 pursuant to section 88B of the Conveyancing Act indicating that “No alterations to the natural topography of the ground is to be made within flood impacted area that is shown in the Greater Hume Council Jindera Flood Study located between the existing dwelling and the proposed dual occupancy”. The Greater Hume Council is to be the only beneficiary and the only varying authority. The instrument is to be registered at the same time as registration of the plan of subdivision.

21 Surface/Run off Water Drainage

A drainage system shall be installed to ensure that any surface/run off water does not pool and cause flooding to neighbouring properties.

22 Comply with DA10.2018.47 Conditions of Consent

Prior to the commencement of any use and/or occupation of the subject development (whole or part), all conditions of DA10.2018.47 must be met.

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DEVELOPMENT APPLICATION 10.2022.20.1 – DWELLING and SHED AS A DUAL OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

23 Vehicular Crossover - Rural

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

24 Basix Certification

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

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

25 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 inter allotment drains located on the land, in accordance with AS3500-2015.
- b) Contained wholly onsite, in accordance with AS3500-2015.

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.

26 Drainage Works-As-Executed Plan

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

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DEVELOPMENT APPLICATION 10.2022.20.1 – DWELLING and SHED AS A DUAL OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

27 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.

28 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.

29 Final Occupation Certificate Issued by Private Certifier

No Final Occupation Certificate is to be issued by Private Certifiers until such time a Plumbing Final Compliance Certificate has been issued by Council confirming all Local Approval activities are satisfactory

30 Basix Certificate

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

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

31 Prior to the issue of an Occupation Certificate for the dual occupancy the applicant shall provide to Council for approval:

a. **Payment of the following Development Servicing Plan (DSP) charges for water and sewer:**

- (i) Water Supply \$ 3230
- (ii) Sewer \$ 4390

32 Prior to the issue Occupation Certificate for the dual occupancy the applicant shall undertake the following works in accordance with Council's specifications and at the applicant's expense:

- a. Separate connection of dual occupancy to Council's Villages Water Supply.

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DEVELOPMENT APPLICATION 10.2022.20.1 – DWELLING and SHED AS A DUAL OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

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.

33 Flood Affected Development

The development the subject of this consent is located within flood prone land. The following are to be complied with during the construction process:

- a. Only flood resistant materials shall be used below the designated floor level of AHD229.0578 including required freeboard of 300mm.
- b. All services and utilities connected to the property are required to be flood proofed.
- c. There is to be no alteration to the existing ground levels.

34 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.

35 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).

36 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.

37 Plumbing Inspections

Forty-eight (48) hours' notice shall be given to Council for inspection of the following:

- Internal sub floor drains under test prior to any enclosure.
- External drainage lines under test prior to any backfilling.
- Hot and cold water piping under test.
- Stormwater drainage lines prior to any backfilling.

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- The completed sewerage, hot and cold piping and stormwater drainage works prior to occupation of the building.
- The licensed plumber/drainer shall be on site at the time of inspections.

38 Construction – Maintenance and Clearing of Site

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

39 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.

- 40** 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).
- 41** 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.

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DEVELOPMENT APPLICATION 10.2022.20.1 – DWELLING and SHED AS A DUAL OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

- 42** 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.

- 43** 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.

- 44** 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.

45 Surface Water Drainage

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

46 Surface Water Drainage

The ground around the construction shall be graded and drainage installed to prevent surface water from ponding around the building site.

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DEVELOPMENT APPLICATION 10.2022.20.1 – DWELLING and SHED AS A DUAL OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

RECOMMENDED CONDITIONS – SHED

APPROVED PLANS

1 Compliance with Plans and Conditions

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

2 Time Period of Consent

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

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

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

3 Approval Required Prior to the Issue of Construction Certificate

The following documentation is to be submitted to Council or the Accredited Certifier, prior to the granting of the construction certificate:

b. 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.

4 Principal Certifying Authority Contract

Prior to the issue of a Construction Certificate the Principal Certifying Authority Contract must be fully completed and submitted to Council in accordance with The Building & Development Certifiers Act 2018 and The Building & Development Certifiers Regulation 2020.

5 Geotechnical Report for Footings and Slabs

Prior to the release of Construction Certificate a geo-technical report must be submitted to the Principal Certifying Authority that demonstrates that the foundation upon which a footing/slab is to be located is classified in accordance with Part 3.2.4 "Site Classification", of the Building Code of Australia and AS 2870 Residential Slabs and Footings.

This report must be carried out by an experienced geo-technical engineering consultant, with associated testing being conducted by a NATA registered laboratory. The report shall identify the type of "site classification" that exists on the subject site. Any footing/slab design is to be designed having regards to the identified site classification.

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REASON: It is in the public interest that all building elements are designed to be able to withstand the combination of loads and other actions to which they may be subjected. Section 4.15(1)(b) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended.

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.

6 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.

7 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.

8 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.

9 Finished Floor Level for 1:100 year flood level

The Finished Floor Level for the proposed shed is AHD 228.7578. This height must be confirmed and clearly marked on site by a Professional Land Surveyor, prior to construction 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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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.

15 Works-As-Executed Plans for Stormwater Drainage

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

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16 Plumbing Works Final

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

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

GENERAL CONDITIONS

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

17 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.

18 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).

19 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.

20 Critical Stage Inspections

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

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

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DEVELOPMENT APPLICATION 10.2022.20.1 – DWELLING and SHED AS A DUAL
OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

21 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:

ALTERNATIVES

- a) The existing inter allotment drains located on the land, in accordance with AS3500-2015.
- b) Contained wholly onsite, in accordance with AS3500-2015.

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.

22 Construction - Hours of Work

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

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

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

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

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PRESCRIBED CONDITIONS OF CONSENT

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

- 23** 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).
- 24** 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.
- 25** 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.
- 26** A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- showing the name, address and telephone number of the principal certifying authority for the work, and
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

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

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

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DEVELOPMENT APPLICATION 10.2022.20.1 – DWELLING and SHED AS A DUAL
OCCUPANCY - LOT 2612 DP708334 – 80 GOULBURN STREET JINDERA [CONT'D]

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

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

**ORDINARY MEETING OF GREATER HUME COUNCIL
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ON WEDNESDAY 16 MARCH 2022**

2. DEVELOPMENT APPLICATION 10.2022.23.1 – 2 LOT SUBDIVISION - LOT 2 DP1272560 8 BRUCE STREET HOLBROOK

Report prepared by Director Environment and Planning - Colin Kane

REASON FOR REPORT

Council is in receipt of a Development Application 10.2022.23.1 which is for a 2 lot subdivision at Lot 2 DP1272560 8 Bruce Street Holbrook. The applicant is Eslers Land Consulting and owner is IS and AM Anderson.

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 a submission has been received.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

Council received a development application dated 2 February 2022 which seeks approval for a 2 lot Torrens Title subdivision at Lot 2 DP1272560 8 Bruce Street Holbrook. The proposed allotments are denoted as Lot 1 and Lot 2.

Subject to final survey, the proposed lot sizes are as follows:

- Lot 1: 1.01 Ha.
- Lot 2: 1.01 Ha.

The subject land is located on Bruce Street. The land is zoned R5 Large Lot Residential under the Greater Hume Local Environment Plan 2012 (GHLEP 2012). Council in June 2019 approved a subdivision that subsequently created Lot 2 DP 127560 and this lot is now being proposed to be subdivided again

ASSESSMENT

A development application containing proposed plans (**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 application was notified to adjacent landowner on 3 February 2022 for a period of fourteen (14) days and a submission was received.

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 has been used for rural development, most likely grazing and there is nothing to suggest that it has been used for activities that may lead to site-specific contamination.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

DEVELOPMENT APPLICATION 10.2022.23.1 – 2 LOT SUBDIVISION - LOT 2 DP1272560 8
BRUCE STREET HOLBROOK [CONT'D]

The Greater Hume Local Environmental Plan 2012 (“the GHLEP 2012”) is the principal environmental planning instrument applicable to the property. The subject land is zoned R5 Large Lot Residential and the objectives of these zones are provided below:

Objectives of Large Lot Residential Zone:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The proposal does not derogate from the objectives of these zones.

Clause 2.6 of the GHLEP 2012 is applicable and stipulates that development consent is required for this subdivision.

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. In this case both of the lots are above the minimum lot size which is 1.0 Ha.

Clause 5.16 “Subdivision of or dwellings on land in certain rural, residential and conservation zones” applies to this proposal. This clause requires Council to consider the compatibility of the proposal relative to other land uses in the area. Council is satisfied that the land is compatible with other land uses in the area which are all small acreage developments with associated dwellings except for land to the east.

Clause 6.7 of the LEP relates to essential services and states:

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

- a. *The supply of water.*
- b. *The supply of electricity.*
- c. *The disposal and management of sewage.*
- d. *Stormwater drainage or on-site conservation.*
- e. *Suitable vehicular access.*

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BRUCE STREET HOLBROOK [CONT'D]

It is anticipated that all services will be available.

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.

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>Direct access to a public road will be provided to each allotment.</p> <p>N/A.</p>

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DEVELOPMENT APPLICATION 10.2022.23.1 – 2 LOT SUBDIVISION - LOT 2 DP1272560
8 BRUCE STREET HOLBROOK [CONT'D]

<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>5. For battle-axe allotments a minimum width of the access handle is to be 4.5m.</p> <p>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.</p> <p>7. Lots are to be designed to maximise solar access.</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>The size and configuration of the lots are adequate.</p> <p>The proposal will have a shared driveway up until Lot 1 with a right of carriage way benefiting each allotment. The shared driveway will be 9 metres in width.</p> <p>Complies</p> <p>Complies</p>
<p>Infrastructure & services</p> <p>1. <i>Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.</i></p> <p>2. Where a reticulated external potable water supply is provided, all lots shall be connected.</p> <p>3. Where a reticulated external sewerage system is provided, all lots shall be connected.</p>	<p>Council's Engineers have assessed the application and provided their conditional approval.</p> <p>Reticulated water is to be provided through Riverina Water</p> <p>Reticulated sewer is available and can be connected.</p>

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8 BRUCE STREET HOLBROOK [CONT'D]**

<p>Hazards</p> <p>1. On land mapped as bushfire prone, compliance with the <i>NSW Rural Fire Service guide Planning for Bushfire Protection</i> (2006).</p> <p>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</i> (2005).</p> <p>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</i> (1998).</p>	<p>N/A.</p> <p>N/A</p> <p>There is no evidence to suggest the lot is potentially contaminated and hence further investigation in this regard is not necessary.</p>
<p>Site management</p> <p>1. Compliance with the <i>Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards</i>.</p> <p>2. Compliance with <i>Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils</i>.</p>	<p>Council's Engineers have assessed the application and provided their conditional approval.</p> <p>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.</p>

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**DEVELOPMENT APPLICATION 10.2022.23.1 – 2 LOT SUBDIVISION - LOT 2 DP1272560 8
BRUCE STREET HOLBROOK [CONT'D]**

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

ISSUE	ACCEPT- ABLE	COMMENT
Context & setting	✓	The adjacent land is zoned R5. The proposed subdivision will be in keeping with the existing use of land in the locality.
Access & parking	✓	To be provided
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	✓	To be provided
Heritage	✓	The lot is not a heritage place nor contains any heritage items.
Archaeology	✓	There are no known archaeological items on the lot.
Stormwater	✓	With appropriate conditions of consent the subdivision itself will have no impact on stormwater.
Soils & erosion	✓	Any works associated with the subdivision will need to be undertaken in accordance with the <i>Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils</i> .
Flora & fauna	✓	The lot is cleared of native vegetation and hence the subdivision will have little impact on flora and fauna.
Flooding	N/A	
Bushfire	N/A	
Technological hazards	N/A	-
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 as each of the allotments are the minimum lot size for the R5 zone and the proposal does not derogate from the objectives of the zone

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

A submission (**ANNEXURE 4**) has been received to the notification of the proposed subdivision which is discussed below.

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**DEVELOPMENT APPLICATION 10.2022.23.1 – 2 LOT SUBDIVISION - LOT 2 DP1272560 8
BRUCE STREET HOLBROOK [CONT'D]**

Comment to Proposal	Response
Current infrastructure is for Rural Residential Living. Small subdivision will be very urban and take away the rural aspect.	The proposal is well within the confines of the R5 zoning in this location. The zoning was established when the GHLEP 2012 was gazetted. The intention is to intensify the land use for Large Lot Residential in this location however at a minimum lot size of 1 hectare there still will remain a relatively open landscape.

4.15(1)(e) The public interest

The proposed lots are consistent with the minimum lots size for the R5 zoning and 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.

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.

It will be recommended to approve the development subject to conditions

RECOMMENDATION

Pursuant to Sections 4.16 and 4.17 of the Environmental Planning & Assessment Act 1979 consent be granted for a two lot subdivision of Lot 2 DP1272560 8 Bruce Street Holbrook subject to the following conditions of approval:

1. The development is to be carried out generally in accordance with the approved plan (inclusive of amendments made in red ink) endorsed DA10.2022.23.1 except where amended by any conditions of this consent.
2. Prior to commencing any subdivision construction works, a subdivision works certificate is to be obtained in accordance with Division 6.2 of the Environmental Planning and Assessment Act 1979.
3. Prior to seeking a subdivision works certificate for any lot the following requirement if applicable for that stage of the development, shall be provided by the applicant to Council for approval:
Engineering design plans of proposed civil works including stormwater drainage, driveway/access ways, and sewerage scheme.

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DEVELOPMENT APPLICATION 10.2022.23.1 – 2 LOT SUBDIVISION - LOT 2 DP1272560
8 BRUCE STREET HOLBROOK [CONT'D]

4. **Building and Construction Long Service Levy**
Prior to the release of a subdivision works certificate the applicant is to provide to Council a costing of all of the civil engineering works to be performed. Subject to Council being satisfied with the provided costing, the applicant is to provide proof of payment of the NSW Building and Construction Long Service Levy.
5. 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, Riverina Water and Telstra indicating that electricity, reticulated water and telecommunications is connected to each lot.
B A suitable easement shall be created over the proposed shared driveway up until lot 1. The provision of the easement is to make adequate provision for the ongoing maintenance of the driveway.
C Payment of the following Development Servicing Plan (DSP) charges for water and sewer:
 - (i) Sewer \$ 4390
6. Prior to seeking a subdivision certificate for any lot the following work where applicable for that stage of the development, shall be undertaken in accordance with Council's specification and at the applicant's expense:
 - a. The completion of works approved by Council's Subdivision Works Certificate.
7. All easements necessary to ensure the supply of services and access shall be provided.
 - a. No trees shall be removed from this land as a result of the subdivision without the written permission of Council.
8. Any works associated with this development shall be undertaken in accordance with Council's Soil and Water Management Guidelines for Subdivisions.
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. During construction, work must be conducted in a manner so as not to be injurious to health and amenity by reason of noise, vibrations, smells, dust, stormwater runoff, sediment loss, placement of building materials and wastes, rubbish, footway interference, traffic generated, hours of operation and the like.

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DEVELOPMENT APPLICATION 10.2022.23.1 – 2 LOT SUBDIVISION - LOT 2 DP1272560
8 BRUCE STREET HOLBROOK [CONT'D]

12. Aboriginal Heritage

In the event an item of archaeological significance is revealed during any works then work is cease and the existence of the artefact and its location is to be reported to the Office of Environment and Heritage.

13. Subdivision Certificate will only be issued upon completion of "Application for Subdivision Certificate" (to be lodged on NSW Planning Portal) and payment of the fee applicable when the subdivision certificate is issued.

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3. DEVELOPMENT APPLICATION 10.2022.31.1 – DWELLING ALTERATIONS & ADDITIONS LOT 12 DP12486- 9 GRAHAM STREET HENTY

Report prepared by Building Surveyor – Adrian Gilby

REASON FOR REPORT

Council is in receipt of a development application (DA) for alterations and additions to an existing dwelling house (“proposed development”). The site is 9 Graham Street, Henty described as Lot 12 DP12486 (“the subject land”). The applicant and land owner is Montgomery Willis.

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 a submission to the proposal being received.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

An application has been received for the construction of alterations & additions to an existing dwelling house. The zoning is RU5 and the development is permissible within this zone.

The development is currently under Order. Illegal building work has been carried on the existing dwelling house being:

- Demolition of parts of the existing dwelling house
- Raising of the existing dwelling house approx. 600mm
- An extension to the rear of the dwelling house
- Possible burying of demolished building material in the back yard

A development control Order was issued to the owner of the property on 7 July 2021. All illegal building work has stopped.

Council must work with property owners who undertake illegal building work and facilitate a positive outcome, in this case an approval of a DA and Local Government Approval (plumbing) in order for the development to progress to a completed and legitimised building outcome.

The plans submitted to Council indicate the development meets all the requirements of Council’s Development Control Plan (DCP).

The proposed development is for an extension to the rear of the existing dwelling house and full renovation to the existing part of the dwelling house including all plumbing works. The proposed development meets the requirements of Council’s DCP under the section for residential development.

The lot is a standard lot and the existing dwelling house faces Graham Street. The extension is at the rear of the dwelling house and does not impact the streetscape.

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DEVELOPMENT APPLICATION 10.2022.31.1 – DWELLING ALTERATIONS & ADDITIONS
LOT 12 DP12486 - 9 GRAHAM STREET HENTY [CONT'D]

A submission requesting privacy has been received by Council following the neighbour notifying process. The submission indicates clearly that there is no objection to the proposed development. However the submission outlines the following points of concern:

- Overlooking and privacy concern due to the building being too high now after it has been raised approx. 600mm.
- Overshadowing and shading from the winter sun due to the raising of the building of approx. 600mm and the new additional roof line.
- Overlooking from any possible deck that may be added at a later date.
- Possible subsidence and leaching problems from the burial of demolished building material in the back yard.

The proposed development meets the following DCP requirements including context, neighbourhood character, streetscape impact, location, setbacks, height and appearance.

The DA assessment determined that there will be no negative changes to the current site/property or the streetscape.

The submission has been addressed fully in the table on page 42.

ASSESSMENT

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

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

State Environmental Planning Policies

Nil.

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

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

The lot is bushfire prone.

Development Control Plans

This development application is for the alterations and additions to an existing dwelling house. The proposed development meets all the requirements of the Greater Hume Development Control Plan 2013 ("the DCP"), for residential development.

The proposed development is permissible.

The proposed development meets the requirements of the development control plan.

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DEVELOPMENT APPLICATION 10.2022.31.1 – DWELLING ALTERATIONS & ADDITIONS
LOT 12 DP12486 - 9 GRAHAM STREET HENTY [CONT'D]

The proposed development will suit the existing scale, density, setbacks and character of the neighbourhood.

The proposed development will not have any adverse impact to the existing neighbourhood character.

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

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

ISSUE	ACCEPTABLE	RESPONSE
Context & setting	✓	The proposed development will have impacts on the context and setting of the allotment. The proposed addition is at the rear of the existing house The proposed development is consistent with the adjoining dwellings and appropriate for the site in regard to lot size, building form, materials and orientation. There will be no negative changes to the current site/property or the streetscape.
Noise	✓	Noise issues have not arisen yet and may not.
Access & parking	✓	There is an existing driveway crossover and parking exists on the lot.
Roads & traffic	✓	No extra traffic.
Utilities	✓	Nil effect
Heritage	✓	Nil effect
Archaeology	N/A	-
Stormwater	✓	Nil effect
Soils & erosion	✓	Nil effect
Flora & fauna	N/A	-
Flooding	N/A	-
Bushfire	✓	The lot is bushfire prone. The BAL rating is 12.5. Bushfire construction requirements apply.
Technological hazards	N/A	-
Safety, security & crime prevention	✓	Nil effect
Privacy	✓	Nil effect
Landscaping	✓	No impact on landscaping.
Overshadowing	✓	The proposed development will not cause any detrimental overshadowing.
Land resources	N/A	-

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DEVELOPMENT APPLICATION 10.2022.31.1 – DWELLING ALTERATIONS & ADDITIONS
LOT 12 DP12486 - 9 GRAHAM STREET HENTY [CONT'D]

The suitability of the site for the development

The proposed development is for alterations & additions in a residential neighbourhood. The proposed development meets all the requirements of the Greater Hume Development Control Plan 2013 (“the DCP”), for residential development.

Any submissions made in accordance with this Act or the Regulations

As mentioned a submission requesting privacy raises concerns about the impact of the proposed development on a neighbour’s property.

The concerns are addressed in the table below:

<p>The Overlooking and privacy concern due to the building being higher now after it has been raised approx. 600mm.</p>	<p>The building has been raised illegally without prior approval, however an Order has been placed on the property and a DA has now been submitted and addressed as follows; the building meets the DCP requirements for building heights. The DCP allows a max height of 8.5m. The proposal is approx. 7.7m high. Overlooking and privacy have not significantly changed. There are no new windows on the side facing the complainant and the existing window can be frosted or screened. A condition shall be placed on the DA</p>
<p>Overshadowing and shading from the winter sun due to the raising of the building of approx. 600mm and the new additional roof line.</p>	<p>The raising of the dwelling and the new roof line will of course have impacted on the shading of any adjoining property, however it will not have reduced the access of the winter sun to less than 3 hours a day. The building height complies with the DCP and the side setback from the most affected adjoining lot is 2m. The minimum allowed is 900mm.</p>
<p>Overlooking from any possible deck that may be added at a later date.</p>	<p>The DA does not include any deck, however if one is built overlooking may be an issue. The DA shall be conditioned to include the requirement of a screen to any future deck.</p>
<p>Possible subsidence and leaching problems from the burial of demolished building material in the back yard.</p>	<p>This concern does not directly affect the submitted DA which is for the alterations and additions to an existing dwelling. If demolished building material has been buried in the rear yard it will not affect the neighbouring lots. The owner of the property denies burying building material on the property. Council may investigate further and additional Orders can be given to the owner of the property to remove any buried building materials, if further evidence comes to light.</p>

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DEVELOPMENT APPLICATION 10.2022.31.1 – DWELLING ALTERATIONS & ADDITIONS
LOT 12 DP12486 - 9 GRAHAM STREET HENTY [CONT'D]

The public interest

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

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

In this case there is some potential detriment to immediate adjoining neighbours however not significant enough to enforce the lowering of the existing building or a refusal of the application.

Additional conditions shall be added to the consent.

The general public benefit outweighs the general public detriment.

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

The overlooking and overshadowing to adjoining properties is not considered to be detrimentally impacted in context of the residential suburban setting.

Council must work with property owners who undertake illegal building work and facilitate a positive outcome, in this case an approval of a DA and LGA (plumbing) in order for the building to progress to a completed and legitimised building outcome.

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 4.15 of the EP&A Act, the application is supported for conditional approval.

RECOMMENDATION

Pursuant to Sections 416 & 417 of the Environmental Planning & Assessment Act 1979 consent be granted for the dwelling alterations and additions at Lot 12 DP 12488 – 19 Graham Street Henty.

APPROVED PLANS

1 Compliance with Plans and Conditions

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

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DEVELOPMENT APPLICATION 10.2022.31.1 – DWELLING ALTERATIONS & ADDITIONS
LOT 12 DP12486 - 9 GRAHAM STREET HENTY [CONT'D]

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 Building Insurance/Owner Builder Permit

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.

Note: An on the spot penalty of \$1500 will be issued for any non-compliances with this requirement without any further notification or warning.

4 Payment of Long Service Levy

Prior to the issue of a construction certificate a receipt for the payment of the long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 shall be submitted to the Accredited Certifier.

5 Principal Certifier Contract

Prior to the issue of a Construction Certificate the Principal Certifier Contract must be fully completed and submitted to Council in accordance with the Building & Development Certifiers Act 2018 and the Building & Development Certifiers Regulation 2020.

6 Building Certificate Required

Prior to the issue of a construction certificate a Building Certificate must be applied for and issued to legitimise the building works that have been completed without approval of Council.

Prior to the issue of any Building Certificate the Council must be satisfied that the development is in accordance with the respective Development Consent and is fit for purpose and safe to use.

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DEVELOPMENT APPLICATION 10.2022.31.1 – DWELLING ALTERATIONS & ADDITIONS
LOT 12 DP12486 - 9 GRAHAM STREET HENTY [CONT'D]

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.

7 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.

8 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.

9 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.

10 Kerb and Gutter Protection

Prior to the commencement of any works on site, the developer shall provide and lay adequate footpath, kerb and gutter protection at all points of entry to the site in accordance with Council's Code of Protection of Footpaths and Erection of Hoardings. This protection shall be maintained in good condition throughout the course of construction.

11 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.

12 Toilet Facility

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

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DEVELOPMENT APPLICATION 10.2022.31.1 – DWELLING ALTERATIONS & ADDITIONS
LOT 12 DP12486 - 9 GRAHAM STREET HENTY [CONT'D]

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 \$1500 on the spot fine may be issued for non-compliance with this condition.

14 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.

15 Connection to Sewer

A sewer point is available for this property. The waste water from the dwelling house must be connected to the available sewer point as indicated on the attached sewer point plan.

16 Riverina Water Approval

Prior to the commencement of any works on site, Riverina water shall be contacted regarding potable water approval, meter connection and inspection requirements.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of a Part Occupation Certificate or Whole Occupation Certificate by the Principal Certifying Authority.

17 Occupation Certificate

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

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.

In order to obtain this, the Final Occupation Certificate form must be completed and submitted to Council with all required attachments – failure to submit the completed Occupation Certificate Application form will result in an inability for Council to book and subsequently undertake Occupation Certificate inspection.

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18 Drainage Works-As-Executed Plan

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

19 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.

20 Final Occupation Certificate Issued by Private Certifier

No Final Occupation Certificate is to be issued by Private Certifiers until such time a Plumbing Final letter has been issued by Council confirming all Local Approval activities are satisfactory.

21 Certificate of compliance from Riverina water

Prior to the issue of a final plumbing approval a certificate of compliance from Riverina water for all plumbing works regarding potable water is to be submitted to Council.

20 Bushfire Construction Requirements

Prior to the release of an Occupation Certificate, a letter of certification is required from the owner/applicant to confirm all of the bushfire requirements of AS3959-2018 have been completed in accordance with the approved level of construction as per the relevant Development Approval ie BAL 12.5.

21 Screening of Adjoining Property Windows

Prior to the release of an Occupation Certificate the existing side windows shall have either frosted glazing installed or a screen fitted externally over the window to restrict overlooking into adjoining properties due to the raised height of the Finished Floor Level.

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.

22 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.

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23 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 2017.

24 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).

25 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.

26 Plumbing Inspections

Forty-eight (48) hours' notice shall be given to Council for inspection of the following:

- Subfloor drainage under test prior to any enclosure.
- Final plumbing inspection of the completed sewerage, plumbing fit off and stormwater drainage works prior to occupation of the building.

The licensed plumber/drainer shall be on site at the time of inspections.

27 Stormwater Discharge Point

All stormwater from the dwelling shall be discharged to the Kerb and gutter on Graham Street. The pipe from the property boundary to the kerb and gutter shall be a minimum of 100mm pvc piping.

28 Construction – Maintenance and Clearing of Site

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

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29 Construction - Hours of Work

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

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

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

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.

30 BAL 12.5 Construction Requirements

New construction shall comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas' and the Planning for Bush Fire Protection Guide 2019 as applicable.

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

31 Privacy Screens to Future Decking

A privacy screen is to be installed along the sides of any future decking (facing adjoining properties) that may be constructed to restrict overlooking into adjoining properties due to the raised height of the Finished Floor Level.

32 Surface Water Drainage

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

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PRESCRIBED CONDITIONS OF CONSENT

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

- 33** 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).
- 34** 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.
- 35** 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.
- 36** 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,
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

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

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

37 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:

(v) protect and support the adjoining premises from possible damage from the excavation, and

(vi) 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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GOVERNANCE

1. **COMMUNITY STRATEGIC PLAN, DELIVERY/OPERATIONAL PLAN AND
2022/2023 BUDGET TIMELINE**

Report by General Manager – Steven Pinnuck

REASON FOR REPORT

To provide Councillors with an update on progress of the development of the draft Community Strategic Plan and Delivery and Operational Plan.

REFERENCE TO DELIVERY PLAN ACTIONS

Nil

DISCUSSION

As Councillors would be aware, all Councils are required to review their Community Strategic Plan (CSP) by 30 June in the year following an ordinary election of council. In conducting the review, the council may endorse the existing plan, endorse amendments to the existing plan, or develop and endorse a new CSP, as appropriate to ensure that the council area has a CSP covering at least the next 10 years.

The Integrated Planning & Reporting (IP&R) framework, of which the CSP is part, is a large and somewhat complex planning regime that all councils must adhere to.

As part of the CSP review process, a comprehensive community engagement program was undertaken in October / December 2021 whereby residents were encouraged to participate in the engagement process via a dedicated “Have Your Say” portal on Council’s website, and online survey as well as a series of face to face information sessions in each of the major towns. The feedback from the community has been analysed and key themes identified.

Overwhelmingly, the key themes of communication, consultative decision making and infrastructure maintenance & renewal were once again reinforced as the principle areas in which our residents are seeking ongoing improvement.

A Councillor Workshop was held on Monday 7 February to provide preliminary advice to Councillors following community consultation that was undertaken in latter part of 2021.

Importantly, the new strategies have been developed to align closely with key indicators in Council’s Community Satisfaction Survey. In doing so, Council will be able to use the results of future Community Satisfaction Surveys to directly measure how effective the strategies in the new CSP have been in improving the wellbeing of our residents.

As significant parts of the Community Strategic Plan and Delivery/Operational Plan are being rewritten this will delay the presentation to Council for endorsement for public exhibition.

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COMMUNITY STRATEGIC PLAN, DELIVERY/OPERATIONAL PLAN AND 2022/2023 BUDGET TIMELINE [CONT'D]

The following timeline is proposed:

Date for completion	Task
April Council meeting	Draft Community Strategic Plan prior to Council prior to public exhibition for 28 days
May Council meeting	Draft Delivery/Operational Plan and Budget presented to Council prior to public exhibition for 28 days
June Council meeting (recommended defer to Wednesday 22 June 2022)	Adoption of Community Strategic Plan, Delivery Plan/Operational Plan and 2022/2023 Budget.

As noted above it is proposed to delay the June Council meeting for one week to Wednesday 22 June to allow 28 clear days for the public exhibition of the 2022/2023 Draft Delivery/Operational Plan and Budget.

BUDGET IMPLICATIONS

Nil

CONCLUSION

As Councillors would be aware, all Councils are required to review their Community Strategic Plan (CSP) by 30 June in the year following an ordinary election of council. In conducting the review, the council may endorse the existing plan, endorse amendments to the existing plan, or develop and endorse a new CSP, as appropriate to ensure that the council area has a CSP covering at least the next 10 years.

Overwhelmingly, the key themes of communication, consultative decision making and infrastructure maintenance & renewal were once again reinforced as the principle areas in which our residents are seeking ongoing improvement.

A Councillor Workshop was held on Monday 7 February to provide preliminary advice to Councillors following community consultation that was undertaken in latter part of 2021.

It is proposed to delay the June Council meeting for one week to Wednesday 22 June to allow 28 clear days for the public exhibition of the 2022/2023 Draft Delivery/Operational Plan and Budget.

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COMMUNITY STRATEGIC PLAN, DELIVERY/OPERATIONAL PLAN AND 2022/2023
BUDGET TIMELINE [CONT'D]

RECOMMENDATION

1. That the report on the development of the draft Community Strategic Plan be received and noted; and
2. The June ordinary Council meeting be deferred until Wednesday 22 June 2022.

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2. POLICY DEVELOPMENTS

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

To present new and revised policies for consideration.

REFERENCE TO DELIVERY PLAN ACTION

Not Applicable

DISCUSSION

Development and enhancement of Council's Policy Register is continuing. A review of Council's Local Preference Purchasing Policy has been undertaken (**ANNEXURE 12**).

The following changes have been highlighted in Yellow.

- Minor changes to pricing preference concessions up to \$99,999
- Implementing a discount cap of \$15,000 on higher level purchases.

Councillor's attention is also drawn to the definition of a Local Supplier which is also reproduced below.

(a) **Local supplier** means a business, contractor or industry:

- either permanently based in, or employing permanent staff operating from, permanent premises situated within the Greater Hume Shire Council LGA boundaries for not less than six months prior to the date of the Procurement Request, and
- registered or licensed in New South Wales or
- where at least one of the key Principals of the business, contractor or industry have been a ratepayer of Greater Hume Shire Council for not less than six months prior to the date of the Procurement Request.

It is not proposed to make any changes to the definition of a Local Supplier.

BUDGET IMPLICATIONS

There is likely to be some budgetary impacts of the Policy which have not been quantified to this point.

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 Local Preference Purchase Policy as revised be endorsed and publically exhibited for a period of 28 days.

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3. BUILDING BETTER REGIONS FUND APPLICATIONS

Report by General Manager – Steven Pinnuck

REASON FOR REPORT

To advise Councillors two applications submitted under the Australian Government's Building Better Regions Fund.

REFERENCE TO DELIVERY PLAN ACTIONS

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

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

DISCUSSION

Round Six of the Australian Government's Building Better Regions Fund closed on 10 February 2022 with Greater Hume Council submitting two applications for the following Projects:

1. Culcairn Town Centre Accessibility, Streetscape and Drainage Works and
2. 26 Lot expansion of the Jindera Industrial Estate

In relation to the Culcairn Town Centre Accessibility and Drainage Works Project it would require the works to be broken down into two stages with Stage 1 being funded with the assistance of the Building Better Regions Fund as follows:

Total Project Cost	\$1,400,000
Funded by	
Council funds already allocated	\$ 700,000
Building Better Regions Fund	\$ 350,000
Local Roads and Community Infrastructure Fund	\$ 350,000
Total funding	\$1,400,000

With an estimated cost for Stages 1 and 2 of \$1.84M, a further \$440,000 would be required from Round 3 of the Local Roads and Community Infrastructure Fund from the additional \$688,380 allocated at the Extraordinary Meeting held on 2 February 2022. This would provide an additional \$248,380 as a contingency to the project should there be further cost escalations or alternatively an opportunity to nominate a further project(s).

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BUILDING BETTER REGIONS FUND APPLICATIONS [CONT'D]

The 26 Lot Expansion of the Jindera Industrial Estate is based on the following funding model:

Total estimated project cost	\$3,866,917
Funded by	
Greater Hume Council (Land held)	\$ 200,000
Greater Hume Council (Land Dev. Reserve or loan)	\$1,866,917
Building Better Regions Fund	\$1,800,000
Total funding	\$3,866,917

Council has previously appointed SJE Consulting to prepare the detailed design on Council behalf and the lodgement of the Development Application is imminent. A copy of the lot layout is included as **ANNEXURE 5** for Councillor's information.

Feasibility of the project has been based on a sale price of \$50 sqm exc. GST which is at the level of existing sales.

Endorsement of Management's actions in submitting the applications is sought from Council.

It should be noted however that it is unlikely that the Building Better Regions Fund Grant program will be determined before the Federal elections and it is unknown if the project will be retained if there is a change of government.

BUDGET IMPLICATIONS

Nil at this stage

CONCLUSION

Round Six of the Australian Government's Building Better Regions Fund closed on 10 February 2022 with Greater Hume Council submitting two applications for the following Projects:

1. Culcairn Town Centre Accessibility, Streetscape and Drainage Works and
2. 26 Lot expansion of the Jindera Industrial Estate

Endorsement of Management's actions in submitting the applications is sought from Council.

It should be noted however that it is unlikely that the Building Better Regions Fund Grant program will be determined before the Federal elections and it is unknown if the project will be retained if there is a change of government.

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BUILDING BETTER REGIONS FUND APPLICATIONS [CONT'D]

RECOMMENDATION

That Council endorse Management's actions in submitting application under the Australian Government's Building Better Regions Fund for:

- Culcairn Town Centre Accessibility, Streetscape and Drainage Works and
- 26 Lot expansion of the Jindera Industrial Estate

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4. ANZAC DAY CEREMONIES IN GREATER HUME COUNCIL AREA – MONDAY 25 APRIL 2022

Report by Executive Assistant Governance – Stephanie Odewahn

REASON FOR REPORT

To report on ANZAC Day services across the local government area.

REFERENCE TO DELIVERY PLAN ACTION

Nil.

DISCUSSION

ANZAC Day goes beyond the anniversary of the landing on Gallipoli in 1915. It is the day on which we remember Australians who served and died in all wars, conflicts, and peacekeeping operations. The spirit of ANZAC, with its human qualities of courage, mateship, and sacrifice, continues to have meaning and relevance for our sense of national identity.

Set out below is a summary of 2022 ANZAC Day ceremonies to be held in Greater Hume area.

<p>Brocklesby</p> <ul style="list-style-type: none"> • 9:15am Conducted at the Brocklesby War Memorial • Morning tea provided in the Hall following the service. <p>Contact: Julie Considine E: howlongrsl@gmail.com</p> <p>Council Attendee:</p>	<p>Burrumbuttock</p> <ul style="list-style-type: none"> • 12.00pm service at Burrumbuttock Public Hall. <p>Contact: Christine Nesbit, T: 0419 985 194</p> <p>Council Attendee:</p>
<p>Culcairn</p> <ul style="list-style-type: none"> • 9.50am - Marchers gather at Culcairn Bus Terminal • 10.00am - ANZAC Day march to Balfour Street Memorial <p>Contact: Bruce Barkley, M: 490 858 460</p> <p>Council Attendee:</p>	<p>Henty</p> <ul style="list-style-type: none"> • 10am Marchers gather at Ivor Street between Sladen and Lyne Streets • 10.30am ANZAC Day march to Henty Memorial Park • 11.00am Service and wreath laying at the Cenotaph <p>Contact: Louisa Heycox, E: bandlheycox@gmail.com</p> <p>Council Attendee:</p>

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ANZAC DAY CEREMONIES IN GREATER HUME COUNCIL AREA – MONDAY 25 APRIL 2022 [CONT'D]

<p>Holbrook</p> <ul style="list-style-type: none"> • 10.30am Gather on corner Hume and Albury Streets. • 10.45am March through Albury Street. • 11am Ceremony at Cenotaph Ten Mile Creek Gardens. <p>Contact: Kim Turner Secretary, Holbrook RSL Sub Branch E: Holbrookrsl2644@gmail.com</p> <p>Council Attendee:</p>	<p>Jindera TBC</p> <ul style="list-style-type: none"> • 10.30am Service at the Memorial Park Cnr Dight and Urana Streets. • Followed by morning tea, at School of Arts. <p>Contact: Jenny O’Neill M: 0438 263 417</p> <p>Council Attendee:</p>
<p>Walla Walla</p> <ul style="list-style-type: none"> • 10.00am Assemble at corner Short Street & Railway Street. • 10.30am March down Commercial Street commences. • 10.45am Service and wreath laying in Bicentennial Park. • Following the service there will be a BBQ. <p>Contact: Graeme Cunningham, T:02 6029 6104</p> <p>Council Attendee:</p>	

Greater Hume Council has traditionally been represented at each of the respective ANZAC Day ceremonies held on 25 April by a councillor who has laid a wreath on behalf of the Council.

BUDGET IMPLICATION

Nil.

CONCLUSION

ANZAC Day is the day we remember all Australians who served and died in all wars, conflicts, and peacekeeping operations. In 2022, ceremonies held in a number towns/villages acknowledge the service of our veterans.

Council encourages all residents to not miss the opportunity to attend an ANZAC Day ceremony in Greater Hume.

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ANZAC DAY CEREMONIES IN GREATER HUME COUNCIL AREA – MONDAY 25 APRIL
2022 [CONT'D]

RECOMMENDATION

That the Councillors be nominated to attend the following ANZAC Day Ceremonies:

1. Brocklesby
2. Burrumbuttock
3. Culcairn
4. Henty
5. Holbrook
6. Jindera
7. Walla Walla

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CORPORATE AND COMMUNITY SERVICES

1. PAYMENT OF SUPERANNUATION CONTRIBUTIONS FOR COUNCILLORS

Report prepared by Director Corporate & Community Services – David Smith

REASON FOR REPORT

To recommend that Council resolve to make superannuation contributions to Councillors in accordance with Section 254B of the Local Government Act 1993.

REFERENCE TO DELIVERY PLAN ACTION

Not applicable

DISCUSSION

Amendments to the Local Government Act 1993 (Act) have been passed whereby Councils are now able to make superannuation contributions to Councillors in accordance with the Commonwealth Superannuation Guarantee Administration Act 1992.

Section 254B of the Act states:

LOCAL GOVERNMENT ACT 1993 - SECT 254B

Payment for superannuation contributions for councillors

254B Payment for superannuation contributions for councillors

*(1) A council may make a payment (a "**superannuation contribution payment**") as a contribution to a superannuation account nominated by a councillor, starting from the financial year commencing 1 July 2022.*

(2) The amount of a superannuation contribution payment is the amount the council would have been required to contribute under the Commonwealth superannuation legislation as superannuation if the councillor were an employee of the council.

(3) A superannuation contribution payment is payable with, and at the same intervals as, the annual fee is payable to the councillor.

(4) A council is not permitted to make a superannuation contribution payment--

(a) unless the council has previously passed a resolution at an open meeting to make superannuation contribution payments to its councillors, or

(b) if the councillor does not nominate a superannuation account for the payment before the end of the month to which the payment relates, or

(c) to the extent the councillor has agreed in writing to forgo or reduce the payment.

(5) The Remuneration Tribunal may not take superannuation contribution payments into account in determining annual fees or other remuneration payable to a mayor or other councillor.

(6) A person is not, for the purposes of any Act, taken to be an employee of a council and is not disqualified from holding civic office merely because the person is paid a superannuation contribution payment.

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PAYMENT OF SUPERANNUATION CONTRIBUTIONS FOR COUNCILLORS [CONT'D]

(7) *A superannuation contribution payment does not constitute salary for the purposes of any Act.*

(8) *[Sections 248A](#) and [254A](#) apply in relation to a superannuation contribution payment in the same way as they apply in relation to an annual fee.*

(9) *In this section--*

"Commonwealth superannuation legislation" means the [Superannuation Guarantee \(Administration\) Act 1992](#) of the Commonwealth.

"superannuation account" means an account for superannuation or retirement benefits from a scheme or fund to which the Commonwealth superannuation legislation applies.

BUDGET IMPLICATIONS

Provision has been made in the draft 2022/2023 budget for Councillor superannuation contributions totalling \$15,000.

CONCLUSION

Amendments to the Local Government Act 1993 (Act) have been passed whereby Councils are now able to make superannuation contributions to Councillors in accordance with the Commonwealth Superannuation Guarantee Administration Act 1992. It is recommended that Council resolve to make superannuation contributions to Councillors in accordance with Section 254B of the Act.

RECOMMENDATION

That Council resolve to make superannuation contributions to Councillors in accordance with Section 254B of the Local Government Act 1993.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

ENGINEERING

1. HENTY RAIL CROSSING PROJECT

Report prepared by Director Engineering – Greg Blackie

REASON FOR REPORT

To update Council on the completion of the Henty Rail Crossing Project and report on the final over expenditure on this project, reasons for it occurring and funding options.

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

As explained to Council in reports to the August 2020 and September 2021 Ordinary Meetings the Henty Rail Crossing project has been the most complex road project Council has undertaken with numerous issues giving rise to delays to the project and subsequently additional costs that was incurred.



Photo of completed Henty Crossing Project

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HENTY RAIL CROSSING PROJECT [CONT'D]

As stated previously to Council *“this is a project which ideally should have been undertaken by Transport for NSW however it was clear from shortly after the near miss in January 2013 that if the project was to eventuate Council would need to take on the role as risk taker even though the large majority of assets would vest in either Transport for NSW (Olympic Highway Works) or ARTC (Rail crossing and signalling). It is unlikely that Greater Hume Council will be required to complete a project as complex as the Henty Rail Crossing Project in the future”.*

Whilst this was very disappointing the road/rail safety outcomes and the improvement of amenity within the Henty Township made it incumbent upon Council that it was a risk that should be taken.

Transport for NSW (formerly Roads and Maritime Services) provided some assistance in undertaking the safety in design report, road safety audit, detailed survey and design and the provision of a detailed budget in early 2016. Unfortunately there were a number of shortcomings in the design documentation that has led to some of the cost increases detailed later in the report.

Council applied for funding through multiple Australian Government funding streams with ultimately funding of \$3.6M being secured firstly through the Australian Government’s Heavy Vehicle Safety and Productivity program in November 2018 and \$3.1M from the NSW State Government’s Regional Communities Development Fund in January 2019.

Due to the complex nature of the project a multidisciplinary organisation GHD were appointed Project Manager through a competitive process Local Government Procurement (LGP) in mid-2019 when service identification and locations were commenced. There were numerous delays including Covid issues with the relocation of services which restricted on ground works commencing on the rail crossing until September 2020 and the road construction in January 2021. By this time the original estimates were five years old.

The project was completed in September 2021 with an Official Opening held on the 21st December 2021 with Member for Farrar Susan Ley and Member for Albury Justin Clancy in attendance.

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HENTY RAIL CROSSING PROJECT [CONT'D]



**Opening Ceremony (Cr Doug Meyer, Susan Ley – Member for Farrer, Graham Scholz,
Justin Clancy – Member for Albury)**

Due to the wet summer that has occurred Council has only recently completed the removal of excess material from the site compound and rehabilitated the site to its previous condition to complete the project.

Approximately 12000 tonnes of excess material was transferred to the Culcairn Landfill for use as cover material.

The final cost of the project is \$8.52Million or \$1.32Million or 18% greater than the original budget of \$7.20M.

The most significant unforeseen costs that occurred on the project are associated with the construction of the state owned rail and road assets. They include the relocation of services and the addition of a significant road culvert following the completion of the overland flood study for the project that was not completed prior to the design.

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HENTY RAIL CROSSING PROJECT [CONT'D]

Other significant expenditure that occurred was due to the impact of wet weather that held up the completion of the project. Also the required pavement depth for the Olympic Highway of up to 930mm in thickness required extensive excavation and working to depths that were severely impacted by the wet weather.

The additional time and associated costs required to complete the project was also exacerbated by the extremely flat site and associated difficulty in draining the site so that appropriate subgrade conditions could be obtained for the construction of the pavement required by TfNSW. The combination of the previous two year's rainfall being above normal did not help in the construction or an early completion to the project.

Also to be noted is the costs associated with the construction of the rail crossing where not quantified, as little or no information was provided by ARTC despite many requests prior to the project grant submissions being lodged, led to the rail crossing component of the project to be under estimated.

Details of costs

Project	Budget	Actual	Variance
Rail Design and Construction	\$2.225m	\$2.631m	(\$406k)
Property Adjustments	\$31k	\$120k	(\$89k)
Utility Adjustments	\$438k	\$600k	(\$162k)
Road Construction	\$3.137m	\$4.390m	(\$1.253m)
Project Management	\$1.375m	\$780k	\$595k
Total project costs	\$7.206m	\$8.521m	(\$1.315m)
Material provided Culcairn landfill		\$0.150m	\$0.150m
Nett project Cost		\$8.371m	(\$1.165m)

A report from GHD Council's project manager for the project is attached below:

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HENTY RAIL CROSSING PROJECT [CONT'D]

Memorandum

28 February 2022

To	Greater Hume Council		
Copy to	Greg Blackie, Ken Thompson		
From	Michael Goode, Zeb Johnson	Tel	+61 2 6923 7400
Subject	Realignment of Olympic Highway at HentyCivil Construction Review	Project no.	31 37423

1 Background

Greater Hume Council (GHC) engaged GHD to project manage the Construction of a new railcrossing and the associated realignment of Olympic Highway at Henty NSW.

This project incorporated the project management of the construction of a new rail crossing onthe Main Sydney to Melbourne Rail Line, reconstruction and realignment of 1.1 km of the Olympic Highway, other local roads and utility adjustments.

The work was undertaken to improve public safety at the Grubben Road rail crossing and was in response to a near miss between the XPT and a grain truck.

1.1 Objective

The purpose of this memorandum is to provide an update on:

- The Project Status
- Provide details of factors that have contributed to delays to the project
- Update project costs
- A summary of the Civil Construction
- Issues with construction

1.2 Project status

1.2.1 Approvals and Funding

This is a multifaceted project with:

- Initial design of works outside the rail corridor by RMS
- The Olympic Highway Construction requiring RMS approval
- Railway works requiring ARTC approval
- Other road reconstruction under the control of Council

GHC was the proponent for the project which is funded under Heavy Vehicle Safety and Productivity Package (HVSPP) and the Regional Communities Development Fund (RCDF) with contribution from the HVSPP, RCDF, GHC of \$3,603,280, \$3,103,281 and \$500,000 respectively, for total project funding of \$7,206,561.

The grant funding was provided on the basis that works be completed by December 2020 for the RCDF funding and April 2021 for the HVSPP.

Expenditure was subject to milestone payments. Any over expenditure became the responsibility of GHC and was not based on the funding ration above. An implication of this was that control of expenditure influences cost

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HENTY RAIL CROSSING PROJECT [CONT'D]

related delivery decisions.

On the 8th February 2022 an increase in the maximum funding amount by the Australian Government (HVSP) of \$375,000 was approved, in accordance with variation instrument number NPT345521. This resulted in an increase of their contribution from \$3,603,280 to \$3,978,280.

Discussions are still underway with the State Government (via the RCDF) to understand if additional funding may be allocated to capture the remainder of overspend.

Further complexity arose as elements of the final design approval were not by the organization that was funding the project.

1.2.2 Rail Works

Rail Level Crossing Relocation Works, Grubben Road Henty, Major Contracts have been completed as follows:

- Track and Civil Construction, Tender TL 09 2019-2020, in the sum of (\$668,682.00) (excl. GST)
- Signal Construction, Tender TL 08 2019-2020, in the sum of (\$1,003,657.00) (excl. GST) A rail track possession period of 3 days was granted by ARTC providing possession times of Saturday 4th September to Monday 6th September 2020, 0600 continuous until 1800. Works were substantially completed on the rail crossing itself by the end of the shutdown period.

1.2.3 Civil Works

The civil road construction component of works was initially forecast to commence in March 2020 but was not able to commence until May 2020. A full list of factors that emerged during the delivery phase of the project are detailed in Attachment A with key factors that delayed the project are detailed below:

Relocation of Telstra and NBN communications cabling

- Both Telstra Optic Fibre and NBN copper cabling assets were located through the construction site and beneath the proposed ARTC rail crossing alignment.
- Due to the location of the NBN assets, road construction was not able to commence until the cabling and pit assets were reconfigured and relocated. The relocation required the construction of a new Telstra conduit beneath the ARTC rail which took several months to gain access to the rail corridor for construction.
- In addition to the underbore construction, the NBN cable required for the project was not common and delivery was delayed because of COVID-19 shipping delays, further impacting installation and the commencement of construction.
- Once the cable had been supplied to site and clearance was provided by the NBN that the assets within the construction footprint were redundant, works could commence on site.

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HENTY RAIL CROSSING PROJECT [CONT'D]

1.2.4 Culvert Works

The RMS design did not consider the impacts of overland flood flow paths, which were subsequently assessed for GHC in the Henty Flood Assessment. Significant modification was required to the western side of the rail crossing to accommodate flood flows through to the North. The drainage was increased from the original design of a single 450 mm diameter pipe to a culvert structure of 5 cells, 1800 mm wide x 450 mm high with total plan dimensions of 10 m wide by 22 m long. No allowance was made in original budget for a culvert structure of this magnitude.

1.2.5 Watermain Relocation

The RMS design drawings made no reference to an existing 450 mm Riverina Water Main running the full length of the 1.1 km road relocation and as such no budget provision was made for its realignment.

No roadworks could commence until this water main was relocated.

1.2.6 Onset of winter

Progress of the civil works in 2021 was subsequently affected by the onset of winter. Site factors that have influence construction over winter are as follows:

- Above average rainfall for the months of May, June and July 2021, based on Bureau of Meteorology records here (<http://www.bom.gov.au/climate/change/?ref=fr#tabs=Tracker>)
- Site topography
- The site is extremely flat, ponds water over winter with surrounding areas historically cultivated for cropping
- The nature of the ground has caused the subgrade to become saturated particularly at either end of the site.

1.3 Key issues

The Key issues managed through to completion were:

- The construction time frame
- The project capital cost

Both these issues are inter-related as discussed below.

1.4 Construction time frame

As of the date of this report (28th February 2022) all remaining scope works have been completed, and Practical Completion achieved.

The works completed since the last report are as follows:

- Olympic Highway Tie Ins: Completion of this scope has occurred within endorsement requirements of TfNSW. Practical Completion

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HENTY RAIL CROSSING PROJECT [CONT'D]

was agreed by TfNSW on 10th February 2022

- Opening new Rail Crossing toward Grubben Road completed on 9-10th September 2021, with Practical Completion sign off by ARTC received on 14th October 2021
- Decommissioning of old Williams Crossing: completed on 9-10th September 2021 (to align with new crossing opening)
- Completion of adjoining landowner works: The reparation of the entrance to the Sunray property completed in January 2022, including remediation of the nature strip. Fencing works on both the Olympic Highway and Grubben Rd were finalised in August 2021

1.5 Project budget as of 28th February 2022

Table 1 below shows the financial status of the project based on reference to the original RMS budget that formed the basis of the funding submission against the estimated cost to complete works. Given the road construction is continuing through to the end of winter, the previously mentioned additional scope, and there continues to be wet weather impacts, the contingency will be consumed, and the project will go over budget.

Due to the nature of the additional costs, variations to the project grant funding are being investigated through HVSP and RGDF.

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HENTY RAIL CROSSING PROJECT [CONT'D]

Table 1 Project Financial Position

Description	Original RMS Budget Estimate	Cost at completion 28/02/2022	% Estimate Cost at completion v RMS budget
Rail Design and Construction	\$1,780,250.00	\$2,631,387.59	148%
- Rail Construction	\$1,000,000.00	\$1,935,992.88	194%
Property Adjustment	\$25,000.00	\$120,065.50	480%
Utility Adjustment	\$350,750.00	\$599,856.09	171%
- Telstra Relocation	\$100,000.00	\$188,439.37	188%
- NBN Relocation	\$125,750.00	\$155,646.45	124%
- Water Main Relocation	\$50,000.00	\$196,338.00	393%
Project Management	\$1,100,000.00	\$780,000.00	71%
Road Construction and Other Costs	\$2,509,249.00	\$4,390,268.48	175%
- Culvert Construction	\$47,500.00	\$332,229.96	699%
TOTAL AMOUNT (Ex GST and Contingency)	\$5,765,249.00	\$8,521,577.66	148%
CONTINGENCY	\$1,441,311.00		
Overall Total (ex GST)	\$7,206,560.00	\$8,521,577.66	
Original Grant Funding	\$6,706,560.00	\$6,706,560.00	
Additional Funding HVSP		\$375,000.00	
Additional Funding sought but not approved from State Government [\$375,000.00]		[\$375,000.00]	
Council Contribution	\$500,000.00	\$1,440,017.66	
		[\$1,065,017.66]	
Overall Total (ex GST)	\$7,206,560.00	\$8,521,577.66	

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HENTY RAIL CROSSING PROJECT [CONT'D]

2 Review of impacts/delays/mitigations

The key construction impacts are outlined in the previous sections and captured in Appendix A.

The percentage increase in both cost and time delays attributed to these impacts were mitigated via variation to existing funding agreements.

2.1 Conclusion

The scope of the project captured works beyond the funding agreement being signed by all parties.

As such, this additional has been the root cause for the budget and timing issues, which has been exacerbated by COVID and wet weather delays, which could not have been reasonably foreseen.

Additional funding has been sought (and in some cases already granted) from key stakeholders that stand to benefit from this project, and these discussions should continue to ensure an equitable share of the impacts.

Regards

Michael Goode
Project Director

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HENTY RAIL CROSSING PROJECT [CONT'D]

3 APPENDIX A

1.1 Factors that delayed Road Construction

- Identification and relocation of watermain not indicated on the RMS design drawings
- Identification and relocation of both NBN copper cable (noted on drawings) and Telstra Optic fibre(not identified on the drawings) that require relocation under the rail corridor
- Engagement of a service locator to identify the Watermain, Telstra and NBN extent and impact on the project
- Telstra and NBN noted immediately beneath proposed rail crossing. Consideration in September 2019 to relocate the rail crossing away from Telstra and NBN to reduce service relocation complication and delay
- After discussion regarding potential realignments, it was agreed to continue with original RMS design alignment
- Prolonged engagement by both Telstra (October) and NBN (late November) of contractors, with each providing different approved contractors to undertake their component of the works
- Tender process undertaken twice for the engagement of a rail consultant to prepare design drawings for the rail crossing due to lack of interest from market
- Engagement of the rail design consultant to design the rail underbore on behalf of Telstra for ARTC approval due to Telstra being unfamiliar with this type of work
- Prolonged preparation of design drawings by rail consultant
- Prolonged ARTC review process
- Following ARTC review, ARTC indicated there was a cable in the rail corridor. ARTC required on-site confirmation and incorporation on the design drawings for approval
- The engagement of a rail contractor to expose the cable, including engagement of a rail protection officer and ARTC approved 3rd Party Signal Engineer (not able to be provided by ARTC) to ensure that the cable was not damaged during excavation
- Prolonged ARTC access license approval process for the above cable identification works
- Following cable confirmation, prolonged incorporation into rail crossing design drawings by rail consultant
- Telstra approved contractor to construct rail crossing bore was unfamiliar with ARTC process and not suitably qualified to undertake Rail Work
- GHD provided assistance to the Telstra contractor to achieve ARTC approval for rail crossing bore to commence
- Telstra contractors achieved ARTC approval to undertake rail crossing bore on 30th March
- NBN copper cable supply was delayed from China by Corona Virus and arrived on site by 27th April -
- NBN cable relocation was completed and it was confirmed that the remaining existing NBN within the corridor was redundant.
- Tree removal commenced but became delayed by wet weather and the presence of asbestos pipework beneath the trees from the redundant water main.
- 5 May - Approval to Commence Road Construction (TfNSW)

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HENTY RAIL CROSSING PROJECT [CONT'D]

BUDGET IMPLICATION

As advised the Total Original Budget for the Project was \$7,205,560. Funded by \$3,603,280 from the Federal Government - Heavy Vehicle and Safety Productivity Program (HVSSP), the NSW Government \$3,103,280 - Regional Communities Development Fund (RCDF) and \$500,000 from Council (Via loan borrowing).

The final cost of the project is \$8.52million which leaves a shortfall of \$1.32m on the project budget.

Council lodged an application for additional funds last September through the HVSSP when the expected shortfall for the project was \$750k which was successful for \$375k and is based on 50% being funded by Council/other sources and 50% funded by HVSSP.

Council has now lodged a further application with HVSSP for a further \$276k (Total \$651k or half of the total shortfall of \$1.32m) If successful Council additional costs would be reduced to \$651k.

Discussions with representatives for the Regional Communities Development Fund have indicated no available opportunities for additional funds from that program but directed Council to Transport for NSW (TfNSW). Council is now currently in discussions with TfNSW representatives to ascertain any opportunities for additional funds for the project. Member for Albury Justin Clancy has been made aware of our representations with advice received that a meeting is being planned for the current Minister for Regional Transport and Roads Sam Faraway to visit and discuss the project.

An internal transfer from Councils Waste Fund of \$150k for the provision of fill for use as cover material (Approx 12,000 tonne) to the Culcairn Landfill is proposed to reduce the overall cost of the loan borrowing required equivalent to the material transported to the landfill from the site.

As a further process to reduce the loan required it is proposed that \$500k be transferred from Councils Plant Fund (With a subsequent reduction in the plant purchases for 22/23 Year) and \$200k for the Works Warranty Reserve.

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HENTY RAIL CROSSING PROJECT [CONT'D]

PROJECT COSTS	
Total Project Cost	\$8,520,000
Less material to Culcairn Landfill	\$150,000
Net Project Cost	\$8,370,000
FUND BY	
Australian Government HVSP	\$3,603,280
NSW Government (RCDF)	\$3,103,280
Australian Government – additional payment	\$375,000
Transfer from plant reserve	\$500,000
Transfer from Works Warranty Reserve	\$200,000
Total Funding	\$7,781,560
Approx. Loan required	\$590,000

The repayments of a loan of \$600,000 over 20 years will be \$40,000 per annum which will be funded from the Transport and Communications budget allocations.

CONCLUSION

The Henty Rail Crossing project has been the most complex road project Council has undertaken. However numerous issues gave rise to delays to the project which has caused additional costs to be incurred.

The project is now complete and was fully opened to traffic including the rail crossing in early September, well in advance of the start of the 2021 harvest season for which many positive comments were received from users of the crossing. An official opening was held on 21 December 2021 attended by Member for Farrer Sussan Ley and Member for Albury Justin Clancy.

The final net cost of the project is \$8.37m which is an over expenditure of \$1.165m on the original project budget of \$7.2million or 16%.

Council has received additional funds from HVSSP of \$375k and lodged a further application for additional funds that if successful would be based on 50% of the over expenditure being funded by Council or other sources and 50% funded by HVSSP.

Discussions with TfNSW for a contribution to the over expenditure of the project are ongoing.

It is proposed that an amount of \$150k will be transferred from the waste fund, 500k from the plant fund and \$200k from the Works Warranty Reserve to further offset the overall cost of the project.

If no additional funding from HVSSP or the TFNSW / State government is forthcoming it is proposed that the additional cost be funded by way of increasing the initial loan borrowing of \$500k to \$595k that Council was to fund its initial contribution.

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HENTY RAIL CROSSING PROJECT [CONT'D]

RECOMMENDATION

That Council:

1. Approve a loan borrowing of \$600,000 to meet Council contribution to the project.
2. Approve the utilisation of the following Reserve funds:
 - (i) Plant Reserve - \$500,000
 - (ii) Works Warranty Reserve - \$200,000
 - (iii) Waste Reserve - \$150,000

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2. TENDER TL 08 – 2020/21 CONSTRUCTION OF ROUNDABOUT URANA STREET AND PIONEER DRIVE, JINDERA

Report prepared by Works Engineer – Andrew Walls

REASON FOR REPORT

To consider tenders for the construction of a roundabout at the intersection of Urana Street and Pioneer Drive, Jindera.

REFERENCE TO DELIVERY PLAN ACTION

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

DISCUSSION

This project is part of the Council 2021/2022 Operational Plan.

The existing intersection includes the exit roadway from the St Mary McKillop College. Urban and semi-rural development along Pioneer Drive has led to an increase in traffic using this intersection which is outdated, inefficient and prone to congestion.

Advertisements were placed in the Border Mail and on Tenderlink. Tenders closed on Tuesday 23rd February 2022. Three tenders were received via the Tenderlink portal.

The following tenders were received and are listed in alphabetical order.

Company	Tender Price (excluding GST)
Abbott Constructions P/L	\$492,329.00
AP Delaney & Co P/L	\$564,000.00
Hutchinson Civil	\$499,430.00

These contract sums include a number of Provisional Items which are shown, below. Importantly, the tender submitted by Abbott Constructions P/L did not include a number of these provisionals associated with the relocation of existing services.

Company	Original Tender Price	Provisionals Tendered	Revised Tender Price
Abbott Constructions P/L	\$492,329.00	\$3,050.45	\$489,278.55
AP Delaney & Co P/L	\$564,000.00	\$15,000.00	\$549,000.00
Hutchinson Civil	\$499,430.00	\$31,800.00	\$467,630.00

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TENDER TL 08 – 2020/21 CONSTRUCTION OF ROUNDABOUT URANA STREET AND PIONEER DRIVE, JINDERA [CONT'D]

A table of the apportionment used to assess the tenders is **ENCLOSED SEPARATELY** for Councillors information.

Hutchinson Civil is a well-established civil contractor based in Albury and has previously completed works for Greater Hume Council to a satisfactory standard. Mr Bede Hutchinson from Hutchinson Civil attended a post-tender interview where it was confirmed that he was satisfied that they have the personnel and equipment to complete the project to the required standard in a safe manner. Mr Hutchinson indicated that a projected commencement date soon after being awarded the tender is possible.

Further, although the widespread procurement issues will affect the supply of concrete pipes required for this project Mr Hutchinson does not believe that the project will be delayed as a consequence.

During the post-tender interview Mr Hutchinson indicated that the works are unlikely to require any closures of Pioneer Drive, although if at any time such a closure is necessary the works will be undertaken between the hours of 10am and 2pm to avoid disruption to school traffic.

A drawing of the proposed works is at **ANNEXURE 6** for Councillors information.

BUDGET IMPLICATION

The budget for the Pioneer Drive/Urana Street Roundabout project is \$475,610.45 (excl GST).

The Provisional Items included in the original tender price total \$31,800.00 (excl GST).

The tender price less the provisional items amount to \$467,630.00 (excl.GST) is consistent with the engineers estimate and within the remaining budget of \$475,610.45 (excl GST).

The tendered price includes the possibility of provisional items which, if expended will be funded from Councils Regional Roads Program.

CONCLUSION

Three tenders were received for the Construction of Roundabout at Urana Street/Pioneer Drive project.

All three tenders were considered.

The tender submitted by Hutchinson Civil P/L has been assessed to be suitable for the intended purpose and there is no technical or practical reason to conclude that Hutchinson Civil P/L are not capable of completing the contract to the required standard and within a reasonable timeframe.

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TENDER TL 08 – 2020/21 CONSTRUCTION OF ROUNDABOUT URANA STREET AND
PIONEER DRIVE, JINDERA [CONT'D]

RECOMMENDATION

That:

1. The tender submitted by Hutchinson Civil P/L for tender TL08 2021/2022 for the Construction of Roundabout at Urana Street/Pioneer Drive for \$499,430.00 (excl. GST) be accepted.
2. Any additional expenditure (if incurred) over the budget allocation of \$475,610 be funded from the Regional Roads Black Grant allocations.
3. The unsuccessful tenderers be notified.
4. The General Manager and the Mayor be authorised to execute contract documentation with Hutchinson Civil P/L under the Common Seal of Council.

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ITEMS TO BE REFERRED TO CLOSED COUNCIL

MAYORAL MINUTE

1. **GENERAL MANAGER'S INTERIM PERFORMANCE REVIEW TO 31 DECEMBER 2021**

Report prepared by Mayor - Cr Tony Quinn

REASON FOR REPORT

To report on the conduct of the General Manager's Performance Review for the six month period to 31 December 2022.

DISCUSSION

Council is aware that the six month review of the General Manager's Performance to 31 December 2021 took place on 23 February 2022 at Culcairn, where the General Manager's Review Committee comprising Cr Annette Schilg, Cr Ian Forrest, Cr Jenny O'Neill and Mayor, Cr Tony Quinn met with the General Manager, Steven Pinnuck, and discussed a number of items of interest.

RECOMMENDATION

That the matters of the General Manager's Performance Review and Contract of Employment are confidential in nature and that the matters be referred to Closed Council (Committee Of The Whole) for discussion, in accordance with the relevant section of the Local Government Act 1993 section 10a (2)(a) personnel matters concerning particular individuals (other than councillors).

REASON

That the ability of councillors to discuss the performance of the General Manager in a full and frank manner outweighs the need for the report to be discussed in Open Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

GOVERNANCE

1. SALE OF RESIDENTIAL VACANT ALLOTMENT LOT 1, DP 503816, 48 WILSON STREET, HOLBROOK BY PUBLIC AUCTION - SETTING OF RESERVE PRICE

Report prepared by Economic Development Coordinator – Marg Killalea

REASON FOR REPORT

To provide the opportunity for Council to confirm the establishment of a reserve price for the proposed forthcoming auction of the residential allotment at 48 Wilson Street, Holbrook.

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

In February 2022, Council appointed Elders Real Estate Holbrook to market a vacant residential allotment comprising 1,012 sqm (approximately) at 48 Wilson Street, Holbrook which is now surplus to Council's needs.



Marketing of the property commenced 3 March 2022. The auction has been set for 11:00am on Friday 8 April 2022, in the boardroom at Elders Holbrook office.

It is now appropriate that Council consider the setting of the auction reserve.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

SALE OF RESIDENTIAL VACANT ALLOTMENT LOT 1, DP 503816, 48 WILSON STREET,
HOLBROOK BY PUBLIC AUCTION – SETTING OF RESERVE PRICE [CONT'D]

BUDGET IMPLICATIONS

Given the current demand for residential land and due to the fact that the parcel is surplus to Council's needs, the timing for the disposal is ideal.

CONCLUSION

As consideration of the setting of reserve price prior to auction is confidential in nature, it is recommended that the matter be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

RECOMMENDATION

That consideration of the setting of a reserve price for the proposed auction of Lot 1 DP 503816, 48 Wilson Street, Holbrook be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

REASON

On balance the public interest in preserving confidentiality for the setting of an auction reserve outweighs the public interest in maintaining openness and transparency in Council decision making because the disclosure of this information could compromise the commercial position of Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

2. SALE OF RESIDENTIAL PROPERTY – LOT 12 SECTION 758522, 65 PEEL STREET, HOLBROOK BY PUBLIC AUCTION - SETTING OF RESERVE PRICE

Report prepared by Economic Development Coordinator – Marg Killalea

REASON FOR REPORT

To provide the opportunity for Council to confirm the establishment of a price reserve for the proposed forthcoming auction of the residential property at 65 Peel Street, Holbrook. Holbrook.

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

In February 2022, Council appointed Nutrien Harcourts Holbrook to market a residential property comprising 1,070 sqm (approximately) at 65 Peel Street, Holbrook which is now surplus to Council's needs.



Marketing of the property commenced 1 March 2022.

The property is proposed to be disposed by public auction on site at 2:00pm Friday, 8 April 2022.

It is now appropriate that Council consider the setting of the auction reserve.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

SALE OF RESIDENTIAL PROPERTY – LOT 12 SECTION 758522, 65 PEEL STREET,
HOLBROOK, BY PUBLIC AUCTION – SETTING OF RESERVE PRICE [CONT'D]

BUDGET IMPLICATIONS

Given the current demand for residential property and due to the fact that the parcel is surplus to Council's needs, the timing for the disposal is ideal.

CONCLUSION

As consideration of the setting of reserve price prior to auction is confidential in nature, it is recommended that the matter be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

RECOMMENDATION

That consideration of the setting of a reserve price for the proposed auction of Lot 12 Section 32 DP 758522, 65 Peel Street, Holbrook be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

REASON

On balance the public interest in preserving confidentiality for the setting of an auction reserve outweighs the public interest in maintaining openness and transparency in Council decision making because the disclosure of this information could compromise the commercial position of Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

3. 96 – 100 MAIN STREET, BROCKLESBY – FORMER BROCKLESBY HOTEL – LOT 18 DP 6431 AND LOTS A AND B DP 413482 - EXPRESSION OF INTEREST OFFERS TO PURCHASE THE PROPERTY

Report prepared by Economic Development Coordinator – Marg Killalea

REASON FOR REPORT

To provide an update to Councillors regarding progress of the Expression of Interest received from interested parties which may result in the sale of the former Brocklesby Hotel property.

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

In December 2021, Council appointed Kane Real Estate to market the former Brocklesby Hotel property at 96 – 100 Main Street Brocklesby.

The former hotel building is located on a parcel of land comprising 6,345 sqm (approximately) zoned RU5 Village at Brocklesby with no business or licence implied. The property is offered at vacant possession.

Marketing of the property commenced 1 February 2022 and offers closed on Monday, 7 March 2022.

One Expression of Interest offer has been received.

It is now appropriate that the offer be considered in Closed Council and Council may determine to accept or decline the offer.

BUDGET IMPLICATIONS

The property and land situated at 96 to 100 Main Street, Brocklesby is surplus to Council's needs. Subject to an appropriate offer, Council has previously resolved to quarantine the funds for community projects in the Brocklesby village.

CONCLUSION

As consideration of the EOI offers to purchase are now to hand, and are confidential in nature, it is recommended that the matter be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

96 – 100 MAIN STREET, BROCKLESBY – FORMER BROCKLESBY HOTEL – LOT 18 DP
6431 AND LOTS A AND B DP 413482 - EXPRESSION OF INTEREST OFFERS TO
PURCHASE THE PROPERTY [CONT'D]

RECOMMENDATION

That consideration of the EOI offers to purchase the former Brocklesby Hotel property located at 96 to 100 Main Street Brocklesby, Lot 18 DP 6431 and Lots A and B DP 41348, be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

REASON

On balance the public interest in preserving the confidentiality of consideration of the EOI offers received to purchase the said land outweighs the public interest in maintaining openness and transparency in Council decision making because the disclosure of this information could compromise the commercial position of Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

**4. LOT 2 DP 610499 JINGELIC ROAD HOLBROOK (CAMDEN FOREST LAND) -
EXPRESSION OF INTEREST OFFERS TO PURCHASE THE PROPERTY**

Report prepared by Economic Development Coordinator – Marg Killalea

REASON FOR REPORT

To provide a report to Council regarding the outcome of the Expression of Interest process received from interested parties which may result in the sale and subdivision development of the vacant residential land parcel known as Camden Forest situated at the end of Young Street (adjacent to Jingellic Road), at Holbrook.

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

In December 2021, Council appointed Kane Real Estate to market an englobo land parcel comprising 51,816 sqm (zoned RU5 Village) Lot 2 DP 610499 Jingellic Road, Holbrook.

The land is ideally suited to larger lot residential development or traditional residential development. Approximately one third (southern portion) of the subject land parcel is subject to flooding which is shown in **ANNEXURE 7**, but despite potential flooding, over 3 ha of developable land could be realised.

Council sought EOI's from prospective developers to purchase and subdivide / develop the land into a new residential development.

It was a requirement that prospective purchasers provide to Council an innovative plan to develop the land into multiple parcels and this requirement will be a key determinant for Council making a decision with respect to its disposal.

Council may not accept the highest EOI, but rather it may accept the EOI that provides the greatest economic and community benefit for Holbrook or in fact decline any EOI to purchase.

Therefore the draft contract of sale included the following terms outlined below:

- 1. All offers must be made GST inclusive;*
- 2. All prospective Purchasers must provide Council with an innovative plan to develop the land into multiple parcels, which would be a key determinate for Council making a decision with respect to its disposable. Council may not accept the highest offer, but rather it may accept the offer that of the greatest economic and community benefit for Holbrook and in fact may decline any offer to purchase that is not suitable.*

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

LOT 2 DP 610499 JINGELIC ROAD HOLBROOK (CAMDEN FOREST LAND) -
EXPRESSION OF INTEREST OFFERS TO PURCHASE THE PROPERTY [CONT'D]

The draft contract also included an additional clause in relation to development of the land so that the land is developed and to discourage the purchaser from 'land banking' the parcel. The caveatable interest clause means that if a development application for a residential subdivision development is not received within two years of the completion date of the contract then Council may exercise its right to buy back the land at the sale price.

Marketing of the property commenced 1 February 2022 and offers closed on Monday, 7 March 2022.

A total of three Expression of Interest offers have been received by the closing date.

It is now appropriate that the offers be considered in Closed Council. Council may determine to accept or decline any offer.

BUDGET IMPLICATIONS

The englobo property known as Camden Forest, Jingellic Road, Holbrook represents a significant opportunity for new residential development in the town.

More importantly the potential sale of the land and development of it will help to meet the current high demand for residential land, and the economic benefit of new housing development and expand Council's rates base. The land is adjacent to key sporting and community facilities and adjacent to a golf course. Such a development will be an important asset for the town and could potentially attract new residents and families to relocate to the area.

CONCLUSION

As consideration of the EOI offers to purchase are now to hand, and are confidential in nature, it is recommended that the matter be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

RECOMMENDATION

That consideration of the EOI offers to dispose of the englobo land parcel comprising 51,816 sqm (approximately) - Lot 2 DP 610499 Jingellic Road, Holbrook be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business.

REASON

On balance the public interest in preserving the confidentiality of consideration of the EOI offers received to purchase the said land outweighs the public interest in maintaining openness and transparency in Council decision making because the disclosure of this information could compromise the commercial position of Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

CORPORATE AND COMMUNITY SERVICES

1. ELECTRICITY PROCUREMENT

Report Prepared by Director Corporate & Community Services – David Smith

REASON FOR THE REPORT

To advise Councillors of the procurement process currently underway for the supply of electricity to large market sites.

REFERENCE TO DELIVERY PLAN ACTION

Not applicable

DISCUSSION

Member councils of the Riverina Eastern Regional Organisation of Councils (REROC) have been procuring electricity collaboratively for many years. In the past this has provided substantial cost savings to members and allowed the region to seek innovative and bespoke solutions.

Recently, REROC have joined with Central NSW Joint Organisation (CNSWJO) in order to refine the electricity procurement process and to procure a more favourable price outcome. The key determinants of price are aggregation and timing. REROC and CNSWJO are entering the market as early as possible to manage the time component.

The current contracts for small tariff sites (< 100MWh p.a.), large market sites (> 100MWh p.a.) and streetlighting expire on 31 December 2022.

The procurement process will be called a Request for Proposals (RFP) which will be an open market request. The CNSWJO Sponsoring General Managers for electricity procurement have considered legal advice which includes giving consideration to a shortened tender period, and they have subsequently agreed that a shortened tender period would not enable the procurement process and instead the extenuating circumstances of the Local Government Act should be used by participating councils.

BUDGETARY IMPLICATION

Electricity costs are fully funded in current and future budgets.

CONCLUSION

As the aggregated procurement of electricity is complex and demands a very short turnaround for the acceptance of offers, it is recommended that the matter of procurement processes for the supply of electricity for large market sites and streetlighting be referred to Closed Council for consideration.

RECOMMENDATION

It is recommended that consideration of the procurement process currently underway for the supply of electricity to large market sites be referred to Closed Council for discussion, in accordance with the relevant section of the Local Government Act, 1993 section 10A (2)(d) (i) commercial information of a confidential nature that would if disclosed prejudice the commercial position of the person who supplied it.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

ELECTRICITY PROCUREMENT [CONT'D]

REASON

The matters to be discussed by Councillors and staff relate to privileged financial and legal dealings and as such are confidential in nature and not suitable for disclosure in Open Council.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

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

1. **HOLBROOK SPORTING COMPLEX – CONSTRUCTION UPDATE ON MULTI
PURPOSE FUNCTION ROOM AND CATERING FACILITIES**

Report by General Manager – Steven Pinnuck

REASON FOR REPORT

To provide Councillors with an update on progress with the construction of the Holbrook Sporting Complex Multi Purpose Function Room and Catering Facilities.

REFERENCE TO DELIVERY PLAN ACTIONS

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

DISSUSSION

Since the report to the February meeting good progress continues to be made to complete the project and there has been no significant issues experienced by the Contractor over the past month.

Note that the total project expenditure has increased and as foreshadowed in the February report there has been a significant increase in cost over and above the provisional cost for the stainless steel benches. There has been a small number of other variations either due to inconsistencies with the Plans or to achieve long term maintenance savings.

These variations are outlined in Table 2 below.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

**HOLBROOK SPORTING COMPLEX – CONSTRUCTION UPDATE ON MULTI PURPOSE
FUNCTION ROOM AND CATERING FACILITIES [CONT'D]**

Table 2

Cost Item	Original estimate	cost 2/02/2022	cost 25/02/2022	Variance	Comments
Preparation of Plans, specifications and other tender documentation	62,000	72,610	72,610	-	Multiple changes to plans to reduce build cost and to accommodate requests from Holbrook Sporting Complex Board
Electrical Upgrade (estimate)	50,000	65,238	65,238	-	Includes establishment of electrical connection for building works. Essential have requested that a secondary pole on the western side of Gundagai Street also be replaced at a cost of 23,345.
Accepted tender - Gilchrist Property Group (exc. Provisional items and contingency)	1,725,756	1,725,756	1,725,756	-	
Additional costs for Coolrooms (PC item)		15,492	15,492	-	
Provisional items	82,000	82,000	82,000	-	Additional costs of \$9,886 in final changes to kitchen layout, sink in medical room room etc. This should be offset by savings in catering appliances
Contingency	20,000	73,337	111,302	- 37,965	Includes upgrade concrete sealer - \$4,250.00 Include vinyl planks to office - \$1,724.80 Add 6 illum sky lights - \$1,559.25 Variation stainless steel benches - \$30431.25
Estimated total cost of project	1,939,756	2,034,433	2,072,398	- 37,965	
Funding available					
Australian Government - Building Better Regions		700,000	700,000		
NSW State Government - Female Friendly Facilities		400,000	400,000		
Bushfire Community Resilience and Recovery Fund		60,000	60,000		
Riverina Water County Council		15,000	15,000		
NSW AFL		124,777	50,000		NSW AFL funding confirmed
Holbrook Sporting Complex Board			74,777		Complex Board have agreed to contribute the shortfall in NSW funding
Holbrook Australian Rules Football Club		90,000	90,000		
Holbrook Sporting Complex Board		65,000	65,000		Community Fundraising
Holbrook Sporting Complex Board - additional contribution coolrooms		15,492	15,492	-	
Greater Hume Council - Funds from the sale of the Holbrook Hostel		249,000	249,000		
Greater Hume Council - Holbrook Caravan Park Reserve		250,640	250,640		
Total funding as at 14 January 2022		1,969,909	1,969,909	-	
Project over expenditure as at 29 October 2021		- 64,524	- 102,489	37,965	

The building is now at a stage where it is expected that any further variations will be minimal however it should be noted that the original plans did not include seating in the home changes rooms and the provision of disabled parking and the reinstatement of the road behind the building was removed from the Contract. These items will also need to be funded with at least a gravel road constructed in the short term.

The Contractors are continuing to work diligently, overlapping trades where practicable to meet a mid-end of April completion timeline.

With the exception of the ground stabilisation and stainless steel costs Gilchrist Property Group have worked well with the Holbrook Sporting Complex Board and Council to minimise Contract variations.

It is the Authors intention to submit a report to a future meeting of Council on how the project shortfall will be managed, most likely through asset sales.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

HOLBROOK SPORTING COMPLEX – CONSTRUCTION UPDATE ON MULTI PURPOSE
FUNCTION ROOM AND CATERING FACILITIES

BUDGET IMPLICATIONS

Whilst there has been some deterioration of the financial position of the project it is not expected to be any further major variations within the construction contract. Noting however that seating for the home change rooms, provision of disabled parking and the reinstatement of the road behind the building are unbudgeted and will need to be completed.

CONCLUSION

The Multi-Purpose Function Room and Catering Facilities Project has been challenging however Users are now enthusiastically looking forward to the completion of the building.

RECOMMENDATION

That the report be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

2. HENTY SPORTSGROUND FUNCTION ROOM – EXTENSIONS AND REFURBISHMENT

Report by General Manager – Steven Pinnuck

REASON FOR REPORT

To update Councillors on the cost of construction of the Henty Sportsground function Room – Extensions and Refurbishment Project.

REFERENCE TO DELIVERY PLAN ACTIONS

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

Outcome 4.1 Infrastructure and facilities meets the needs of our communities.

DISSUSSION

Since the report to the February Council meeting construction costs of the Henty Sportsground Function Room extensions and refurbishment have continued to be refined.

As also highlighted at the February meeting it was anticipated that Council may have to contribute to a water main upgrade (noting that Riverina Water is the supply authority) to ensure that there is sufficient capacity to service the site. This did in fact eventuate and the costing of the upgrade are detailed below:

Item	Cost
Water main upgrade	\$30,661.00
Installation of 80mm fire service	\$3,899.00
Installation of \$50mm service to Building	\$5,524.00
Total	\$40,084.00

In relation to the water main upgrade a request was made to Riverina Water County Council to share the cost of the water main upgrade (\$30,661.00) which was approved at their February meeting. Accordingly this will result in the net cost of the upgrade of the water and fire service to the Sportsground to \$24,753.50.50 (\$40,084.00-\$15,330.50=\$24,753.50). Advice has been received that this request has been approved.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

HENTY SPORTSGROUND FUNCTION ROOM – EXTENSIONS AND REFURBISHMENT
[CONT'D]

This has been reflected in the updated financial information below.

Project element	Revised cost 7 February 2022	Revised cost 3 March 2022	Variance	Comments
Projects costs included in application				
Project Management	\$ 60,000	60000	\$ -	
Finalise of design plans	\$ 12,500	16940	-\$ 4,440	
Council approvals	\$ 8,106	8106	\$ -	
Earthworks	\$ -		\$ -	Included in building costs
Building component	\$ 905,222	905222	\$ -	
Estimated total costs	\$ 985,828		-\$ 4,440	
Funded by				
Sportsground Stimulus Fund	\$ 409,091	409091	\$ -	
Henty Community Financial Services	\$ 300,000	300000	\$ -	
Local Roads and Community Infrastructure Fund	\$ 100,000	100000	\$ -	
NSW AFL	\$ 50,000	30000	-\$ 20,000	Grant now confirmed
Greater Hume Council	\$ 5,481	5481	\$ -	Council component of DA fees
User group contribution	\$ 47,500	47500	\$ -	
Community contribution (Mower sale and community fundraising)	\$ 70,000	70000	\$ -	
Estimated total income	\$ 982,072	\$ 962,072	-\$ 20,000	
Variance in funding for Building component only	-\$ 3,756		\$ 24,440	
Additional costs to be incurred				
Installation of pressure sewer line	\$ 87,452	87452	\$ -	Revised based on quotations received
Fire services (upgrade of main or tanks and pumps)	\$ 188,764	188764	\$ -	Revised based on quotations received
Riverina Water Main Upgrade		24936	-\$ 24,936	
			\$ -	
Total	\$ 276,216	\$ 276,216	-\$ 24,936	
Funded by				
Local Roads and Community Infrastructure Fund	\$ 250,000	250000		
Variance	\$ 250,000	\$ 250,000	-\$ 24,936	
Total funding shortfall			-\$ 44,936	

Another major concern with the project is the significant delay in acquiring the tanks for the fire service which is 12 – 16 weeks after which time they are required to be installed and certified. The Author will be having discussions with the Henty Football Club as to how the unavailability of the Clubrooms can be managed in the first half of the football/netball season.

The Author is optimistic the project can be completed without any further major costs escalations.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
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HENTY SPORTSGROUND FUNCTION ROOM – EXTENSIONS AND REFURBISHMENT
[CONT'D]

It is intended that a report will be submitted to a future meeting on how the shortfall will be funded, most likely from asset sales.

BUDGET

The project will need to be carefully managed over the next month or so to ensure that the project shortfall does not escalate.

CONCLUSION

As advised at the February meeting the Henty Sportsground Extensions and Refurbishment has been challenging due to insufficient scoping of the project prior to applying for funding.

The Author is optimistic the project can be completed without any further major costs escalations.

It is intended that a report will be submitted to a future meeting on how the shortfall will be funded, most likely from asset sales.

RECOMMENDATION

That the report be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

3. LOCAL GOVERNMENT NSW SPECIAL CONFERENCE –28 FEBRUARY TO 2 MARCH 2022

Report by General Manager – Steven Pinnuck

REASON FOR THE REPORT

To provide Councillors with an overview of the 2022 Local Government NSW Special Conference held on Sydney from Monday 28 February to Wednesday 2 March 2022.

REFERENCE TO DELIVERY PLAN ACTIONS

Nil.

DISCUSSION

Darriea Turley AM, President of Local Government NSW opened the Conference and expressed complete dismay with the record low 0.7% rate pegging increase. If IPART got it right then 128 Councils have got it wrong.

This year, 96 Category 1 motions were debated (with 86 carried), along with 41 Category 2 motions that form part of LGNSW's existing policy and advocacy.

The following is an overview of points of interest from key note speakers.

Minister for Local Government – The Hon. Wendy Tuckerman MP

- 17 years in local government including the Administrator of Hilltops Council before being elected as the Member for Goulburn
- Committed to ensure the Office of Local Government has the resources they need to serve Councils.
- Consultation on review of Councillor misconduct framework review closes 28 March 2021.
- New Code of Conduct to be adopted by Council.
- Wrote to IPART Chair about undertaking a review of the rate peg methodology. Minister will be discussing with IPART the options to address the 0.7% rate peg increase.

Linda Scott – President ALGA

- Federal budget being handed down on 29 March 2022
- Advocacy Don't leave local communities behind – 537 local councils
- FAG – fund a wide range of operations and services
- Unless FAG's are increased Councils will no longer be able to be the Commonwealth Government's trusted partner.
- Requested that a template Mayoral minute be presented to Council.
- ALGA on line federal budget forums to be held over the coming weeks

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

LOCAL GOVERNMENT NSW SPECIAL CONFERENCE – 28 FEBRUARY TO 2 MARCH 2022 [CONT'D]

Michael Pascoe – Economist

- Federal budget due at end of March and budgets accurately for 2 years.
- Very difficult to forward budget in the current climate
- 2023 is looking positive with households having the capacity to spend
- Closed borders has actually been positive for the domestic economy
- Negatives –
 1. Interest rates will rise
 2. Housing price boom will end
 3. Post election fiscal tightening
- COVID stimulus mainly has not been an “investment”
- Rather than some programs such as Home Builder funds could have been invested into social housing which has static over the last decade when the population has been increasing
- At best Federal Government infrastructure spending has flat lined in real terms.

Whilst aspects of the Conference were quite disappointing it continues to provide an opportunity for the local government community to come together to- debate issues impacting on local government in NSW. The 2022 Annual Conference will be held Sunday 23 October to Tuesday 25 October at the Crowne Plaza in the Hunter Valley.

BUDGET IMPLICATIONS

Adequate budget allocations exist for the attendance of three Councillors and the General Manager at the LGNSW Conference.

CONCLUSION

Whilst aspects of the Conference were quite disappointing it continues to provide an opportunity for the local government community to come together to- debate issues impacting on local government in NSW. The 2022 Annual Conference will be held Sunday 23 October to Tuesday 25 October at the Crowne Plaza in the Hunter Valley.

RECOMMENDATION

That the report be received and noted

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

CORPORATE AND COMMUNITY SERVICES

1. COMBINED INVESTMENT REPORT – MONTH ENDED 28 FEBRUARY 2022

Report prepared by Accounting Officer – Camilla Webb

REASON FOR REPORT

This report presents to Council details of all funds invested as at 28 February 2022 as required by the Local Government (General) Regulation 2021.

REFERENCE TO DELIVERY PLAN ACTION

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

DISCUSSION

In accordance with the Local Government Act 1993, the Responsible Accounting Officer must present to Council monthly, the status of the investments held by Council. The Responsible Accounting Officer must detail the investments held, and their compliance with both internal policy and external regulation under the Ministerial Order of Investments.

In accordance with the recommendations made by the Office of Local Government (OLG) Investment Policy Guidelines published in June 2010, the monthly Investments Reports are attached to the Council investment report. This allows a stand-alone report to be published on Council's website for the public to view without having to peruse the Council meeting agenda for the relevant meeting.

Councillors should note that Council has engaged an external investment manager, Curve Securities, to source appropriate investment opportunities with the aim of transitioning Council's investment portfolio to meet the investment parameters as detailed in Council's revised Investment Policy. Curve Securities will work with Council to ensure that Council's overall investment portfolio is diversified across a wider spectrum of approved financial institutions thereby achieving improved security and asset protection. It should be noted that each individual investment is still held directly by Council with each financial institution.

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COMBINED INVESTMENT REPORT – MONTH ENDED 28 FEBRUARY 2022 [CONT'D]

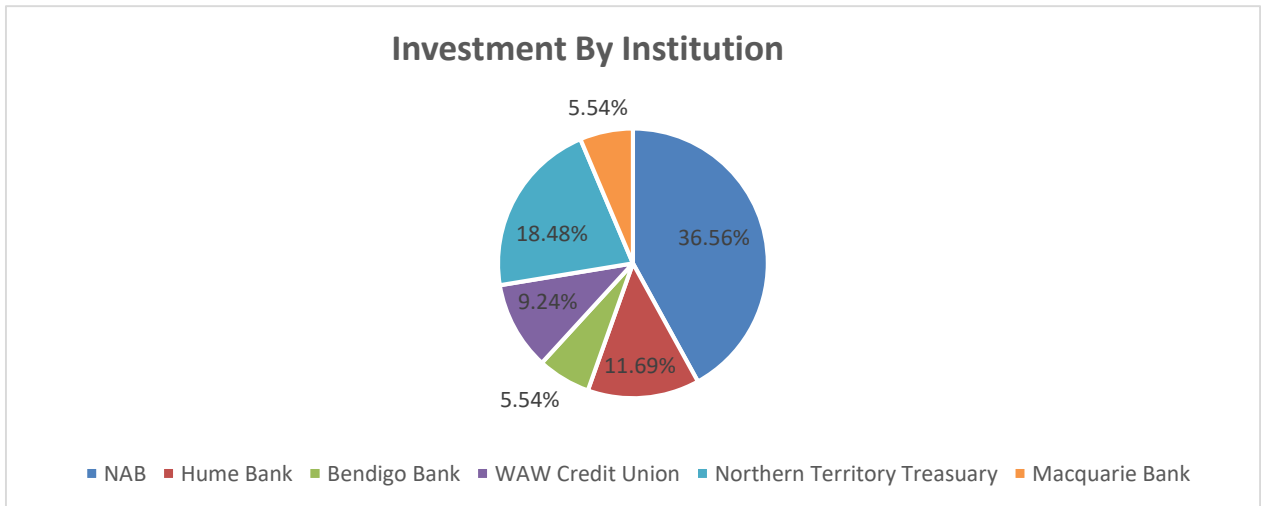
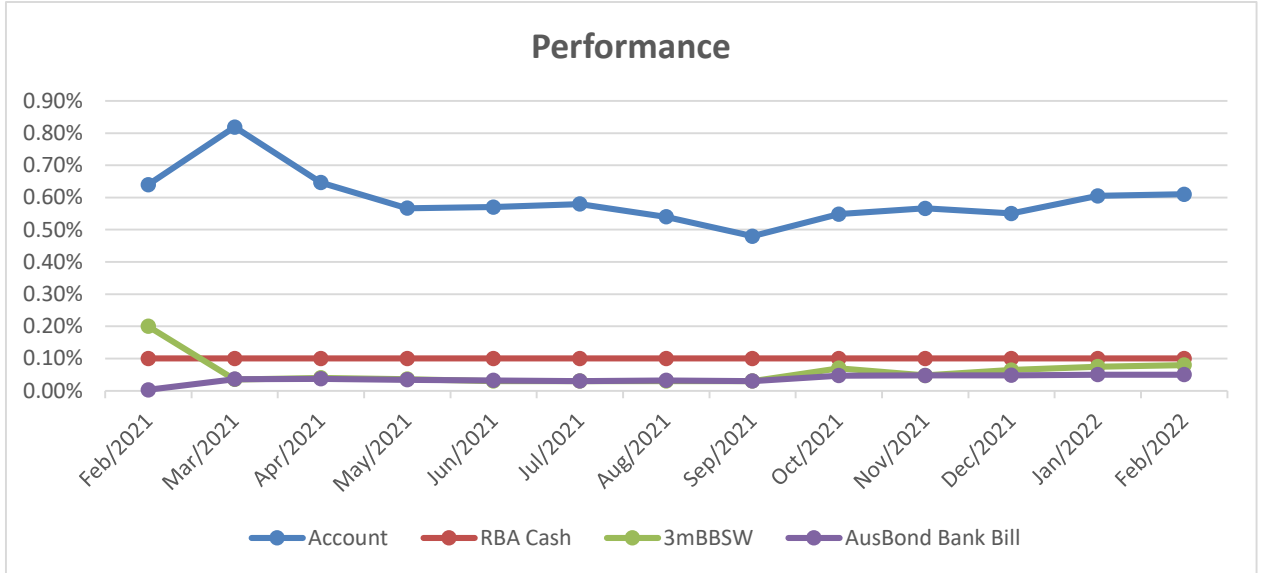
Greater Hume's overall investment portfolio

Total Cost	\$27,055,374.42
Total Portfolio Value	\$27,142,540.47
Weighted Average Term (days)	372
Weighted Average Yield	0.61 %
Total Monthly Accrued Interest	\$12,135.37
Total Interest Received this month	\$2,790.14
Interest Payments this month	3
Matured Investments this month	3
Total Funds Matured this month	\$1,500,000.00
New Investments this month	4
Total Funds Invested this month	\$2,000,000.00

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COMBINED INVESTMENT REPORT – MONTH ENDED 28 FEBRUARY 2022 [CONT'D]

Note: The Reserve Bank of Australia reduced the cash rate to .01% on 3 November 2020.



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COMBINED INVESTMENT REPORT – MONTH ENDED 28 FEBRUARY 2022 [CONT'D]

Investment Register

ADI/Security Name	Maturity Date	Amount	Long Term Rating	Term in Days	Yield
Hume Bank	1/03/2022	\$66,761.10	NR	365	0.50%
Hume Bank	13/03/2022	\$500,000	NR	181	0.25%
WAW Credit Union	13/03/2022	\$500,000	NR	181	0.40%
NAB	15/03/2022	\$500,000	AA-	181	0.26%
Hume Bank	17/03/2022	\$500,000	NR	273	0.30%
Hume Bank	17/03/2022	\$500,000	NR	273	0.30%
Hume Bank	19/03/2022	\$500,000	NR	270	0.30%
NAB	15/04/2022	\$500,000	AA-	50	0.35%
AMP Bank	21/04/2022	\$1,000,000	BBB	365	0.70%
NAB	3/05/2022	\$500,000	AA-	90	0.38%
WAW Credit Union	11/05/2022	\$500,000	NR	365	0.75%
Bendigo And Adelaide Bank	16/05/2022	\$500,000	BBB+	213	0.35%
Hume Bank	16/05/2022	\$46,751.06	NR	364	0.40%
NAB	18/05/2022	\$500,000	AA-	83	0.35%
Macquarie Bank	24/05/2022	\$500,000	A+	272	0.40%
NAB	30/05/2022	\$300,000	AA-	276	0.28%
AMP Bank	14/06/2022	\$1,000,000	BBB	216	0.85%
WAW Credit Union	16/06/2022	\$600,000	NR	365	0.75%
WAW Credit Union	16/06/2022	\$500,000	NR	365	0.75%
Hume Bank	17/06/2022	\$500,000	NR	365	0.40%
Hume Bank	17/06/2022	\$500,000	NR	365	0.40%
Hume Bank	30/06/2022	\$49,937.43	NR	365	0.35%
WAW Credit Union	8/07/2022	\$400,000	NR	365	0.75%
NAB	20/07/2022	\$500,000	AA-	271	0.35%
Macquarie Bank	17/08/2022	\$500,000	A+	182	0.65%
NAB	30/08/2022	\$500,000	AA-	366	0.35%
AMP Bank	27/09/2022	\$500,000	BBB	364	0.80%
Macquarie Bank	29/09/2022	\$500,000	A+	365	0.40%
Bendigo And Adelaide Bank	17/10/2022	\$500,000	BBB+	271	0.55%
AMP Bank	20/10/2022	\$1,000,000	BBB	365	0.80%
NAB	6/12/2022	\$510,414.36	AA-	357	0.61%
Bendigo And Adelaide Bank	12/01/2023	\$500,000	BBB+	365	0.65%
NAB	19/01/2023	\$500,000	AA-	365	0.73%
NAB	13/09/2023	\$2,000,000	AA-	727	0.60%
Northern Territory Treasury Corp	15/06/2025	\$1,000,000	NR	1,248	1.40%
Northern Territory Treasury Corp	16/06/2025	\$1,500,000	NR	1,481	1.10%
Northern Territory Treasury Corp	15/06/2026	\$2,500,000	NR	1,887	1.30%
NAB	1/03/2022	\$3,581,510.47	AA-	1	0.10%

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COMBINED INVESTMENT REPORT – MONTH ENDED 28 FEBRUARY 2022 [CONT'D]

Declaration

I, Dean Hart, as the Responsible Accounting Officer of Greater Hume Shire Council, hereby certify the investments listed in the attached reports have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government (General) Regulations 2021 and Council's Investment Policy.

All investments have been appropriately recorded in Council's financial records and reconciled monthly.

CONCLUSION

On 28 February 2022, total investments held were \$27,142,540.47. The year to date accrued investment earnings for 2021/2022 was \$93,347.60 representing a weighted average yield of 0.61%

RECOMMENDATION

That Council receives and notes the Investment Balances Report for the month of February 2022

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PART C - ITEMS FOR INFORMATION

GOVERNANCE

1. WORKSHOP/BRIEFING SESSION SCHEDULE 2022

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 commencing at 5.45pm	Topic
Friday, 7 January 2022	Induction
Monday 7 February 2022	Community Strategic Plan
Wednesday, 9 February 2022	Preliminary Roads Workshop
Wednesday, 23 February 2022	Preliminary Budget Workshop
Friday, 4 March 2022	Shire Works and Roads Tour
Tuesday, 22 March 2022	Final Roads Workshop
Wednesday, 6 April 2022	Final Budget Workshop

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

Council meeting locations and dates are available on the website or by contacting any Council office.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

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2. OFFICE OF LOCAL GOVERNMENT CIRCULARS

REASON FOR REPORT

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

DISCUSSION

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

22-03 Guidelines for Additional Special Variation (ASV) Process for 2022-23

22-02 New guidelines covering section 358 applications and Public Private Partnerships

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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3. LOCAL GOVERNMENT NEW SOUTH WALES (LGNSW) – WEEKLY CIRCULARS

REASON FOR REPORT

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

DISCUSSION

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

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

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

4. TOURISM AND PROMOTIONS OFFICER'S REPORT

Report by Tourism and Promotions Officer – Kerrie Wise

REASON FOR REPORT

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

DISCUSSION

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

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

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CORPORATE AND COMMUNITY SERVICES

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

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

2. STATEMENTS OF BANK BALANCES AS AT 28 FEBRUARY 2022

The statement of bank balances as at 28 February 2022 is attached at **ANNEXURE 9**.

3. PEOPLE & CULTURE REPORT – FEBRUARY 2022

Report prepared by People and Culture Officer – Jessica Winnett

REASON FOR REPORT

To advise Councillors on Human Resources functions such as the recruitment of new employees, resignations and employee 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

- Continuous review of policies and procedures

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
- REROC Workforce Development meeting – next meeting 17 May 2022

RECRUITMENT

- Recruitment in progress:
 - Building Maintenance Officer – interviewed 5, appointment yet to be made
 - Internal Engineering Administration Officer – 0 applications. To be advertised externally in March 2022
 - Internal Water and Wastewater Operator – 0 applications. To be advertised externally in March 2022
 - Internal Records Officer Fixed Term Contract – Part Time – 1 application, appointment yet to be made
 - Early Childhood Educators – interviewing applicants ongoing

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PEOPLE & CULTURE REPORT – FEBRUARY 2022 [CONT'D]

- New employees commencing with Council:
 - Tom Baldwin – Manager Water and Sewer
 - Darren McFarlane – Ranger/Compliance Officer
 - Rosemary Mitchell – Casual Customer Service Officer
- Position/role changes with existing Council employees:
 - Rebecca Sim – Customer Service/Library Officer – Part Time Culcairn (12 month Maternity Relief Contract)
 - Keena McFarlane – Acting Engineering Administration Officer
- Employees ceasing duties with Council:
 - Jade Philips – Early Childhood Educator Culcairn
 - Amanda Parks – Acting Centre Director Culcairn
 - Katie Millar – 2IC and Early Childhood Educator Henty
 - Susan Shanahan – Engineering Administration Officer
 - Trent Brown – Water and Wastewater Operator Jindera
 - Jarrod Hibberson – Centre Director Holbrook (January 2022)
- Positions advertised:
 - Building Maintenance Officer
 - Internal Engineering Administration Officer
 - Internal Water and Wastewater Operator
 - Internal Records Officer Fixed Term Contract – Part Time

WORKPLACE RELATIONS

- Participate with Outdoor Staff quarterly meetings – meeting held on 9 December 2021; next meeting 17 March 2022
- Coordinate and administer Consultative Committee – meeting held on 14 December 2021; next extraordinary meeting March 2022
- Participate with Risk WHS Committee – meeting held on 14 December 2021; next extraordinary meeting 17 March 2022
- LGNSW HR Networking Meeting – virtual meeting held 8 December 2021; next meeting 9 March 2022

PROFESSIONAL DEVELOPMENT & LEARNING

- Human Resources and Industrial Relations Mentoring
- Training Services NSW – Development of a training plan for All Staff to have the opportunity to undertake a full or part qualification under a free training model

PERFORMANCE MANAGEMENT

- Council's annual Performance Appraisals are scheduled to be reviewed throughout April 2022 and will be available to access from May 2022

HEALTH & WELLBEING

- Coordination of Phase 8 of Council's Early Intervention Health and Wellbeing Program with Align. Current program consists of a Health and Wellness Consultant and Physiotherapist visiting on a rotating weekly basis to all office and depot location. Centre Educators participate in a Health and Wellbeing Program with a Wellness Consultant visiting one centre per week.

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PEOPLE & CULTURE REPORT – FEBRUARY 2022 [CONT'D]

REVIEW & CONTINUOUS IMPROVEMENT

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

4. GREATER HUME COUNCIL LIBRARY SERVICES

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

REASON FOR REPORT

To inform Council on library membership and participation in Greater Hume Council Libraries

REFERENCE TO DELIVERY PLAN ACTION

Theme Healthy Lifestyle

Outcome Council provides learning and developmental opportunities for all

DISCUSSION

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

Investigate and implement new and innovative programs

March Programs	Location	Event
2022 NSW Women's Week	Henty 8 March Holbrook 8 March Culcairn 10 March Jindera 15 March	Fitness Self Defence Staying Health & Cupcake Decorating Staying Health & Cupcake Decorating
NSW TAFE – Bring Your Own Devices programs to be presented over 6-8 weeks	Holbrook Library Complex	All six sessions are presented as one-on-one lessons and have been made possible through a partnership with TAFE. Bring Your Own Device program will be held in Jindera in April/May
Online Storytime	Monthly	Facebook & Instagram
Storytime	Monthly at all libraries	Stories & craft activities

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GREATER HUME COUNCIL LIBRARY SERVICES [CONT'D]

Upcoming Programs	Location	Event
Festival of Senior's Week	Holbrook 19 & 25 March	Pottery Classes
	Henty 31 March	Johnny Rockets Dancing
	Jindera 1 April	Festival – Celebrating being 50+
	Culcairn 7 April	Festival – Celebrating being 50+
	Walla Walla 8 April	Festival of Seniors Week - Expo
Bring Your Own Device Program coming to Jindera Community Hub	Jindera Community Hub	Six weekly sessions commencing Thursday 17 March 22 from 10am

Successful Grant Funding	Funding Amount	Location
Murrumbidgee Bush Fire Recovery Grant – Festival of Seniors Week Events	\$9975.00	All Libraries & Walla Walla

Successful Murrumbidgee Bush Fire Recovery Grant for Festival of Seniors Week 2022

Greater Hume Council has been successful in receiving \$9975.00 from Murrumbidgee Primary Health Network- Bushfire Recovery Grant to fund Festival of Seniors Week 2022. Funding received will enable events to be held in five townships in Greater Hume Council and will range from pottery classes, rock n roll dancing exhibitions to expos. The events will be held during daytime and evenings to ensure inclusion for all and will be supported by local businesses and organisations.

Library Statistics – February 22

Statistics are not reflective of the usage of the Greater Hume Council Libraries during February 22 as computer usage has not been added to Statistics.

Library	Henty	Culcairn	Holbrook	Jindera
Issues	363	201	531	138

Statistics Mobile Library Service – February 22

Location	Brocklesby	Gerogery	Jindera	Walbundrie	Walla	Woomargama
Loans	24	16	51	59	53	22

BUDGET IMPLICATION

Nil. Projects are funded from budget allocations.

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GREATER HUME COUNCIL LIBRARY SERVICES [CONT'D]

CONCLUSION

Greater Hume Council Libraries continue to facilitate programs and services that meet the needs and wants of the community pivoting between events held in the library to online and outreach when required.

RECOMMENDATION

That council receive and note the report

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ENGINEERING

1. FEBRUARY 2022 - 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).

Regional Roads

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

Line marking and audio tactile markers to be installed on Urana Road (MR125) as part of the Safer Roads Program.

Road reconstruction on Culcairn Holbrook, east of Morven is almost complete with only the guardrail to be installed.

Local Roads

Sealed

General maintenance on local roads is continuing.

Road reconstruction of 4km on Fellow Hills Road, starting at Coach Road is continuing.

Upgraded safety signs have been installed on Coach Road at the intersection with Odewahns Road to improve visibility of approaching intersection.

Unsealed:

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

Alma Park Cemetery Road	Narrabilla Road
Balldale Walbundrie Road	Rock Road
Campbells Road	Ryan Stock Route
Gluepot Road	Scholz Road
Hillsley Lane	Sherwyn Road
Mandaring Road	Stolls Road
McGorman Lane	Yenschs Road

Repair work is continuing on roads that were damaged during the heavy rainfall events in November, January and February.

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FEBRUARY 2022 – REPORT OF WORKS [CONT'D]

Works have commenced on Bloomfield Road on the new Burrumbuttock Creek crossing. This will replace the old timber structure bridge.

Urban Streets:

General maintenance of urban streets is continuing.

Clearing debris from drains and drainage inspections have been carried out.

Footpath construction in Urana Street, Jindera between the Tennis Courts and Pioneer Drive has commenced.

General:

General maintenance of public toilets and parks is continuing.

General signage maintenance is continuing.

Drainage upgrade at the Recreation Ground in Holbrook has been completed.

Monthly Works Maintenance Expenditure:

Local Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Comments
Urban Roads Maintenance	\$240,604	\$160,403	\$193,271	-\$32,868	See Comment Below
Urban Roads Town Maintenance	\$210,000	\$140,000	\$189,201	-\$49,201	Additional cleanup and mowing from wet summer
Rural Roads Sealed	\$800,000	\$533,333	\$733,499	-\$200,165	See Comment Below
Rural Roads Unsealed	\$1,154,289	\$769,526	\$1,022,656	-\$253,130	See Comment Below
Street Tree Maintenance	\$252,335	\$168,223	\$149,461	\$18,762	

NOTE : Application for Natural Disaster submitted and declared for significant weather events December/January. Awaiting acceptance of funding for completed emergency works and pending works estimated value \$1.5m.

Regional Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Comments
Regional Roads Maintenance	\$826,239	\$550,826	\$528,452	\$22,374	

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FEBRUARY 2022 – REPORT OF WORKS [CONT'D]

Sportsgrounds, Parks & Public Toilets	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Comments
Sportsground Maintenance	\$323,220	\$215,480	\$331,075	-\$115,595	Most major works completed only basic maintenance now required
Parks & Gardens Maintenance	\$347,180	\$231,453	\$206,149	\$25,304	
Public Toilets Maintenance	\$177,216	\$118,144	\$132,551	-\$14,407	Cleaning back to normal levels following additional cleaning carried out during COVID outbreak

NB : Sportsground Maintenance excludes annual GHC contribution payment

2. WATER & SEWER REPORT – FEBRUARY 2022

Capital Works Program:

- Henty Sewer Treatment Plant & Reuse Plant – New monitoring system – Complete
- Culcairn Water Service replacements - WIP

Operation & Maintenance:

- New water service connection – 113 Pioneer Drive, Jindera
- New water service connection – 8 Terlich Way, Jindera
- New water service connection – Olympic Way, Culcairn
- New water service connection – 9-11 Main St, Gerogery

- Water main repair – Gerogery Rd, West Gerogery
- Water main repair - 2 Cade Crt, Jindera
- Water main repair – Dights Forest Rd, Jindera

- Sewer main choke – 12 17-19 Wattle St, Culcairn
- Sewer main choke – 10 Victoria St, Walla Walla

- Sewer main repair – Dights Forest Rd, Jindera

Other:

- IWCM – WIP
- Jindera STW upgrade Business Case – WIP
- Culcairn Black St reservoir upgrade Business Case - WIP
- Jindera, sewer storm water inundation.

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WATER & SEWER REPORT – FEBRUARY 2022 [CONT'D]

Drinking Water Monitoring Program:

- 8 x Water samples for Microbial Water Analysis submitted in the month of November 2021 for Villages and Culcairn Water Supply have all complied with the Australian Drinking Water Guidelines.

Water Quality Complaints

Date	Location	Problem	Action Taken
14/02/2022	14 Himsley Ln, Jindera	Dirty water	Flush & test, ok
04/01/2022	925 Glenellen Rd, Gerogory West	Odour	Flush & test, ok
22/12/2021	383 Dights Rd, Jindera	Dirty water	Flush & test, ok

Water Supply Monthly Usage

February 2022	2019/2020	2020/2021	2021/2022
Culcairn Water Supply (ML)	15.72	13.05	14.25
Village Water Supply (ML)	34.07	42.20	39.62
Totals (ML)	49.79	55.25	53.87

Water Supply Sourced and Used

1 July 2021 – February 2022	2019/2020	2020/2021	2021/2022
Culcairn Water Supply (ML)	122.42	102.63	90.03
Village Water Supply (ML)	374.40	318.00	258.45
Totals (ML)	496.82	420.63	348.48

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ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF FEBRUARY 2022

The schedule of development applications processed for the month of February 2022 is attached at **ANNEXURE 10**.

2. RANGER'S REPORT – FEBRUARY 2022

COMPANION ANIMALS

No. of Complaints Received 16	Including: 6 barking dogs, 9 roaming dogs, 2 dealing with an aggressive dog, nuisance dog, 1 menacing and dangerous dog compliance checks		
No. of dog attacks:		Location: Jindera	Unknown dog/s or fox attacked and killed chooks.
		Jindera	Dog chased a horse. No injury. Owner took action to stop children having access to opening dog pen.
		Holbrook	Dog escaped from yard and chased and bit a male person on the left leg. No medical treatment required. Dog rehomed.
Comments:			
		Dogs	Cats
In Council's Facility at Beginning of Month		0	
Captured & Returned to Owners		5	
Captured & Impounded			1
Released from Pound to Owners			
Surrendered by Owners			1
Rehomed			2
Euthanased			
Remaining in Council's Facility at End of Month			

FERAL CATS

No. of Complaints:	2
No. Feral Cats caught:	

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RANGER'S REPORT – FEBRUARY 2022 [CONT'D]

LIVESTOCK

	Cattle	Sheep	Horse	Goats	Other Alpacas
No. of Reports of Stock on Roads	7	3			
Instances - Returned to owners	7	3			
Impounded					
Vehicle accidents involving stock					

OTHER LIVESTOCK, WILDLIFE COMPLAINTS

Gerogery – 1 injured kangaroo euthanized.

ABANDONED VEHICLES

8 vehicles currently impounded.

POLLUTION AND ENVIRONMENTAL INCIDENTS

Inspection conducted: Overgrown Vegetation Unsafe Land	Inspections being conducted. 9 complaints received. 5 Notices of Proposed Orders issued. 2 Orders issued.
Pollution: Noise Parking Issue	Jindera – barking, warning and ongoing monitoring. Walla Walla – barking, warning and ongoing monitoring. Holbrook – barking issues, ongoing monitoring. Henty – barking. Holbrook – truck parking in residential area. Culcairn – truck parking in residential area. Walla – truck parking in residential area.
Pollution: Waste Dust	Alma Park – tyres dumped on private property Council & EPA investigating, ongoing. Holbrook – Ranger and Building Inspector working together regarding use of property.

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RANGER'S REPORT – FEBRUARY 2022 [CONT'D]

ON-SITE SEWERAGE MANAGEMENT SYSTEMS

Inspection Type	Total	Pass	Fail
OSMS Compliance Inspections	2		2
Pre-Purchase Inspections	1		1
OSMS Orders issued	3		
OSMS Orders Compliance Inspections	8	8	
Plumbers Site Inspections	1		
OSMS Upgrade Applications Received	4		
OSMS Approvals To Do Works Issued	4		
OSMS Approvals To Operate Issued	7		
AWTS Service Contract Renewal Letters			
Local Government Application Approvals			
Local Government Approval Inspections			
Local Government Approval Soil Report Assessments			
OSMS Rate charge enquires			
Septic Enquiry			
Solicitors letter			
Vacant Land checks			

OTHER WORKS CONDUCTED

- 36 CRM's for the month of February.
- Culcairn Landfill fire.
- RID online (Report Illegal Dumping online) updating with data entry.
- Holbrook, Culcairn and Jindera Landfill site works, landfill water pump and refuelling conducted.
- Noise monitoring Jindera, Culcairn and Walla Walla for barking dogs and roosters.
- Assist RSPCA with companion animal and stock welfare issues.
- Companion animal's data entry.
- Court Attendance Notice – hoarder Jindera ongoing issue.
- Footpath parking issues Jindera.
- Heavy vehicle parking issues Holbrook, Culcairn and Walla.
- Follow up – Orders untidy properties vehicles at Gerogery.
- Illegal dumping Jindera and Alma Park.
- Ducks at pools Culcairn, Holbrook and Jindera.
- Building asbestos inspections all Council buildings.
- Assist with pool maintenance.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, 40 BALFOUR ST CULCAIRN
ON WEDNESDAY 16 MARCH 2022**

PART D

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

- ARIC Chairs Report – February 2022
- ARIC Minutes – 8 February 2022
- Walla Walla Community Development Committee – 18 October & 6 December 2021
- Walla Walla Community Hall Committee Meeting – 7 February 2021