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**ORDINARY MEETING OF GREATER HUME COUNCIL
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MAYORAL MINUTE

NOTICE OF MOTIONS

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OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. MODIFICATION TO DEVELOPMENT APPLICATION 10.2022.151.2 ALTERATION AND ADDITIONS TO COMMERCIAL BUILDING –HOLBROOK HOTEL LOT 1 AND 2 DP543149 144 ALBURY STREET HOLBROOK

Report prepared by Director Environment and Planning – Colin Kane

REASON FOR REPORT

Council is in receipt of an application for modification of a development consent 10.2022.151.1 which is for alterations and additions to an existing hotel.

The modification is seeking the inclusion of the following aspects to the development

- Consolidation of Lot 1 and Lot 2 DP543149.
- Carpark configuration.
- Outdoor beer garden and function centre.
- Footpath dining along Wallace and Albury Streets.

The applicant is Rob Pickett Design and the owner is Holbrook Hotel.

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 two submissions has been received.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

Council has received an application in accordance with Section 4.55(2) of the EP&A Act to modify development consent 10.2022.151.1 which relates to additions and alterations to an existing hotel. The works involve internal alterations to the existing hotel. Ground floor works to include the configuration of a new main bar, patron space, cool room, bathrooms, main kitchen, pizza area, updated bathrooms to the function room. The Albury Street verandah to the function room is to be raised up to existing floor level and provided with balustrade. Upstairs alterations to include a new bar area, new kitchen area, refurbishment of existing bathrooms, new wall openings to the verandah.

Council received an application for modification of the development consent which requests the following modification to the development consent.

- Consolidation of Lot 1 and Lot 2 DP543149.
- Carpark configuration.
- Outdoor beer garden and function centre.
- Footpath dining along Wallace and Albury Streets.

The submitted material also nominated that the Holbrook Hotel would be in operation 7 days per week 10am to 1am. It provided details of how the beer garden area would operate, landscaping for the carpark and clarified the positioning of materials to be used in the outdoor dining areas.

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The modification application was notified to nearby property owners on 22 December 2021 and in response to this notification two submissions were received the contents of which are discussed later in this report. In response to the submission the applicant was requested to provide the following information:

- Provide details and occasions that the beer garden would be used on an annual basis.
- Provide details as to the proposed noise attenuation measures that could be provided for the beer garden.
- Provide hours of operation for the outdoor dining particularly the finishing time.

In response to the request for additional information another submission was received from the applicant. That submission provided more clarity for the use of the beer garden, the outdoor dining area and details on the use of an arena area that would be situated along Swift Street and Wallace Street. Details of the arena were not included with the first submission and it is proposed to establish this area to hold live shows and exhibitions. Running on a Friday–Sunday these shows would be held between November and March and the times would start from 10am and finish by 9pm. All information submitted on both occasions is contained in **ANNEXURE 1**.

Following receipt of the requested additional information the application was renotified to all nearby property owners. The notification for the arena and undertaking of the shows was notified to nearby property owners in the same manner as a separate development application. No further submissions were received following the second notification of the proposed development.

It is a requirement of Section 4.55 of the Environmental Planning and Assessment Act that Council is satisfied that the application for a modification is essentially the same development as the development for which the consent was originally granted. There is no question that the proposal for a beer garden and footpath dining are the same development. It is less common for hotels to have an outdoor entertainment area like the arena where the animal show will be performed. The author is aware of other instances of this happening and the applicant indicates that it is the intention to run the show in conjunction with meals at the Hotel as an entertainment package.

In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

As a beer garden and footpath dining are typically associated with a hotel the following assessment against the requirements of section 4.15(1) will relate to the arena area and the carparking.

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

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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 RU5 Village and the objectives of the zone is provided below:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To protect the amenity of residents.

A hotel is a land use providing a service that is typically found in any residential area. The arena is less common however outdoor entertainment facilities are associated with some hotels. With appropriate conditions of consent it is considered that the hotel and the arena can operate in a manner that will not adversely affect the amenity for nearby residents.

As mentioned the modification application contends that the intent of the arena is for the facility and the entertainment to be ancillary to the operation of the hotel. It should be noted that the recreational facilities outdoor and entertainment facilities are both permitted with consent in the RU5 Village zone.

Greater Hume Development Control Plan 2013

The Greater Hume Development Control Plan 2013 (“the DCP”) applies to all land within the Shire. Chapter 4 of the DCP relates to commercial development and sets out relevant considerations and the ones that are relevant are discussed in the following table.

Chapter 4 – Commercial Development	Response
4.2 Appearance and Design Large expanse of blank or flat walls along a street frontage will be considered incompatible with the objectives of these controls	To minimise noise issues that may arise from the arena a 2.4 metre screen fence will be required to be erected along Swift Street. To address the appearance of the screen fence there is a condition that the applicant must provide three (3) design options for the external appearance of the wall.
4.3 – Landscaping Landscaping is of a standard that enhances the amenity of the development and commercial areas	The applicant has submitted a landscaping plan that indicates there will be evergreen screen planting to boundaries and understorey planting beneath trees.
4.6 Parking On-street parking to be provided for the length of the street frontage of the development site The total number of car parking spaces (on and off-street) to be provided at the rate required in Chapter 5 of the NSW Roads and Maritime Services guide, shown in Table 4.1 below.	The site occupies a corner lot bounded by Albury, Wallace and Swift Streets. There is ample opportunity for parking on the street particularly along Wallace Street where other than the hotel there is only the Holbrook School oval. For hotels the table indicates comparisons should be made with other developments. There are approximately 24 carspaces shown on the plan. In comparison to other development of a similar size this amount of carparking appears to be more than adequate.

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

ISSUE	ACCEPT- ABLE	COMMENT
Context & setting	✓	The adjacent land is zoned RU5. The hotel and arena will be satisfactory in that the impacts of the development will be acceptable if there is compliance with proposed conditions of consent.
Access & parking	✓	Discussed above and will be satisfactory.
Roads & traffic	✓	The traffic impacts from the proposal will not result in an adverse outcome in terms of the road network.
Utilities	✓	Provided.
Heritage	✓	The Holbrook Hotel is a heritage item and the renovation has been undertaken with the intention of preserving its heritage value. The beer garden, carparking and arena will not impact upon the heritage value of the Holbrook Hotel.
Archaeology	✓	There are no known archaeological items on the lot.
Stormwater	✓	With appropriate conditions of consent the hotel 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

With appropriate conditions of consent the site is suitable for the development of the hotel inclusive of the footpath dining, carparking, beer garden and arena the proposal does not derogate from the objectives of the zone.

An assessment of the proposed footpath dining along Wallace and Albury Streets has been undertaken. In this location there are no nearby residential properties and the proposed hours of 11am-10pm should not cause issue. The activity must be undertaken in accordance with Council's Footway Dining and Temporary Structures on Footway (Road Reserve) Policy.

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

Submissions have been received to the notification of the proposed subdivision which is discussed below in the table and the two submissions are included in **ANNEXURE 1**.

Concern Raised	Response
A boundary fence should be provided	A boundary fence was not shown upon the submitted plans for Swift Street. It would be appropriate to provide a fence. The owner has indicated a willingness to provide a screen fence along Swift Street. The plans will be changed to provide the fence and conditions of consent imposed.
Confirm if the liquor license will allow drinking in the beer garden up until 1.00 am	The development consent that is being modified did not specify opening hours because the original application indicated that there would be no change to the existing hours of operations. It is appropriate to condition hours of operation for the beer garden and the arena area. The beer garden hours of operation will be reduced to 11pm for Sunday to Thursday and 12 midnight for Friday to Saturday. Other conditions of consent will regulate noise.
Noise impacts from the beer garden	To address noise concerns from the beer garden it is intended to nominate hours of operation, require the erection of a 2.4 metre high screen fence and impose other conditions of consent.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

It is considered that the request modification to original development consent is for essentially the same development. The report has illustrated that the issues raised in submissions have been appropriately addressed. With suitable conditions of consent as marked in red the proposal can proceed with minimal impact.

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

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

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RECOMMENDATION

In accordance with Section 4.55 of the EP&A Act 1997 Council consent to the modification of development consent 10.2019.151 and allow consolidation of Lot 1 and Lot 2 DP543149, the carpark, outdoor beer garden and function centre, arena and footpath dining along Wallace and Albury Streets.

APPROVED PLANS

1 Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans, **inclusive of the plans and submissions made in support of 10.2022.151.2** except as modified in red by Council and/or any conditions of this consent.

Consolidation of Lot 1 and Lot 2 DP543149 is approved by this development 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 Section 7.12 Levy Development Contributions

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

The Section 7.12 Levy is calculated at 1% of the cost of development, as determined at the date of this consent. The total contribution to be paid has been calculated at \$4100. **An additional \$1125 is payable due to the increase value of the project associated with the modification.**

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

PRIOR TO THE COMMENCEMENT OF ANY WORKS

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

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- 4 **Construction Certificate Required**
Prior to the commencement of any works, a construction certificate is required to be issued by a Certifying Authority.
- Enquiries regarding the issue of a construction certificate can be made to Council on 02 6036 0100.
- 5 **Appointment of a Principal Certifying Authority**
Prior to the commencement of any works, the person having benefit of a development consent, or complying development certificate must:
- a. appoint a Principal Certifying Authority; and
 - b. notify Council of the appointment.
- 6 **Notify Council of Intention to Commence Works**
The applicant must notify Council, in writing of the intention to commence works at least two (2) days prior to the commencement of any works on site.
- 7 **Certification of Adequacy of Existing Building**
Prior to the commencement of any works on site, the existing first floor verandah shall be examined by a practising structural engineer and a report submitted to the Certifying Authority on the adequacy of the existing first floor verandah to carry the load(s) imposed by the use of the verandah as a part of a function area. If necessary nominate a restriction as to maximum occupancy of the verandah'
- 8 **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.
- 9 **Payment of Local Government Act Approval**
Prior to commencement of any works a receipt for the payment to Greater Hume Council for Local Government Act approvals totalling \$340 shall be submitted to the Certifying Authority.

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.

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

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

11 Riverina Water Certificate Required

Prior to the issue of the Final Occupation Certificate, a certificate issued by Riverina Water shall be submitted to the Principal Certifying Authority.

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.

12 Demolition Requirements

Demolition of the existing building(s) shall be carried out in accordance with the requirements of AS 2601 – 2001 and the following:

- a. The property being secured to prevent unauthorised entry.
- b. Asbestos sheeting shall only be removed by licensed operators in accordance with the requirements of the WorkCover Authority. Proper procedure shall be employed in the handling and removal of asbestos to minimise the risk to personnel and the escape of particles to the atmosphere.
- c. All other materials and debris is to be removed from the site and disposed of to approved outlets in accordance with the approved Waste Management Plan.
- d. Seven (7) days notification to commence demolition work shall be given to Workcover NSW in accordance with Clause 3.4.5 of the Occupation Health and Safety Regulation 2001.

13 Submission of an Annual Fire Safety Certificate

The owner of any building in which fire safety measures are installed, must cause the Council to be given an annual fire safety statement, within 12 months after the last such statement or final fire safety certificate was issued.

The certificate shall certify:

- a. that each essential fire safety measure has been assessed by a properly qualified person and was found, at the date of assessment, to be capable of performing to a standard not less than that required by the current fire safety schedule.
- b. that a properly qualified person has inspected the building and has certified that, as at the date of inspection, the condition of the building did not disclose any grounds for a prosecution under Division C.

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NOTES:

1. As soon as practicable after an annual fire safety statement is issued, the owner of the building to which it relates:
 - (i) must cause a copy of the statement (and current fire safety schedule) to be given to the Commissioner of NSW Fire Brigades, and
 - (ii) Must cause a further copy of the statement (and current copy of the current fire safety schedule) to be prominently displayed in the building.
2. A "fire safety measure" is defined as any measure (including any item of equipment, form of construction or fire safety strategy) that is or is proposed to be, implemented in the building to ensure the safety of persons using the building in the event of fire.

GENERAL CONDITIONS – DEVELOPMENT PLANNING

14 Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the rear service lane/loading bay/s provided.
- d. All vehicles awaiting loading or unloading shall be parked on site and not on adjacent or nearby public roads.

- 15 Unreasonable Noise and Vibration (veranda/balcony, covered outdoor area, footpath dining area, beer garden, arena and covered patio).** The operation of the veranda/balcony, covered outdoor area, footpath dining area, beer garden, arena and covered patio shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

GENERAL CONDITIONS – ENVIRONMENTAL & HEALTH

16 Compliance with Food Act 2003

The premises shall comply with the requirements of the Food Act 2003, FSANZ Food Standards Code, and the Australian Standard AS 4674-2004 (Design, Construction and Fit Out of Food Premises).

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17 Food Premises Requirements

The food premises shall comply with the following requirements:

- a. Separate hot and cold water taps fitted with hose connections, are to be installed in the kitchen at a position of not less than 600mm from the floor.
- b. A separate cupboard/locker is to be provided next to the sink, solely for the storage of cleaning materials.
- c. The floor is to be drained to a floor waste connected to the sewer. The floor waste is to consist of a removable basket within a fixed basket arrestor and is to comply with council's requirements.
- d. The open space between the top of the cool room and the ceiling must be fully enclosed and kept insect and pest proof.
- e. The cool room must have a smooth concrete floor, which is to be sloped to the door. A floor waste connected to the sewer is to be located outside the cool room. The floor waste is to consist of a removable basket within a fixed basket arrestor and is to comply with Council's requirements.
- f. The cool room must be able to be opened from the inside without a key and fitted with an alarm that can only be operated from within the cool room.
- g. Where cooking or extensive heating processes or such other processes as may be specified are carried out in the kitchen or in food preparation areas, an approved mechanical ventilation exhaust system shall be installed and operated in accordance with AS 1668 part 1 & 2.

18 Service Yards

Construction of the service yard shall be carried out to provide a graded, drained and dust-free surface. The stormwater drainage system shall incorporate silt and/or trash arrestors.

19 No advertising approved

Advertising structures or signs shall not be erected, affixed, painted or displayed without prior Council consent.

20 External lighting not to cause a nuisance

All exterior lighting associated with the development shall be designed and installed so that no light will be cast onto any adjoining property.

21 Development not to interfere with amenity of the area

The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.

22 Bitumen or Asphalt Seal of Hardstand Parking

A bitumen or asphalt seal is to be provided to the existing hardstand carpark. Suitable provision for drainage is to be provided and details are to be submitted to Council for approval prior to sealing of the carpark.

23 Existing Sewer Infrastructure to be Relocated

Sewer infrastructure is to be relocated clear of all new building works and new drainage lines to be inspected by Council.

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GENERAL CONDITIONS – DEVELOPMENT PLANNING - ARENA

24 Prior to the Work Commencing on Arena Area

The applicant is to submit details for the placement of the 2.4 screen fencing (shown in Robert Picket Design Job No 6952) running along the full length of Swift Street and tapering to 1.2 metres in height over the last 4 metre on the Wallace Street end. The details is to include:

- (a) Three (3) design options for the external appearance of external sides of the perimeter wall. Consideration given to the use of different textures colours materials and offset heights or alignments to minimise both public and private amenity impacts.
- (b) The approved option shall become part of this development consent.

25 Traffic Management Plan

A traffic management plan is to be submitted to Council for approval depicting the provision for access and parking of vehicles associated with performances in the arena.

26 Hours of Operation and Timing for the Use of the Arena

The hours of operation for the arena is 10.00 am to 9 pm and the usage of the arena is restricted from November through to March (inclusive).

27 Raise Seating and Provision for People with a Disability

The raised seating is to be designed by a suitably qualified structural engineer and is to not accommodate seating of the audience at a height greater than 2.4 metres. There is to be provision made to ensure that people with a disability can adequately view the performance in the arena area.

28 Lighting of the Arena

No lighting of the arena area is approved by this development consent and should lighting be proposed then a further modification application will be required to be submitted to Council for consideration.

29 Amenity Issue Associated with Animals

No animals are to be kept overnight at the premises and adequate provision is to be made to regularly remove animal faeces.

GENERAL CONDITIONS – DEVELOPMENT PLANNING – BEER GARDEN AREA

30 Hours of Operation

The operation of the beer garden hours of operation will be from the commencement of daily trade to 11.00pm for Sunday to Thursday and 12 midnight for Friday to Saturday.

GENERAL CONDITIONS – DEVELOPMENT PLANNING – FOOTPATH DINING AREA

31 Hours of Operation

The outdoor dining may operate 7 days per week from 11.00 am to 10.00pm.

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MODIFICATION TO DEVELOPMENT APPLICATION 10.2022.151.2 ALTERATION AND
ADDITIONS TO COMMERCIAL BUILDING –HOLBROOK HOTEL LOT 1 AND 2 DP543149
144 ALBURY STREET HOLBROOK [CONT'D]

**32 Footpath Dining and Temporary Structures on the Footway (Road Reserve)
Policy**

The footpath dining is to be undertaken in accordance with the Footpath Dining and Temporary Structures on the Footway (Road Reserve) Policy and the Conditions and Procedure manual. An application on Councils form and evidence of the required insurance policy is to be submitted to Council.

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**2. DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14
TERLICH WAY JINDERA**

Report prepared by Building Surveyor – Adrian Gilby

REASON FOR REPORT

Council is in receipt of a development application for a residential shed (“proposed development”). The site is 14 Terlich Way, Jindera described as Lot 117 DP1267384 (“the subject land”). The applicant is MacJac Sheds and the land owners are Joshua and Jessica Walmsley.

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 residential shed. The zoning is R2 and the development is permissible within this zone.

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

The proposed development is for the construction of a residential shed positioned in the rear yard behind the dwelling house and will be used for storage. The proposed development meets the requirements of Council’s DCP under the section for residential development.

The lot is a standard lot and the shed is positioned behind the dwelling house in the rear yard.

A submission has been received where the submitter is requesting privacy. The submission indicates that the submitter does not object to the proposed development, however the submission outlines concerns about the impact of the view due to the height and location of the proposed shed.

The submission refers to the 3m shed height set out in the Section 88B instrument of the Conveyancing Act 1919. The Section 88B instrument does not apply to Council under Section 1.9A of the Greater Hume Local Environmental Plan 2012

The proposed development meets the following DCP requirements including gross floor area, context, streetscape impact, location, colour, setbacks, height and appearance.

The proposed shed is not larger or higher than the DCP requirements and meets the rear and side setback requirements. The shed rear setback is 8m minimum due to the clearance required for the electrical easement at the rear of the lot. (The rear setback is subject to a referral to Essential Energy and their assessment of the clearances required from the overhead power lines). Council has not received a response from Essential Energy to date.

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

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

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DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14 TERLICH WAY JINDERA [CONT'D]

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 R2 Low density residential zone.

There are no Council affectations (bushfire, flood, heritage, biodiversity or contaminated land) burdening the lot. There is an electrical, sewer and drainage easement at the rear of the lot.

Development Control Plans

This development application is for the construction of a residential shed. 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.
- 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

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DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14 TERLICH WAY JINDERA [CONT'D]

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

ISSUE	ACCEPTABLE	RESPONSE
Context & setting	✓	It is considered that the impact of the proposed development is minimal. The proposed shed is in the rear yard behind the dwelling 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	✓	The proposed shed is to be used for residential storage. Access from the dwelling house or a side gate.
Roads & traffic	✓	No extra traffic.
Utilities	✓	Nil effect
Heritage	N/A	-
Archaeology	N/A	-
Stormwater	✓	Nil effect
Soils & erosion	✓	Nil effect
Flora & fauna	N/A	-
Flooding	N/A	-
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 residential shed 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 has been received (**ANNEXURE 2**) that raises concerns about the impact of the proposed shed on the neighbour's view from a bedroom window from across the street.

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DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14 TERLICH WAY JINDERA [CONT'D]

The concerns are addressed in the table below:

1. The impacts of the view from the adjoining property.	No one owns a view. The shed does not dominate the entire view. It is a suburban neighbourhood, and all views contain neighbouring houses and/or sheds.
2. The height and location of the shed.	The proposed development meets the following DCP requirements including gross floor area, context, streetscape impact, location, colour, setbacks, height and appearance. The proposed shed is located in the rear of the lot behind the dwelling house. The shed does have a large rear setback due to the electricity easement that the lot is burdened by.

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 that should result in a refusal of the application or additional conditions on the consent.

The general public benefit outweighs the general public detriment.

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

The view from adjoining properties is not considered to be detrimentally impacted in context of the residential suburban setting.

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 subject to the outcome of the referral to essential energy with regard to the rear setback.

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DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14 TERLICH WAY JINDERA [CONT'D]

RECOMMENDATION

That Council approve the development application with the recommended conditions, subject to the outcome of the referral to essential energy with regard to the rear setback.

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 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.

3 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.

4 Appointment of a Principal Certifier

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

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

5 Notify Council of Intention to Commence Works

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

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6 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.

7 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.

8 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.

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.

9 Occupation Certificate Required

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 issued.

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

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DEVELOPMENT APPLICATION 10.2022.58.1 – SHED LOT 117 DP1267384 - 14 TERLICH WAY 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.

10 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.

11 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).

12 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.

13 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.

14 Stormwater Disposal

All stormwater shall be directed to the existing stormwater disposal system or alternatively to the stormwater connection point at the front north/western corner of the lot.

15 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.

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WAY JINDERA [CONT'D]**

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

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.

16 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.

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.

- 17** 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).
- 18** 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.
- 19** 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.

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- 20** 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.

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

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

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**3. DEVELOPMENT APPLICATION 10.2021.252.1 – 3 LOT SUBDIVISION – LOT 159 DP753731 LOT 582 DP606508 29 WALLA WALLA ROAD WALLA WALLA
Report prepared by Director Environment and Planning - Colin Kane**

REASON FOR REPORT

Council is in receipt of a Development Application 10.2021.252.1 which is for a 3 lot subdivision at Lot 159 DP753731 and Lot 582 DP606508 29 Walla Walla Road Walla Walla. The applicant is Eslers Land Consulting and owner is R W Schroeter.

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 3 December 2021 which seeks approval for a 3 lot Torrens Title subdivision at Lot 159 DP753731 and Lot 582 DP606508 29 Walla Walla Road Walla Walla. The proposed allotments are denoted as Lot 1, Lot 2 and Lot 3.

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

- Lot 1: 27.9Ha.
- Lot 2: 3.3 Ha.
- Lot3: 3.87 Ha.

The subject land is located on the corner south eastern corner of Commercial Street and Walla Walla Road. The land is zoned both RU5 Village and R5 Large Lot Residential under the Greater Hume Local Environment Plan 2012 (GHLEP 2012). Lots 2 and 3 will occupy all the RU5 zone and will also contain R5 zoned land on the eastern side.

The intention of this subdivision is to create two englobo allotments which will be further subdivided for other purposes.

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 landowners on 16 December 2021 with an extended exhibition period until 11 January and a submission was received.

This application is Integrated Development and required General Terms of Approval to be issued by the Rural Fire Service under Division 4.8 of the Environmental Planning and Assessment Act 1979. Council received the Bush Fire Safety Authority on Thursday 21 April 2022.

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

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DEVELOPMENT APPLICATION 10.2021.252.1 – 3 LOT SUBDIVISION – LOT 159
DP753731 LOT 582 DP606508 29 WALLA WALLA ROAD WALLA WALLA [CONT'D]

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.

The Greater Hume Local Environmental Plan 2012 (“the GHLEP 2012”) is the principal environmental planning instrument applicable to the property. The subject land has two zoning and is zoned RU5 Village and R5 Large Lot Residential and the objectives of these zones are provided below:

Objective of the RU5 Village Zone:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To protect the amenity of residents.

Objectives of the R5 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 the land in the RU5 zone does not have an applicable lot size shown on the lot size map and the lot size for the land zoned R5 is 2 hectares. Consequently the provisions of this clause have been met.

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.

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DEVELOPMENT APPLICATION 10.2021.252.1 – 3 LOT SUBDIVISION – LOT 159
DP753731 LOT 582 DP606508 29 WALLA WALLA ROAD WALLA WALLA [CONT'D]

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.*

It is anticipated that all services will be available when the land is redeveloped for other purposes. Due to the reason for this subdivision there is no need for service to be provided at this stage.

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.

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DEVELOPMENT APPLICATION 10.2021.252.1 – 3 LOT SUBDIVISION – LOT 159
DP753731 LOT 582 DP606508 29 WALLA WALLA ROAD WALLA WALLA [CONT'D]

DEVELOPMENT STANDARD	COMMENT
Staging 1. Where staging of a subdivision is proposed, a staging plan must be submitted with the development application. 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.	No staging to occur.
Movement network 1. Compliance with the <i>Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards</i> . 2. All development for subdivision must comply with the Council's standards for road design. 3. For lots fronting a main road, access shall be from a secondary road where the opportunity exists. 4. All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances. 5. Any upgrade or construction of a public road to provide access to a lot shall be at the applicant's expense.	Council's Engineers have assessed the application and provided their conditional approval. No roads will be created as part of this subdivision. Direct access to a public road could be provided to each allotment however it is not necessary at this stage. N/A.

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DP753731 LOT 582 DP606508 29 WALLA WALLA ROAD WALLA WALLA [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>N/A</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 but is not necessary at this stage.</p> <p>Reticulated sewer is available and can be connected but is not necessary at this stage.</p>

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DEVELOPMENT APPLICATION 10.2021.252.1 – 3 LOT SUBDIVISION – LOT 159
DP753731 LOT 582 DP606508 29 WALLA WALLA ROAD WALLA WALLA [CONT'D]

Hazards

1. On land mapped as bushfire prone, compliance with the *NSW Rural Fire Service guide Planning for Bushfire Protection* (2006).

A bush fire authority has been issued.

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 *Floodplain Development Manual: the management of flood liable land* (2005).

N/A

3. On land that is, or has previously been used for a potentially contaminating activity, an investigation of the land in accordance with the requirements of State Environmental Planning Policy No.55 – Remediation of Land. An investigation should be in accordance with the process detailed in the State Government's Managing Land Contamination – Planning Guidelines SEPP55 Remediation of Land (1998).

There is no evidence to suggest the lot is potentially contaminated and hence further investigation in this regard is not necessary.

Site management

1. Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.

Council's Engineers have assessed the application and provided their conditional approval.

2. Compliance with Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils.

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.

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DEVELOPMENT APPLICATION 10.2021.252.1 – 3 LOT SUBDIVISION – LOT 159
DP753731 LOT 582 DP606508 29 WALLA WALLA ROAD WALLA WALLA [CONT'D]

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

ISSUE	ACCEPT- ABLE	COMMENT
Context & setting	✓	The adjacent land is zoned RU5 and RU1. The proposed subdivision will be in keeping with the existing use of land in the locality. Future uses for the land will be considered by subsequent development applications.
Access & parking	✓	Existing and new arrangements are not required
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	✓	Existing and new arrangements are not required
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 subdivision will have little impact on flora and fauna.
Flooding	N/A	
Bushfire	✓	
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 over 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 10.2021.252.1 – 3 LOT SUBDIVISION – LOT 159
DP753731 LOT 582 DP606508 29 WALLA WALLA ROAD WALLA WALLA [CONT'D]

Comment to Proposal	Response
Concerned about the future use of the land.	The proposal is to create two englobo allotments which may be developed for other purposes. Future use of the land will be dealt with by subsequent development applications. Firstly for further subdivision of the land and then for the use of the land. On each occasion there would be neighbour notification undertaken if required by Council's Community Participation Plan.
Raised issues with the timing of the neighbour notification	Council's Community Participation Plan makes provision for extending the neighbour notification period over the Christmas period. This application was notified on 16 December 2021 but submission were able to be made until 11 January 2022.

4.15(1)(e) The public interest

The proposed lots are consistent with the minimum lots size for the R5 and RU5 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

1. Pursuant to Sections 4.16 and 4.17 of the Environmental Planning & Assessment Act 1979 consent be granted for a three lot subdivision of Lot 159 DP753731 and Lot 582 DP 606508 29 Walla Walla Road Walla Walla subject to the following conditions of approval:
2. The development is to be carried out generally in accordance with the approved plan (inclusive of amendments made in red ink) endorsed DA10.2021.252.1 except where amended by any conditions of this consent.
3. Written notice shall be given to Council seven (7) days prior to the commencement of any works associated with the subdivision.

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4. This consent shall lapse if the development hereby permitted is not physically commenced within five (5) years of the date of consent.
5. 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.

Rural Fire Service Conditions

1. The development is to comply with the subdivision layout identified on the plan titled 'Proposed Subdivision' prepared by Esler Land Consulting File 32742 Amendment 3 dated 30-09-2021.
2. At the issue of a subdivision certificate, and in perpetuity, the site around the existing dwelling on proposed lot 1 must be maintained as an inner protection area (IPA) for a distance of 50 metres. When establishing and maintaining an inner protection area, the following requirements apply:
 - a. tree canopy cover should be less than 15% at maturity,
 - b. trees at maturity should not touch or overhang the building,
 - c. lower limbs should be removed up to a height of 2m above the ground,
 - d. tree canopies should be separated by 2 to 5m,
 - e. preference should be given to smooth-barked and evergreen trees,
 - f. large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings,
 - g. shrubs should not be located under trees,
 - h. shrubs should not form more than 10% ground cover,
 - i. clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation,
 - j. grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height), and
 - k. leaves and vegetation debris should be removed.

Note: Windbreaks do not need to be removed to comply with this requirement

3. Any new, or modification to existing water, electricity and gas supplies required in order to service the proposed subdivision must comply with the following in accordance with Table 5.3c of Planning for Bush Fire Protection 2019:
 - a. reticulated water is to be provided to the development where available;
 - b. fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
 - c. hydrants are not located within any road carriageway;
 - d. reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
 - e. fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
 - f. all above-ground water service pipes are metal, including and up to any taps;
 - g. where practicable, electrical transmission lines are underground;
 - h. where overhead, electrical transmission lines are proposed as follows:
 - i. lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - ii. no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.

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- i. reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- j. reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 The storage - and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- k. all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- l. connections to and from gas cylinders are metal; polymer sheathed flexible gas supply lines are not - used; and
- m. above-ground gas service pipes are metal, including and up to any outlets.

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CORPORATE AND COMMUNITY SERVICES

1. DRAFT DELIVERY PROGRAM, OPERATIONAL PLAN & RESOURCING STRATEGY

Report prepared by Director Corporate and Community Services – David Smith

REASON FOR REPORT

This report seeks approval for public exhibition of the draft Delivery Program 2022-2026 incorporating draft Operational Plan 2022-2023 and budget, draft Resourcing Strategy 2022-2032, draft Fees and Charges 2022-2023 and draft Disability Inclusion Action Plan 2021-2025.

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

Council is required to undertake corporate planning and reporting activities in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2021, and the NSW Government's Integrated Planning and Reporting Guidelines and Handbook 2021, also referred to as the IP&R framework in this report. Under this legislation, Council is required to:

- engage with the community to review and prepare a revised 10-year Community Strategic Plan every four years, and before 30 June in the year following the election of a new Council
- prepare a 10-year Resourcing Strategy, reviewed every four years
- prepare a four-year Delivery Program for the term of elected Council, and review annually
- prepare an annual Operational Plan including budget and Fees and Charges
- publicly exhibit all of these documents for at least 28 days and invite submissions.

Council has previously resolved to place the Draft Community Strategic Plan 2022-2032 "live a greater life" (CSP) on public exhibition. This report presents:

- draft Delivery Program 2022-2026 incorporating draft Operational Plan 2022-2023 and budget refer **ANNEXURE 5**
- draft Resourcing Strategy 2022-2032 refer **ANNEXURE 6**
- draft Fees and Charges 2022-2023 refer **ANNEXURE 7**
- draft Disability Inclusion Action Plan 2021 – 2025 refer **ANNEXURE 8**
-

Delivery Program incorporating Operational Plan, budget and fees and charges

The Delivery Program and the Operational Plan have been prepared as a combined document. Both are structured around the same four focus areas of the Community Strategic Plan.

The Delivery Program is a four-year plan that covers the term of an elected council and is reviewed annually. It includes strategies based on what Council can achieve over the next four years to bring the community closer to the community's objectives outlined in the Strategic Plan. Financial projections for the Delivery Program use a combination of detailed project and program information and assumptions.

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DRAFT DELIVERY PROGRAM, OPERATIONAL PLAN & RESOURCING STRATEGY
[CONT'D]

Due to the postponement of the 2020 local government elections to December 2021, the term of the current elected Council will be two years and nine months instead of the usual four-year term. The Local Government Act 1993 still requires the new Delivery Program to cover a four-year period.

The Operational Plan includes a list of actions and projects Council will undertake and aligns with the strategies of the Delivery Program. It incorporates an annual budget and projections for the term of the Delivery Program. The annual budget is determined from detailed information of projects and programs that are expected to be delivered within the 2022-2023 financial year and is connected to actions in the Operational Plan.

The fees and charges for various Council services are reviewed annually. Changes to fees and charges that have been requested for 2022-2023 are included in the annual budget.

Draft Budget 2022 – 2023

Highlights of the draft 2022 – 2023 budget include:

- \$40m total budget
- \$15.6m capital works program
- \$6.5m for road, bridge and footpath projects
- \$2.3m for water and sewer projects
- \$1.7m for recreation projects

Additional Special Variation

The Minister for Local Government has announced a one-off opportunity available for the 2022-2023 year for councils to apply for an Additional Special Variation (ASV) of up to 2.5 per cent, inclusive of the previously determined rate cap of 0.7 per cent.

Greater Hume Council has resolved to apply for an increase of 2 per cent, as the 0.7 per cent rate peg from IPART was significantly lower than the 2 per cent used as a baseline assumption from prior year increases. If a 2 per cent rate increase is granted, this would equate to \$121,000 more revenue for 2022-2023. **All figures reported in the draft 2022 - 2023 budget and associated Long Term Financial Plan are based on IPART approving Council's application for a 2% rate increase for 2022-2023.**

IPART will publish applications to enable community consultation for a period of at least three weeks. Council will be notified of IPART's decision no later than 21 June.

Resourcing Strategy

The Resourcing Strategy supports the Community Strategic Plan and explains how Council will help achieve the community's long-term objectives by applying its time, money, assets and people. It consists of the:

- 10-year Long-Term Financial Plan
- 10-year Asset Management Framework, incorporating Plant and Fleet Management Strategy
- four-year Workforce Management Strategy.

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DRAFT DELIVERY PROGRAM, OPERATIONAL PLAN & RESOURCING STRATEGY
[CONT'D]

Disability Inclusion Action Plan (DIAP)

Council's draft Disability Inclusion Action Plan 2021–2025 has been developed and will now be presented to key stakeholders for final feedback alongside the draft Delivery Program and Operational Plan.

BUDGET IMPLICATIONS

All costs associated with preparing the draft IP&R documents have been met from existing budget allocations.

CONCLUSION

Council is required to undertake corporate planning and reporting activities in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2021, and the NSW Government's Integrated Planning and Reporting Guidelines and Handbook 2021. The draft Delivery Program 2022-2026 incorporating draft Operational Plan 2022-2023 and budget, draft Resourcing Strategy 2022-2032, draft Fees and Charges 2022-2023 and draft Disability Inclusion Action Plan 2021–2025 have been prepared following extensive community consultation and it is recommended that the documents be placed on exhibition and that Council accepts submissions until Thursday 16 June 2022.

RECOMMENDATION

That:

1. Council places the draft Delivery Program 2022-2026 incorporating draft Operational Plan 2022-2023 and budget, draft Resourcing Strategy 2022-2032, draft Fees and Charges 2022-2023 and draft Disability Inclusion Action Plan 2021 - 2025 on public exhibition and accepts submissions until Thursday 16 June 2022
2. Staff prepare a further report outlining the outcomes of the public exhibition for presentation at the June 2022 Council Meeting

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2. INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022

Report prepared by Chief Financial Officer – Dean Hart

REASON FOR REPORT

To present the Interim Budget Review as at 31 March 2022 in accordance with Section 203 of the Local Government (General) Regulation 2005.

REFERENCE TO DELIVERY PLAN ACTION

Not Applicable – legislative requirement

DISCUSSION

The Interim Budget Review as at 31 March 2022 is included as **ANNEXURE 9** for Councillors' perusal. The Budget Review, as presented, indicates that the projected 2021/22 cash surplus will be \$91,292 which represents a negative movement of \$7,974 on the budget surplus of \$99,267 as at 31 December, 2021.

Whilst the overall budget movement of \$7,974 is minimal there are however a number of significant variances where additional budget allocations have been made to particular areas of operation and offset by reductions in other areas, for example;

Budget functional area	Description	Budget adjustments
Stormwater	Maintenance/Operations	95,000.00
Street sweeping	Maintenance/Operations	-15,000.00
Bridges	Maintenance/Operations	-80,000.00
		0.00
Stormwater	Capital - Balfour St Drainage	640,000.00
Unsealed Roads	Capital - Gravel re-sheeting	-640,000.00
		0.00
Public Conveniences	Maintenance/Operations	30,000.00
Parks & Gardens	Maintenance/Operations	-30,000.00
		0.00
Sportsground	Maintenance/Operations	150,000.00
Bridge	Capital	-50,000.00
Roads	Urban Road Construction	-100,000.00
		0.00

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]

Budget functional area	Description	Budget adjustments
Roads	Unsealed Maintenance	55,451.00
Roads	FAG Reserve	-55,451.00
		0.00
Roads	Urana Street - Shared Path	63,467.00
Roads	PAMPS	-63,467.00
		0.00
Roads	McBean Street - Footpath	83,000.00
Roads	Contribution Land Owners	-19,661.00
Roads	PAMPS	-63,339.00
		0.00
Roads	Jindera St, Jindera - Footpath	9,642.00
Roads	Adams St, Jindera - Footpath	15,000.00
Roads	Adams St, Jindera – Contribution Land Owners	-7,500.00
Roads	Jindera St, Jindera -- Pioneer to Pech	18,524.00
Roads	Footpath – Unallocated capital works	-35,666.00
		0.00

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]

OVERALL BUDGET REVIEW

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

GOVERNANCE

Function and comment		Projected Budget Variance \$
Elected Members Expenses Satisfactory		Nil
Governance Expenses Satisfactory		+1,171
Risk Management Satisfactory		Nil
TOTAL GOVERNANCE		+1,171

ADMINISTRATION

Function and comment		Projected Budget Variance \$
Corporate Services Administration Satisfactory		+445
Information Technology Services Satisfactory		Nil
Employment On-Costs Satisfactory		Nil
Engineering Administration Satisfactory		+3,505
Depot Administration and Maintenance Satisfactory		Nil
Plant Operations Satisfactory		Nil
TOTAL ADMINISTRATION		+3,950

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]

PUBLIC ORDER AND SAFETY

Function and comment		Projected Budget Variance \$
Animal Control Satisfactory		+1,588
Fire Services Satisfactory		Nil
Emergency Services Satisfactory		Nil
TOTAL PUBLIC ORDER & SAFETY		+1,588

HEALTH SERVICES

Function and comment		Projected Budget Variance \$
Health Administration Satisfactory		Nil
TOTAL HEALTH SERVICES		Nil

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ENVIRONMENT

Function and comment		Projected Budget Variance \$
Waste Management Satisfactory		Nil
Noxious Animals & Insects Satisfactory		Nil
Noxious Plants Satisfactory		Nil
Street Cleaning Reduction in budget allocation to fund additional expenditure on stormwater maintenance.		+15,000
Stormwater Maintenance & Drainage Stormwater maintenance budget increased by \$95k to cover significant expenditure following high rainfall over the summer period. This has been offset by a reduction of \$15k in street sweeping and reallocation of \$80k from bridge maintenance. Reallocation of \$640k from gravel re-sheet budget to fund Balfour Street drainage upgrade. Refer report to April 2021 Council meeting. The budget for this project is yet to be finalised pending the outcome of possible Building Better Regions funding.	\$95,000 \$640,000	-735,000
TOTAL ENVIRONMENT		-720,000

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]

COMMUNITY SERVICES AND EDUCATION

Function and comment		Projected Budget Variance \$
Family Day Care Satisfactory		Nil
Preschools Satisfactory		Nil
Youth Services Satisfactory		Nil
Community Housing Satisfactory		Nil
Frampton Court Rental Units Satisfactory		Nil
Kala Court Rental Units Satisfactory		Nil
Kala Court Self-Funded Units Satisfactory		Nil
Aged Care Rental Units – Culcairn Satisfactory		Nil
Aged Care Rental Units – Jindera Satisfactory		Nil
TOTAL COMMUNITY SERVICES & EDUCATION		Nil

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HOUSING AND COMMUNITY AMENITIES

Function and comment		Projected Budget Variance \$
Street Lighting Satisfactory		Nil
Public Cemeteries Budget increased to cover additional expenditure on Holbrook and Henty cemetery maintenance.		-10,000
Town Planning Satisfactory		-299
Public Conveniences Budget increased to cover additional expenditure public convenience maintenance, offset by a reduction in parks and gardens maintenance budget. Final expenditure on the changing places facility in Holbrook exceeded budget by \$18,901 primarily due to additional footpath and ramp crossings being undertaken to improve accessibility.	\$30,278 \$18,901	-49,179
Council Owned Housing Satisfactory		Nil
Other Community Amenities Satisfactory		Nil
TOTAL HOUSING & COMMUNITY AMENITIES		-59,478

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RECREATION AND CULTURE

Function and comment		Projected Budget Variance \$
Public Halls Satisfactory		-2,349
Libraries		-Nil
Museums Satisfactory		-1,586
Swimming Pools Maintenance costs exceeded budget due to requirement to drain the Holbrook pool and remove the mould.		-20,823
Sporting Grounds & Recreation Reserves Increase in the budget for sportsground maintenance to allow for continued maintenance of recently upgraded playing surfaces. The increased budget has been offset by \$50k from Bridge maintenance and \$100k from unallocated urban roads capital.		-150,000
Parks & Gardens Transfer \$30k of budget allocation to public conveniences as above. Additional allocation for over-expenditure on shade sail over new all abilities play area	+\$30,000 -\$2,900	+27,100
Other Cultural Services Satisfactory		Nil
TOTAL RECREATION & CULTURE		-147,658

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]

MINING, MANUFACTURING & CONSTRUCTION

Function and comment		Projected Budget Variance \$
Building Control Income from construction certificates and building inspection fees higher than anticipation resulting in improved budget position.		+34,051
Quarries & Pits Satisfactory		Nil
TOTAL MINING, MANUFACTURING & CONSTRUCTION		+34,051

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]

TRANSPORT AND COMMUNICATIONS

Function and comment		Projected Budget Variance \$
FAG Grant – Roads Component Amount held in reserve utilised to cover additional expenditure in unsealed road maintenance.		+55,451
Urban Roads Local Transfer \$100k of budget allocation to sportsgrounds maintenance as above.		+97,358
Sealed Rural Roads – Local Satisfactory		+2,642
Sealed Rural Roads – Regional Satisfactory		Nil
Unsealed Rural Roads - Local Reallocation of \$640k from gravel re-sheet budget to fund Balfour Street drainage upgrade. Refer report to April 2021 Council meeting. Addition FAG Grant funds held in reserve utilised to cover additional expenditure in unsealed road maintenance. Refer to note above.	+\$640,000 -\$55,451	+584,579
Bridges Transfer \$180k of budget allocation to stormwater drainage maintenance as above and a further \$50k to sportsgrounds maintenance as above.		+130,000
Kerb & Gutter Satisfactory		Nil
Footpaths Urana Street shared path funded from unspent PAMPS funding McBean Street footpath funded from unspent PAMPS funding.	\$63,467 \$63,339	-126,806
Aerodromes Satisfactory		Nil
Bus Shelters Satisfactory		Nil
Ancillary Road Works Transfer to footpath projects as above.		+126,806
State Roads RMCC Works Satisfactory		Nil
Natural Disaster Recovery Satisfactory		Nil
Road Safety Officer Satisfactory		Nil
TOTAL TRANSPORT & COMMUNICATIONS		+870,030

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ECONOMIC AFFAIRS

Function and comment		Projected Budget Variance \$
Jindera Medical Centre Satisfactory		Nil
Caravan Parks Maintenance costs lower than budget due to reduced patronage		+8,000
Tourism Operations Satisfactory		+810
Visitor Information Centre Satisfactory		Nil
Submarine Museum Reduction in admission income		-7,000
Economic Development Satisfactory		Nil
Community Development Satisfactory		Nil
Real Estate Development Satisfactory		-2,534
Real Estate Sales Satisfactory		Nil
Private Works Satisfactory		Nil
TOTAL ECONOMIC AFFAIRS		-724

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]

GENERAL PURPOSE REVENUES

Function and comment		Projected Budget Variance \$
FAG Grant – General Component Satisfactory		Nil
Interest on Investments Satisfactory		Nil
Rates Budget adjusted to actual rates levied		+9,096
TOTAL GENERAL PURPOSE REVENUES		+9,096

SUMMARY OF BUDGET VARIATIONS

SUMMARY OF BUDGET VARIATIONS	-7,974
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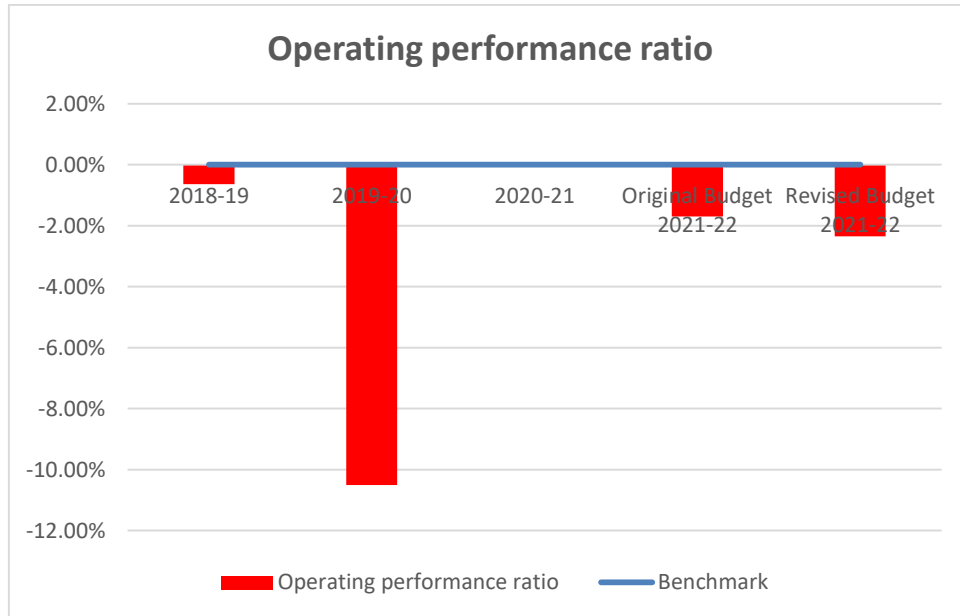
WATER AND SEWERAGE

General income and expenditure figures appear to be satisfactory.

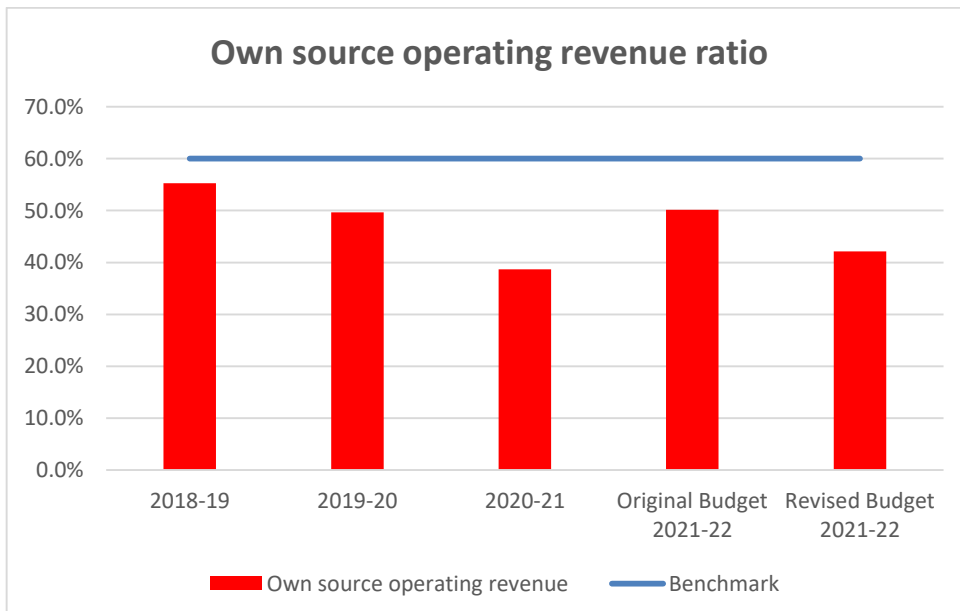
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KEY FINANCIAL INDICATORS



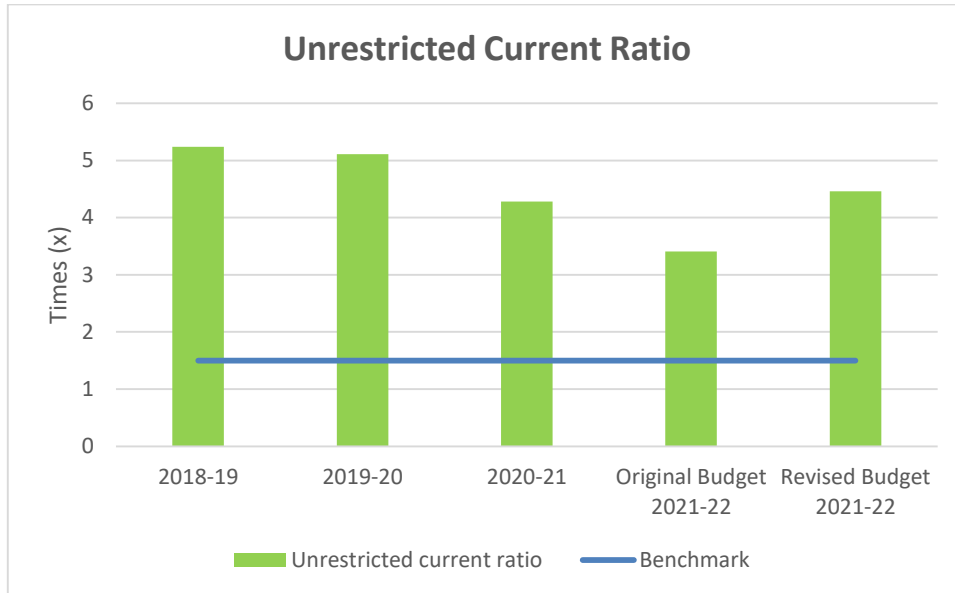
This ratio measures Council's achievement of containing operating expenditure within operating revenue.



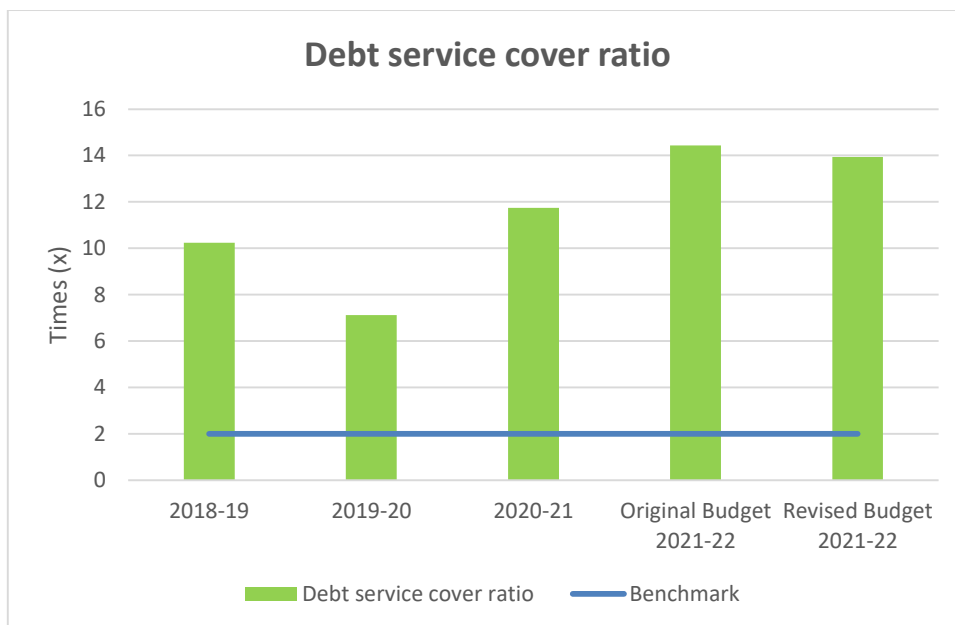
This ratio measure fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions. It should be noted that the benchmark 60% is unlikely to be achieved in rural councils such as Greater Hume Council due to their heavy reliance on grants and contributions due to their large area and small populations.

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]



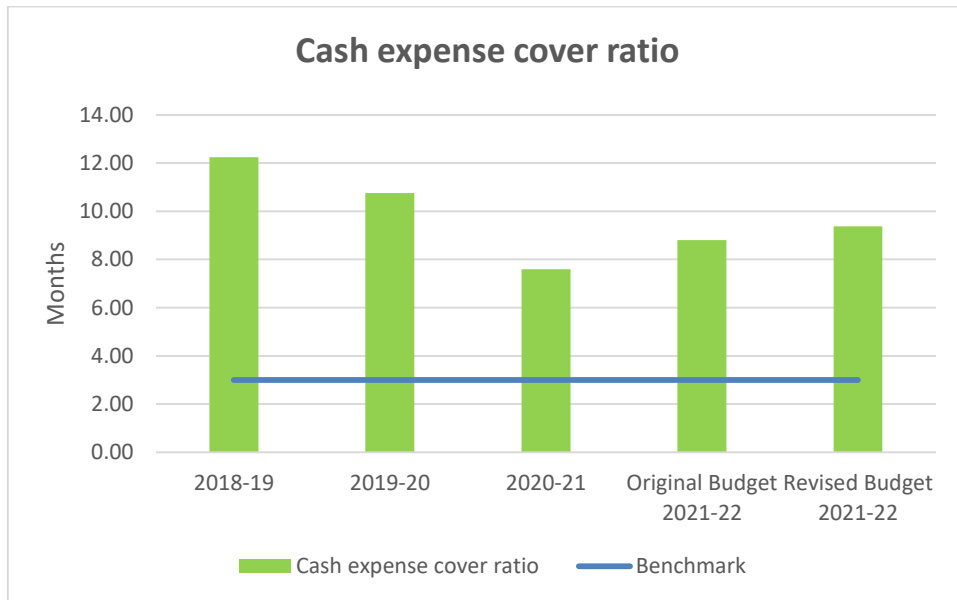
This ratio assesses the adequacy of Council's working capital and its ability to satisfy its obligations in the short term for the unrestricted activities of Council.



This ratio measures the availability of operating cash to service debt, including interest, principal and lease payments.

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]



This liquidity ratio indicates the number of months Council can continue to pay for its immediate expenses without additional cash inflow.

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INTERIM 2021/2022 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2022 [CONT'D]

SUMMARY

Council's overall budget position has deteriorated slightly as a result of the additional budget allocation to a number of areas, however, it is pleasing that a surplus budget position of \$91,292 is still predicted as at 31 March 2022. As has been the case in previous years, management will continue to monitor all income and expenditure areas closely to ensure budget integrity is maintained at year end.

Shown below are a number of Council's financial indicators as at 31 March 2022.
These indicators are consistent with those reported in Council's Annual Financial Statement.

RECOMMENDATION

That Council note and approve the Interim Budget Review Statement as at 31 March 2022.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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3. BOWNA WYMAH COMMUNITY COMMITTEE

Report prepared by David Smith – Director Corporate & Community Services

REASON FOR REPORT

To recommend that Council approve revised Terms of Reference delegated to the Bowna Wymah Community Committee under Section 355 Committee under the Local Government Act 1993.

REFERENCE TO DELIVERY PLAN ACTION

Nil

DISCUSSION

Under Section 355 of the Local Government Act 1993, Council is able to delegate some of its functions to a committee of Council. Council uses this delegation and appoints community people to manage its facilities or functions through a committee of management.

Council is in receipt of correspondence from the Bowna Wymah Community Committee (BWCC) requesting that Council agree to a merger of the BWCC with the Friends of the Wymah Museum Committee and amend the BWCC's current Terms of Reference to include care, control and management of the Wymah Museum (formally the Wymah School) under Section 355 of the Local Government Act 1993.

At present, the Friends of the Wymah Museum Committee has delegation to "Interact with relevant Council staff to maintain the Wymah Museum building in order that the building is efficiently managed, operated and planned so as to meet the present and future needs of the community". It is proposed that this delegation be added to the Terms of Reference currently established for the BWCC, thereby achieving a single committee responsible for the care, control and management of the Wymah Recreation Reserve and the Wymah Museum.

The current office bearers of BWCC have agreed to the proposed addition to their current delegation.

BUDGET IMPLICATION

No impact on Council's budget.

CONCLUSION

It is recommended that Council support the request of the Bowna Wymah Community Committee requesting that Council agree to a merger with the Friends of the Wymah Museum Committee and amend the BWCC's current Terms of Reference to include care, control and management of the Wymah Museum (formally the Wymah School) under Section 355 of the Local Government Act 1993

A copy of the amended Draft Terms of Reference is attached for Councils approval, in **ANNEXURE 10**

**ORDINARY MEETING OF GREATER HUME COUNCIL
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BOWNA WYMAH COMMUNITY COMMITTEE [CONT'D]

RECOMMENDATION

That:

1. The revised Draft Terms of Reference for the Bowna Wymah Community Committee be adopted by Council
2. The delegations issued to the Friends of the Wymah Museum Committee be terminated and that the Friends of the Wymah Museum Committee be removed from Council's register of committees appointed under Section 355 of the Local Government Act 1993.
3. All funds held by the Friends of the Wymah Museum Committee be transferred to Bowna Wymah Community Committee to be held for future development and maintenance of the Wymah Recreation Reserve and Wymah Museum.

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4. NATIONAL VOLUNTEER WEEK 16 – 22 MAY 2022

Report prepared by Manager Community Services – Lynnette O'Reilly

REASON FOR REPORT

To acknowledge the invaluable contribution of Greater Hume volunteers as part of National Volunteer Week.

REFERENCE TO DELIVERY PLAN ACTION

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

Outcome 2.3 Volunteering is inclusive, well acknowledged and supported

DISCUSSION

National Volunteer Week, Australia's largest celebration of volunteers celebrates the significant contribution of more than six million volunteers. Together, through volunteering, we are changing communities for the better and this year's theme is "We are, **Better Together**".

National Volunteer Week is our opportunity to celebrate and recognise the vital work of volunteers and to say thank you. Together, through volunteering, we can better support not only our communities but also provide support to our volunteers.

Despite the many challenges faced over the past few year, volunteering continues with volunteers providing many essential services and support.

There are many wonderful individuals and groups who have played an important part in their communities over the last twelve months reflecting the diversity of volunteers and their ongoing contributions to all of our communities.

The following groups and individuals have been identified through our community services teams in each of our towns to recognise the great contribution volunteers have made in what has been another very challenging year impacted by Covid.

We also recognise and extend this acknowledgement to the contribution of all of our volunteer committees, groups, clubs, organisations and individuals who play a critical role in volunteering and contribute to the liveability and lifestyle that is Greater Hume.

Culcairn

Florence Hall

Florence volunteers once a week in the Culcairn aged care facility, she is involved in the community knitting group and has ladies from the community meet at her house for Bible study fortnightly. She also attends church in Henty. She has been an active participant in the Culcairn Library helping with story time for the intergenerational story time project.

Prior to Covid, Florence also volunteered for scripture in our schools. Although Florence's physical ability may sometimes hinder her, Florence is still a very active and involved member of the community. It is people like Florence that contribute much of their time over many years who may not think they are worthy of recognition, however, it is all of the wonderful people in our communities like Florence who quietly support our communities and are very worthy of recognition.

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NATIONAL VOLUNTEER WEEK 16 – 22 MAY 2022 [CONT'D]

Henty

Henty & District Cricket Club

The Henty and District Cricket Club is not an organisation which allows time to pass it by. The recent development at the Henty Sports oval left them without any realistic Cricket practice nets so they decided to set up a grants committee to rectify the situation. Senior members of the club called a meeting and understanding that the club has a community obligation to educate junior members of the club they filled around half of the Grants Committee's positions with members from the under 16 playing group. The youngster presented to meetings with enthusiasm and tremendous community spirit.

The committee has accessed grants from Albury/Wodonga Cricket (Cricket Australia), Henty Branch of the Bendigo Bank, Riverina Water and Community Grants (Federal Funding). The juniors have also raised funds by collecting recycled cans. A quote has been sort and the new nets are now fully funded and will be erected before the commencement the 2022/23 cricket season.

The Henty Cricket Club has not just enhanced their playing facilities but educated the youngster on community responsibility, developed community pride and will complete a project that the juniors can look back on in twenty years' time and know they have helped future generations.



Henty Cricket Club's sub Grants Committee Charlie Wilson – Deputy Chairperson and Henry Kilo – Committee member

Avondale Place Respite Project

Avondale Place Respite Project was initiated by the Campbell Family donating \$1.5 million dollars to establish a respite home in Henty. Three other community members were invited to join the Campbells to form the Henty Respite Board.

All board members are working in a voluntary capacity and have spent the past 12 months confirming, firstly, the need and then a business case for such a facility. Many hours have been spent working with designer Rob Pickett to finally come up with the design of a four bedroom home and four 2-bedroom assisted living units. The Development Application was then submitted and approved by council; tenders were called, Premier Building Company being the successful tenderer.

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NATIONAL VOLUNTEER WEEK 16 – 22 MAY 2022 [CONT'D]

With the assistance of a number of community representatives, Henty Respite Ltd, board members are now engaged in promoting this Respite Care project at the same time we are looking for financial support as the total build cost is \$2.2M.

Time has been spent researching and applying for grant money to complete the project. So far Henty Respite Ltd has been overwhelmed by the support of various groups and individuals who have contributed in excess of one hundred thousand dollars.



Building is expected to start in the very near future with Premier Building Company planning to have the project completed by years end.
Ben Hooper
Chair henty Respite Ltd.

Photo: Henty Respite Board members except Mary Liston, Janet Beverley, Secretary Henty Respite Ltd, Mathew Clancy, Chair Mercy Connect Board, Trent Dean CEO Mercy Connect along with Henty respite Board members Peter & Alison Campbell, Ben Hooper, Chair, and Mick Broughan.

Holbrook

Holbrook Community Gardens

The Holbrook Community Gardens has been operating for approximately eight years by a dedicated and hard working group of volunteers. The Garden has recently relocated to a new area beside to the Library.

Starting from scratch, the volunteer committee plans to make it an open, interesting and welcoming place for locals and tourists to visit and spend some time with nature. The garden will have aesthetic appeal, be productive with season fruits and vegetables whilst incorporating something for everyone to enjoy.

The volunteers meet weekly to learn new skills and grow produce for visitors to harvest. It is a fun and social morning and all the volunteers look forward to the weekly interactions. They can do as much or as little as they want, some come simply for a chat and meet friends.

Pictured are some of the volunteers after a day of building. The volunteers also like to make it a social occasion and come together for lunch.

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NATIONAL VOLUNTEER WEEK 16 – 22 MAY 2022 [CONT'D]



Jindera

Jindera Swap Meet

The Morgan Car Club has just held its' 25th Swap meet + Show and Shine at Jindera Recreation Ground. With a membership of 160 people, a majority who were involved in the organisation, preparation and running of the event.

Of the site fees and gate collections raised, \$5000 from the event are donated to two local charities. This year there were 252 sites with an estimated 3,000 entry paying people attending the event.

Everything a vehicle enthusiast would want, including 270 cars, approximately 30 trucks and numerous bikes were on show. A range of stalls held a large array of varied goods for sale – goods to interest the entire population.

This event also brings a lot of people to Jindera with a majority of the 252 site operators coming from somewhere else, stayed the night, visited various businesses during their stay and contributed to making the event a success. The local Football Club raised funds for their local club through catering at the event.

All in all a major success and congratulations must go to the many volunteers for their efforts, their community and club spirit.

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NATIONAL VOLUNTEER WEEK 16 – 22 MAY 2022 [CONT'D]

The Jindera Community Garage Sale

This event was started 23 years ago with Leeny Mason being the main driving force - as she remains today. In 2022 there were 3 people on the organising committee with another 10 volunteers assisting.

The Garage Sale is run in conjunction with Rural Carelink and in 2022 there were 56 sites registered bringing approximately 1000 people into the town for the day.

Rural Carelink sold the maps of where the sites were for \$2.00 each and had their Op Shop participating in the Garage Sale. All funds from the Op Shop, Registrations and Map sales have gone into the Charity Pool that Rural Carelink uses to fund their charity work including;

- small grants program to local schools to purchase necessary school items for underprivileged students
- assist local families and people in need with food and other items
- provide School Holiday programs for local children
- support local Carer's group
- support the Community Garden

It is a community effort with catering by sponsors at the Jindera Bakery and the Next Level Café as well as eggs and bacon breakfast at the Anglers Club and CWA scones with jam and cream and beef rolls at the School of Arts Hall.

Congratulations to Leeny who had the passion and drive to start this event and continue with this project for 23 years, Rural Carelink, Anglers Club, CWA and sponsors Jindera Bakery and Next Level Cafe for their invaluable support.

Walla Walla

Walla Walla Red Cross - Branch of Australian Red Cross

The Walla Walla Red Cross was established in 1939 and currently has 22 members. The Red Cross currently meet on the fourth Wednesday of each month at Walla Walla Baptist Church.

The Red Cross is active during Anzac Day marching and providing and serving sandwiches, cakes, sandwiches and tea and coffee. In March the group take part in Red Cross Calling, this year a total of \$1050 was raised.

For the Melbourne Cup the Red Cross provide a luncheon with everyone invited to dress up, enjoy lucky door prizes and have a great day. During Christmas a basket of goodies is raffled for first prize, second prize Christmas cake or voucher.

Walla Walla Sportsground Committee

The Walla Walla Sportsground Committee was established over 100 years ago and still continues to step up assist where they can, whenever they can. This not-for-profit volunteer committee manages the caravan park, maintains the grounds of the sportsground precinct and recently have completed a new pavilion.

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NATIONAL VOLUNTEER WEEK 16 – 22 MAY 2022 [CONT'D]

The pavilion was completed under budget and on time with the costs for the pavilion being dramatically reduced due to the volunteer contributions of time and effort such as drafting of plans, painting, carpentry and fitting off. The pavilion services the Tennis, Cricket, Football and Netball clubs

The sportsground has had events such as Christmas Carols, Christmas food hamper assembly station, Covid vaccinations, fitness groups, various social functions as well as the cricket, football and netball seasons. Members of the committee volunteer to have a wonderfully green, well equipped facility for the whole community to enjoy.

In 2021 the AFL NSW completed an audit of facilities in the Hume League and The Walla Walla sportsground came in at number 1 for the facilities and second in the league for the football playing arena.

The volunteers of the Walla Walla Sportsground committee are passionate and proud and of what they have achieved and are looking forward to the future. Currently there are 9 members on the Walla Walla Sportsground Committee.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

Council specifically acknowledges the groups and individuals in this report for the contribution they have made to our communities, whilst also acknowledging they make up a small number of the many wonderful groups and individuals who provide their time as volunteers. Greater Hume Council acknowledges the work of all of our volunteers and recognise and thank each and every one.

RECOMMENDATION

That:

1. Council formally recognise the generous contribution of all of the Volunteers of Greater Hume as part of National Volunteer Week 2022 “We are, **Better Together**”.

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ITEMS TO BE REFERRED TO CLOSED COUNCIL

**ORDINARY MEETING OF GREATER HUME COUNCIL
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OFFICERS' REPORTS – PART B – TO BE RECEIVED AND NOTED GOVERNANCE

**1. 2017 / 2022 DELIVERY PLAN AND 2021-2022 OPERATIONAL PLAN – REPORT
AS AT 31 MARCH 2022**

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

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

REFERENCE TO DELIVERY PLAN ACTIONS

Statutory matter.

DISCUSSION

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

The report to 31 March 2022, detailing key actions contained in the 2017/2022 Delivery Plan and 2021/2022 Operational Plan and achievements has been **PREVIOUSLY DISTRIBUTED** to Council.

The comprehensive Delivery Plan Report is available to the public at the following link:

<https://www.greaterhume.nsw.gov.au/Your-Greater-Hume-Council/Documents-and-Policies>

The challenging COVID environment in which Council continues to operate and severe rainfall events in late November, January and February has created significant challenges there has been a satisfactory level of achievement in works completed at this stage. It should be noted that some projects have not progressed due to lack of available staff or budget implications. It should be noted however that the issues mentioned above will result in some works being delayed due to lack of available staff, Contractors and additional works due to multiple unseasonal rain events.

Highlights of the first six months include:

Governance and Corporate and Community

- Annual and End of Term Reports completed
- New Delegations Register substantially completed
- EOFY audit completed and Financial Statements lodged with GHSC being the 10th council in the state to lodge
- LTFP updated to reflect adopted 2021/2022 budget
- Actively involved in review of regional library services
- Energy Savings Action Plan completed and endorsed by Council
- Commenced relocation of Holbrook Community Garden to council owned land
- Annual Report and End of Term Report presented to Council and submitted to Office of Local Government
- 16 Children Services policies reviewed and adopted by Council
- Holbrook Community Garden Committee established as Section 355 Committee
- Henty "Meet N Greet" event held at Henty with 80 people attending
- Recruitment activities have resulted in 45 commencements in the period 1 July to 31 December 2021, mainly children services and swimming pool lifeguards

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**2017 / 2022 DELIVERY PLAN AND 2021 / 2022 OPERATIONAL PLAN – REPORT AS AT
31 MARCH 2022 [CONT'D]**

- A further nine policies were reviewed and adopted by Council in the January - March 2022 quarter
- Meetings progressed in February for the establishment of Youth Advisory Committees at Billabong High and St Paul's College
- Draft Community Strategic Plan completed and placed on public display
- Affiliate Membership of NSW Companion Card finalised
- Library Outreach programs were developed and implemented at Women's Week, Seniors Week and Youth Week events across 5 towns in Greater Hume Council in March/April. Art in the Park was held as an Outreach event at the Henty Memorial Park.
- Successful Australia Day Celebrations held at Holbrook in a COVID safe environment with 5 new citizens receiving citizenship.
- Autumn Newsletter forwarded to 1933 email addresses and also available on Council's Website.
- As part of NSW GROW, Welcoming Australia has worked with Council to coordinate research that will support our communities to better understand how ready they are to welcome people from migrant and refugee backgrounds.
- Buy Local Business Database updated.
- Small Business Month functions held at Holbrook and Jindera
- Production of 5 town tours as part of resident attraction
- #movetogreaterhume promotion rolled out.
- Partnered with Wagga Wagga City Council on an autumn drive campaign
- Scheduled another social media Welcome to Greater Hume campaign, providing reels, tours and ideas of what people can do in Greater Hume during 2022.

Engineering

Construction/Maintenance/Operations

- Olympic Highway Realignment at Grubben Road Rail Crossing – Complete and official opening held
- Fellow Hills Road Reconstruction – Culverts completed and roadworks substantially commenced
- Gravel Road Resheeting Program – Continuing
- Rural Road Resealing Program - Completed
- Pioneer Drive Reconstruction – Final stage, Pech Ave to Jindera Street – Complete
- Shoulder Widening on Urana Road (MR125) between Burrumbuttock and Walbundrie – Completed
- Extension of Holbrook Skate Park and surrounds – Complete
- Enterprise Drive subdivision (4 Lots) – Complete
- Urana Road, Jindera to Walbundrie Culvert and road widening – Complete
- Urban Streets Bitumen Resealing – Complete
- State Road Heavy Patching on MR284 (Tumbarumba Road) – Round 1. Complete
- Walbundrie Rest Stop and Toilet – Complete
- Lodgement of Natural Disaster Claim for Nov/Jan/Feb Storm event – Emergency works approved with balance of works still to be approved.
- Culcairn-Holbrook Road 1.9km reconstruction – Complete

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**2017 / 2022 DELIVERY PLAN AND 2021 / 2022 OPERATIONAL PLAN – REPORT AS AT
31 MARCH 2022 [CONT'D]**

- State Road Heavy Patching on Olympic Highway – Commenced
- State Road Reseals on Olympic Highway – Commenced
- Gerogery Road reconstruction – Commenced
- Browning Street, Morven Drainage – Commenced
- Bloomfield Road – Bridge/Culvert Replacement – Commenced
- Jindera Industrial Estate Stage 1B (7 Lots) – Complete
- Urana Street, Jindera – Footpath Construction – Complete
- Hanel's Scenic Lookout, Talmalmo - Commenced

Water & Waste Water

- Jindera Sewer Treatment Works Renewal/Upgrade (Business Case) continuing
- Black Street Reservoir Renewal/Upgrade (Business Case) – Complete and lodged
- GPS Rural Trunk Mains Maintenance – Continuing
- Jindera Sewerage Pumping Station – Monitoring System – Complete
- Culcairn Water Treatment Plant – Monitoring System – Complete
- Culcairn Sewerage Treatment Works – Monitoring System - commenced
- Integrated Water Cycle Management Plan – continuing
- Water Meter Readings Sep - Complete
- Jindera SPS – Monitoring System – Complete
- Culcairn WTP – Monitoring System – Complete
- Culcairn STP – Monitoring System – Complete
- Jindera Sewerage Overflow – Investigations complete and temporary solution to be implemented

Traffic/Asset Management

- New GIS mapping system has gone live to all staff
- Work continuing on implementation of new Asset management System (Asset Finda and GIS System Intramaps)
- Funding announced for Holbrook Levee - \$4.5 Million, Construction expected in 2022/23
- Flood Study, Investigation and Design for Walla and Jindera a have been completed. Funding applications will be submitted this year for works

Environment and Planning

- Participating in the development of a joint tender process for residential waste and recycling services
- Assessed Planning Proposals seeking amendments to Greater Hume Local Environment Plan 2012- Zoning and Minimum Lot Size changes for the 151 – 159 Pioneer Drive Jindera and 1037 Urana Road Jindera.
- Re-Exhibition of the Draft Jindera Residential Land Use Strategy
- Undertaken inspections for overgrown privately owned residential land throughout the Council area and issued notices requiring the removal of overgrown vegetation.
- Investigated options to remediate the subsidence at the Jindera Swimming Pool.
- Completed the remote access project at the Culcairn Waste Management Facility.

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2017 / 2022 DELIVERY PLAN AND 2021 / 2022 OPERATIONAL PLAN – REPORT AS AT
31 MARCH 2022 [CONT'D]

- Prepared a submission for Greater Hume Council for the draft State Significant Agricultural Land Map.
- Assessed a Development Application for a new service station, signage and associated infrastructure – Railway Parade Henty.

Given the difficult operating environment satisfactory progress has been made in all Themes during the first nine months of the 2021/2022 Financial Year.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

It is Management's view that overall satisfactory progress towards the achievement of Performance Targets included in the 2017/2022 Delivery Plan and 2021/2022 Operational Plan has been achieved during the first three quarters.

RECOMMENDATION

That Council receive and note the 2017/2022 Delivery Plan and 2021/2022 Operational Plan review report to 31 March 2022.

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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 April Council meeting excellent progress has been made in the construction of the Henty Sportsground Function Room extensions and refurbishment. Since the last report there has been two matters which will have an impact on project costing being:

1. It was decided to remove three trees that has the potential to fall on the fire services tanks at some time in the future. Given that the Fire Safety Services are integral to being able to use the building it was considered prudent to remove the trees at this time.
2. In excavating the foundations for the fire services tanks encountered latent conditions. An allowance has been made for the additional anticipated cost.

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

This has been reflected in the updated financial information below.

Project element	Revised cost 7 April 2022	Revised cost 5 May 2022	Variance	Comments
Project costs				
Project Management	60,000.00	60,000.00	-	
Finalise design plans inc. fire services	16,940.00	17,123.00	- 183.00	
Council approvals	8,106.00	8,106.00	-	
Building components	905,222.00	905,222.00	-	
Estimated total costs	990,268.00	990,451.00	- 183.00	
Funded by				
Sportsground stimulus fund	409,091.00	409,091.00	-	
Henty Community Financial Services	300,000.00	300,000.00	-	
Local Roads and Community Infrastructure Fund	100,000.00	100,000.00	-	
NSW AFL	30,000.00	30,000.00	-	
Greater Hume Council (waive DA fees)	5,481.00	5,481.00	-	
User Group Contribution	47,500.00	47,500.00	-	
Henty Town Improvement Reserve	56,754.00	56,754.00	-	
Community Contribution (mower sale and community fund raising)	70,000.00	70,000.00	-	
Estimated total income	1,018,826.00	1,018,826.00	-	
Variance in funding for building component only	28,558.00	28,375.00	183.00	
Additional costs to be incurred				
Installation of pressure sewer line	87,452.00	87,452.00	-	
Fire services (Tanks and pumps)	188,764.00	188,764.00	-	
Tree removal		6,500.00	- 6,500.00	Remove three trees that have the potential to impact the fire service tanks in the future
Latent conditions - Fire tank foundations		7,845.00	- 7,845.00	Poor ground conditions where fire tanks are being installed
Riverina Water Upgrade	24,936.00	24,936.00	-	
Total	301,152.00	315,497.00	- 14,345.00	
Funded by	250,000.00	250,000.00	-	
Variance installation of services	- 51,152.00	- 65,497.00	14,345.00	
Total variance	- 22,594.00	- 37,122.00	14,528.00	

It is anticipated that the fire services tanks will arrive prior to the end of May; building construction is progressing satisfactorily and the Author is now optimistic that Council should be in a position to issue an Occupation Certificate by 30 June 2022.

The Author is aiming to meet with the Henty Sportsground Committee and the Henty Football Netball Club in the week commencing the 30 May when a clearer indication of a

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
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY 18 MAY 2022**

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

BUDGET

Council has previously resolved to utilise part of the proceeds of the sale of Lots 3-5 DP 13322, Yankee Crossing Road, Henty to fund the over expenditure of his project which will ensure the project does not impact on Council's budgetary position.

CONCLUSION

The Author is optimistic the project can be completed by 30 June 2022 without any further major costs escalations.

RECOMMENDATION

That the report be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY 18 MAY 2022**

**3. 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.

DISCUSSION

The Holbrook Sporting Complex Multi-Purpose Function Room and Catering Facilities is near complete with an Occupation Certificate expected to be issued the week commencing 9 May. There has been no significant issues experienced by the Contractor over the past month.

There has been a small number of other variations either due to inconsistencies with the Plans or to achieve long term maintenance savings. The Project costs provided as part of this report include final Contractor costs along with allowances made for works to be undertaken external to the Contract and should be very close to the final Project costs.

These variations are outlined in Table 1 below.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY 18 MAY 2022**

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

Table 1

Cost Item	Original estimate	Revised cost 25/02/2022	Revised cost 04/04/2022	Variance	Comments
Preparation of Plans, specifications and other tender documentation	62,000	72,610	73,260	- 650	Multiple changes to plans to reduce build cost and to accommodate requests from Holbrook Sporting Complex Board
Electrical Upgrade (estimate)	50,000	65,238	66,168	- 930	Includes establishment of electrical connection for building works. Additional \$930 for latent conditions
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 cost of PC items		19,795	19,795	0	
Contingency	20,000	93,384	89,158	4,227	
Door removed from Contract to be installed by Council			6,714	- 6,714	
Home change room seating etc			9,000	- 9,000	
Road construction external to Contract		37,500	40,000	- 2,500	Cost of constructing link road behind building
Riverina Water County Council				-	
Connection costs			13,571	- 13,571	
Developer Contribution Charges			28,297	- 28,297	It was not anticipated that this development would have been subject to Developer Charges
Estimated total cost of project	1,939,756	2,111,775	2,169,210	- 57,435	
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 5 May 2022		1,969,909	1,969,909	-	
Project over expenditure as at 5 May 2022		- 141,866	- 199,301	57,435	

The main increase in costs since the April report is as a result of Developer Charges of \$28,297 levied by Riverina Water County Council which was unexpected. The Author will be writing to Riverina Water County Council in relation to the fairness of these charges.

Charges of this nature would not have been levied by Council and this matter and the requirement for Council to partially fund the main extension at Henty are timely reminders of the risk of Council losing control of its water and sewerage supply systems as it exposures Council to other organisations charging regimes.

As reported to previously Council meetings the original plans did not include seating in the home changes rooms and this work will be completed outside the building Contract. Doors to passage ways are also being excluded from the Contract to ensure more suitable doors are installed which will also be completed at a later date.

The Author should be in a position to present a final report on the project to the June Council meeting.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
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**HOLBROOK SPORTING COMPLEX – CONSTRUCTION UPDATE ON MULTIPURPOSE
FUNCTION ROOM AND CATERING FACILITIES [CONT'D]**

BUDGET IMPLICATIONS

Given the issues with the ground conditions and inadequate allowance of provisional items, the overall cost of the project is reasonably satisfactory. Council has previously resolved to fund the over expenditure of the project from the sale of the Lot 2 DP 610499, Jingellic Road, Holbrook.

This will enable the project to be funded without impacting on Council's budgetary position.

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
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ON WEDNESDAY 18 MAY 2022**

4. UPDATE OF RESIDENTIAL AND INDUSTRIAL SUBDIVISIONS

Report by General Manager – Steven Pinnuck

REASON FOR REPORT

To update Councilors on residential and industrial subdivisions at Walla Walla, Culcairn, Holbrook and Jindera.

REFERENCE TO DELIVERY PLAN ACTIONS

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

Outcome: We have prosperous and diverse local business and a growing economy
Our towns and villages are revitalized

DISCUSSION

Councillors are advised that an addendum report will be presented to the May meeting of Council on the progress of the following subdivisions:

- Walla Walla Residential Subdivision – 10 Lots
- Culcairn Residential Subdivision – 26 Lots
- Holbrook Industrial Estate – 4 Lots
- Jindera Industrial Estate Stage 2 – 7 Lots
- Jindera Industrial Estate Stage 3 – 26 Lots

BUDGET IMPLICATIONS

Nil at this stage.

CONCLUSION

An addendum Report will be submitted to the May meeting of Council.

RECOMMENDATION

That the report be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
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CORPORATE AND COMMUNITY SERVICES

1. ELECTRICITY PROCUREMENT

Report prepared by Director Corporate & Community Services – David Smith

REASON FOR THE REPORT

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

REFERENCE TO DELIVERY PLAN ACTION

Not applicable

DISCUSSION

As reported to the March 2022 meeting of Council, member councils of the Riverina Eastern Regional Organisation of Councils (REROC) and Central NSW Joint Organisation (CNSWJO) 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.

There is increasing interest across the Central NSW and Riverina region in energy efficiency and renewable energy, and the upcoming procurement process for the supply of electricity aims to take advantage of this opportunity. CNSWJO and REROC member councils continue to work on energy efficiency projects, for example the LED street lighting replacement, as well as installing on-site solar. These activities continue to reduce Council's consumption of electricity from external sources.

The contracts for small tariff sites (< 100MWh p.a.), large contract sites (> 100MWh p.a.) and streetlighting expire on 31 December 2022. A technical consultant, probity advisor and legal advisor have been engaged to provide support to the procurement process for a contract to commence on 1 January 2023 for large market sites and streetlighting.

Procurement Update and Market Timing

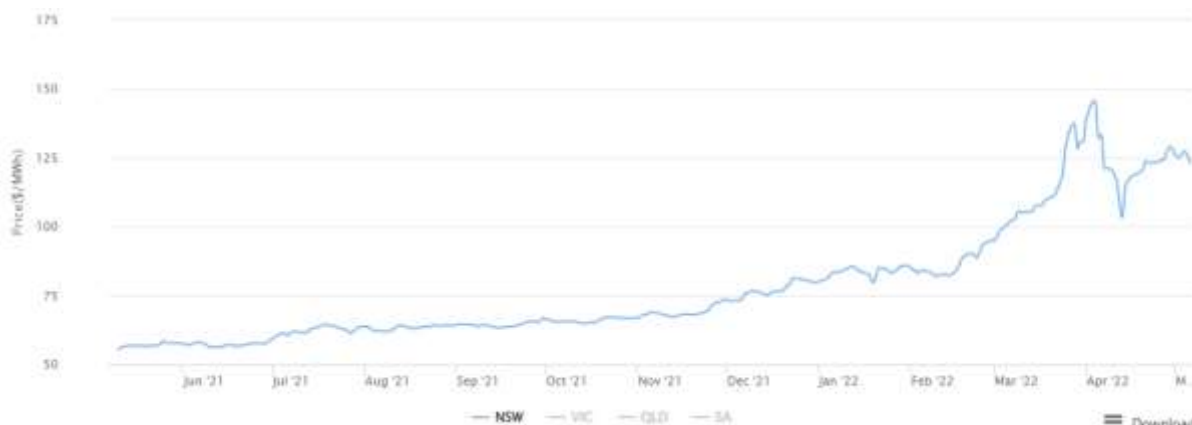
As reported to the March 2022 Council Meeting, it was originally anticipated that the Request for Proposals (RFP) for the supply of electricity for the 16 councils participating in the aggregated procurement would be released in mid to late March. However, since late March signs of increasing pricing were seen in the energy futures market. The increase was reportedly mainly due to the war in Ukraine.

In late March, Presync, (the energy consultants who have been engaged to provide expert technical advice to the process), made a recommendation to delay releasing the RFP to market in the short-term as a price drop was anticipated.

However, while prices temporarily eased in mid-April, they remain at an unprecedented high level. The following graph shows the electricity futures price trend for calendar year 2023 from May 2021 to May 2022

**ORDINARY MEETING OF GREATER HUME COUNCIL
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ELECTRICITY PROCUREMENT [CONT'D]



Source: BID Energy

Presync has more recently advised that due to the sustained increase in electricity futures pricing, competition for new sources of renewable electricity (which are anticipated to provide more stable pricing) is rapidly increasing and have highlighted that further delay in going to market may mean that Councils miss out on a suitable renewable project. As such, Presync has recommended that the RFP is released to the market in May 2022.

As previously reported, the Project Steering Committee agreed on the following project objectives at its meeting in October 2021:

1. Cost – Proceed with a PPA provided the pricing is less than the existing contracted price;
2. Percentage of renewable energy – The PPA should maximise the renewable energy component over and above the 50% of total electricity load;
3. LGCs – Councils are encouraged to surrender/retire the LGCs rather than on-selling;
4. Duration – The PPA to be a 7-10 year term;
5. Environmental – Each Council to decide how they will meet their emissions reduction targets, where applicable;
6. Additionality – Support the development of new projects over existing projects; and
7. Local projects – Within the regulatory framework, support local projects in Central NSW over projects elsewhere in NSW;

While the majority of the total load (~80%) can be matched to a wind or solar project, the remaining 20% will likely need to be firmed from grid energy. Retailers may use a pricing model informed by the futures or spot market, which will be affected by the current market volatility.

It is noteworthy that the current retail prices for regular grid power (flat rate) is currently around 20c/kWh (\$200/MWh), so a shift in the current approach away from renewable energy would not provide any relief. Indeed, renewable energy pricing is currently well below this.

While the contracts are not due to commence until 1 January 2023 and the procurement process was commenced well in advance to allow sufficient time in case there were delays or extreme market volatility, the situation now includes the supply of renewable energy becoming limited. New generation continues to come online however projects take many years to come to fruition.

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ELECTRICITY PROCUREMENT [CONT'D]

The Steering Committee for electricity procurement has been meeting regularly and at the most recent meeting on 5 May 2022 it agreed that due to the market volatility there is a chance that the offers received may not be lower than the existing contracted price.

BUDGETARY IMPLICATION

Electricity costs are fully funded in current and future budgets

CONCLUSION

The procurement process for the supply of electricity is underway, however has paused in recent weeks due to the extreme and unprecedented energy market volatility. This will affect the price of portion of council's load unmatched to renewables - which is approximately 20%. The Steering Committee has been meeting regularly and watching closely, and agreed at its recent meeting that, while prices are not coming down, not finding a project to source renewable electricity from is a greater risk.

Expert advice from Presync is that a business-as-usual approach of regular grid power will not provide a better outcome than the existing strategy of minimum 50% renewable energy. Indeed, renewable energy pricing is cheaper than other generation e.g. coal.

RECOMMENDATION

That the report be received and noted.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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2. COMBINED INVESTMENT REPORT – MONTH ENDED 30 APRIL 2022

Report prepared by Accounting Officer – Camilla Webb

REASON FOR REPORT

This report presents to Council details of all funds invested as at 30 April 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.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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COMBINED INVESTMENT REPORT – MONTH ENDED 30 APRIL 2022 [CONT'D]

Greater Hume's overall investment portfolio

Total Cost	\$25,773,105.41
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Total Portfolio Value	\$25,873,772.55
-----------------------	------------------------

Weighted Average Term (days)	306
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Weighted Average Yield	0.69 %
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Total Monthly Accrued Interest	\$12,501.65
--------------------------------	--------------------

Total Interest Received this month	\$7,239.73
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Interest Payments this month	2
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Matured Investments this month	2
--------------------------------	---

Total Funds Matured this month	\$1,500,000.00
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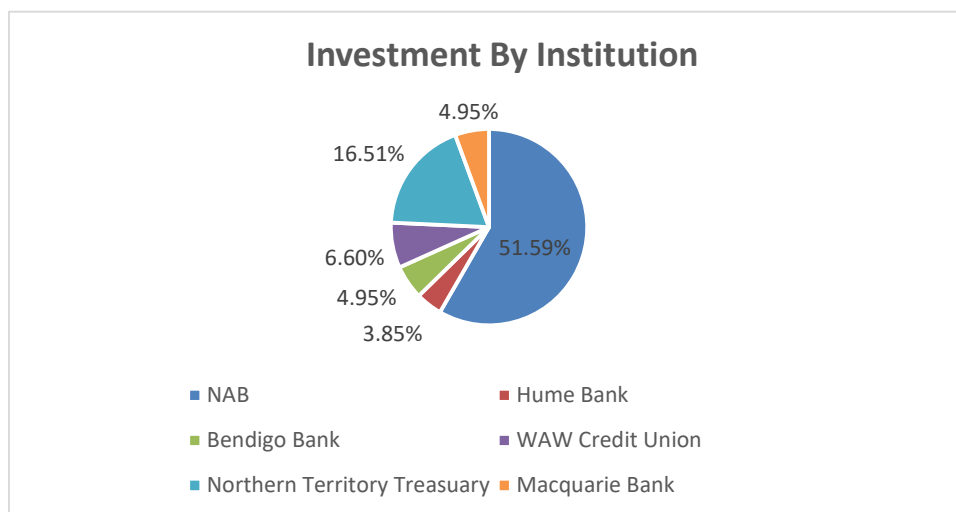
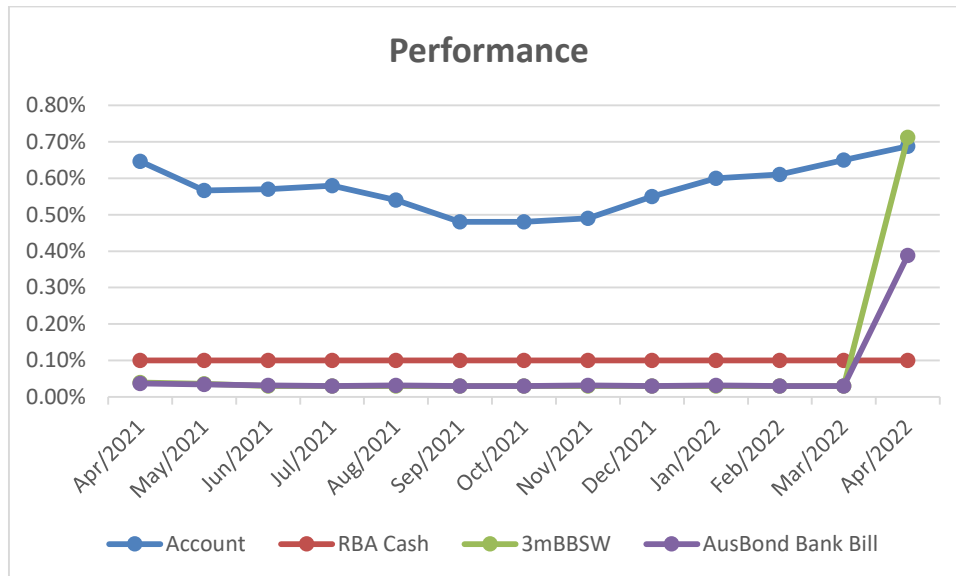
New Investments this month	2
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Total Funds Invested this month	\$1,500,000.00
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Note: The Reserve Bank of Australia raised the cash rate from 0.10% to 0.35% on the 3 May 2022.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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COMBINED INVESTMENT REPORT – MONTH ENDED 30 APRIL 2022 [CONT'D]



**ORDINARY MEETING OF GREATER HUME COUNCIL
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COMBINED INVESTMENT REPORT – MONTH ENDED 30 APRIL 2022 [CONT'D]

Investment Register

ADI/Security Name	Maturity Date	Amount	Long Term Rating	Term in Days	Monthly Accrued Interest	Yield
NAB	3/05/2022	\$500,000	AA-	90	\$156.16	0.38%
WAW Credit Union	11/05/2022	\$500,000	NR	365	\$308.22	0.75%
Bendigo And Adelaide Bank	16/05/2022	\$500,000	BBB+	213	\$143.84	0.35%
Hume Bank	16/05/2022	\$46,751.06	NR	364	\$15.37	0.40%
NAB	18/05/2022	\$500,000	AA-	83	\$143.84	0.35%
Macquarie Bank	24/05/2022	\$500,000	A+	272	\$164.38	0.40%
NAB	30/05/2022	\$300,000	AA-	276	\$69.04	0.28%
AMP Bank	14/06/2022	\$1,000,000	BBB	216	\$698.63	0.85%
WAW Credit Union	16/06/2022	\$600,000	NR	365	\$369.86	0.75%
WAW Credit Union	16/06/2022	\$500,000	NR	365	\$308.22	0.75%
Hume Bank	17/06/2022	\$500,000	NR	365	\$164.38	0.40%
Hume Bank	17/06/2022	\$500,000	NR	365	\$164.38	0.40%
Hume Bank	30/06/2022	\$49,937.43	NR	365	\$14.37	0.35%
WAW Credit Union	8/07/2022	\$400,000	NR	365	\$246.58	0.75%
NAB	20/07/2022	\$500,000	AA-	271	\$143.84	0.35%
Macquarie Bank	17/08/2022	\$500,000	A+	182	\$267.12	0.65%
NAB	30/08/2022	\$500,000	AA-	366	\$143.84	0.35%
AMP Bank	27/09/2022	\$500,000	BBB	364	\$328.77	0.80%
Macquarie Bank	29/09/2022	\$500,000	A+	365	\$164.38	0.40%
Bendigo And Adelaide Bank	17/10/2022	\$500,000	BBB+	271	\$226.03	0.55%
AMP Bank	20/10/2022	\$1,000,000	BBB	365	\$657.53	0.80%
NAB	6/12/2022	\$510,414.36	AA-	357	\$255.91	0.61%
Bendigo And Adelaide Bank	12/01/2023	\$500,000	BBB+	365	\$267.12	0.65%
NAB	18/01/2023	\$500,000	AA-	265	\$61.64	1.50%
NAB	19/01/2023	\$500,000	AA-	365	\$300	0.73%
Hume Bank	1/03/2023	\$68,066.42	NR	365	\$19.58	0.35%
AMP Bank	21/04/2023	\$1,000,000	BBB	365	\$534.25	1.95%
NAB	13/09/2023	\$2,000,000	AA-	727	\$986.30	0.60%
Northern Territory Treasury Corp	15/06/2025	\$1,000,000	NR	1,248	\$1,150.68	1.40%
Northern Territory Treasury Corp	16/06/2025	\$1,500,000	NR	1,481	\$1,356.16	1.10%
Northern Territory Treasury Corp	15/06/2026	\$2,500,000	NR	1,887	\$2,671.23	1.30%
NAB	1/05/2022	\$5,297,936.14	AA-	1	\$0	0.10%
		\$25,773,105.41			\$12,501.65	

**ORDINARY MEETING OF GREATER HUME COUNCIL
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COMBINED INVESTMENT REPORT – MONTH ENDED 30 APRIL 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

As at 30 April, 2022 total Investments held were \$25,773,105.41. The year to date accrued investment earnings for 2021/22 was \$105,166.47 representing a weighted average yield of 0.69%.

RECOMMENDATION

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

**ORDINARY MEETING OF GREATER HUME COUNCIL
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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 Councilors' 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 Councilors' and staff.

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

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councilors' information.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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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>

- | | |
|-------|---|
| 22-11 | Misuse of Council Resources – May Federal Election |
| 22-10 | Local Government Amendment Act 2021 – Guidance on local government rating reforms |

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
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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 11**.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For Councillors' information.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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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 30 APRIL 2022

The statement of bank balances as at 30 April 2022 is attached at **ANNEXURE 12**.

3. PEOPLE & CULTURE REPORT – APRIL 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
- RERO Workforce Development meeting – next meeting 17 May 2022

RECRUITMENT

- Recruitment in progress:
 - Engineering Administration Officer – interviewed 2, appointed 1 to commence 23 May 2022
 - Water and Wastewater Operator – interviewed 2, appointed 1 to commence 9 May 2022
 - Casual Customer Service Officer – interviewed 3, appointed 1 to commence from 23 May 2022
 - Road Safety Officer – 0 interviewed or appointed. Discussions with other stakeholders to potentially re-evaluate the position
 - Water and Wastewater Trainee – Outsourced recruitment to SQUAD. Interviewed 2, appointed 1 to commence 10 May 2022
 - Civil Construction Trainee – Outsourced recruitment to SQUAD. Interviewed 2, appointed 0. Awaiting further recommendations from SQUAD

**ORDINARY MEETING OF GREATER HUME COUNCIL
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PEOPLE & CULTURE REPORT – APRIL 2022 [CONT'D]

- New employees commencing with Council:
 - Stephanie Turner-Pope – Casual Childcare Educator Henty
 - Tania Walsh – Casual Finance Officer
- Position/role changes with existing Council employees:
 - Nil
- Employees ceasing duties with Council:
 - Shania Maw – Early Childhood Trainee Walla Walla
 - Imogen Walker – Childcare Educator Walla Walla
 - Micheal Quinn – Plant Mechanic
- Positions advertised:
 - Civil Construction and Water and Wastewater Trainees – Advertised with SQUAD
 - Town Planner – Applications close 16 May 2022

WORKPLACE RELATIONS

- Participate with Outdoor Staff quarterly meetings – meeting held on 10 March 2022; next meeting 9 June 2022 at Jindera
- Coordinate and administer Consultative Committee – meeting held on 14 December 2021; next extraordinary meeting TBC
- Participate with Risk WHS Committee – meeting held on 14 December 2021; next extraordinary meeting TBC
- LGNSW HR Networking Meeting – virtual meeting held 9 March 2022; next meeting 1 June 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 and May 2022 and will be available to access from late 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. Program review to be held during May to identify current workforce needs and realign the program goals to provide early intervention support for present needs

REVIEW & CONTINUOUS IMPROVEMENT

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

**ORDINARY MEETING OF GREATER HUME COUNCIL
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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

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

Outcome 2.5 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

April Programs	Location	Participants
School Holiday programs	All Libraries	Sock Puppets – 30
Art in the Park	Henty	Partnership with Intereach supporting Rural Families - 36
The Art Of Aging Exhibition	Holbrook Library	
TAFE NSW	Henty/Holbrook	Bring Your Own Device – 20 April 22 - 12
Library Outreach Program	Holbrook Library	Residents of Holbrook Hostel – Sock Bunnies
Storytime	All Libraries	Stories & craft activities
Intergenerational Storytime	Culcairn	Community groups in Culcairn host a storytime session with students from St Joseph's Culcairn - 21
Care packages available in the Library	Henty	A partnership between Intereach and GHC libraries to distribute care packages to geographic and demographically challenge members of the community
Upcoming Programs	Location	Event
Work Experience Student – Billabong High School	Culcairn	Student will work at the Culcairn Library in mornings for 1 -2 terms
Wiggles and Giggles Storytime	Henty	Partnership between GHC and Intereach Albury
Work Experience Student	Henty	St Paul's College Work Experience Student – May 22
Library & Information Week	All Libraries	National Simultaneous Storytime

BUDGET IMPLICATION

Nil.

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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

5. GREATER HUME COUNCIL YOUTH SERVICE

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

REASON FOR REPORT

To inform Council on Youth events and programs and successful grants presented to Council monthly.

REFERENCE TO DELIVERY PLAN ACTION

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

Outcome 2.1 Welcoming, resilient and involved communities

DISCUSSION

The Greater Hume Council Youth Services organise events and programs throughout the year in order to address the cultural, educational, recreational needs of the young people in the community.

Youth Events – April 22

April Programs	Location	Participants
Youth Activities	Billabong High School	Youth Week - 76
Skate Park program– April	Culcairn/Henty	20
Youth Work Experience	Henty	Ongoing
Youth Podcast Program	Henty	Hayden Honeywill – Library Trainee & Harlan Candy Youth Volunteer

Up Coming Programs- May 22	Location	Participants
Adulting 101 – Free RSA Courses X 2	Billabong High School and St Paul's College	40

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GREATER HUME COUNCIL YOUTH SERVICE [CONT'D]

Successful Grant Funding

Youth Services continue to apply for funding to strengthen the delivery of programs and services to young people in the Greater Hume Council.

Funding	Amount	Description
Children and Young People Wellbeing Recovery Initiative - Small grants program	\$10,000.00	The aim of this project is to establish two Youth Advisory Committees in Greater Hume Council. One at Billabong High School and one at St Paul's College Walla Walla. The Youth Advisory Committees will provide young people in Greater Hume Council with the opportunity to participate, engage and be active citizens in their local community.

Funding Applied for in May 22

Funding	Amount	Description
Winter Holiday Break	\$6,080.00	The aim of this project is to take young people in Greater Hume Council in July 22 to Albury Cinema to see a movie.

BUDGET IMPLICATION

Nil.

CONCLUSION

The Greater Hume Council Youth Service team are constantly working to remain up to date with the issues and opportunities surrounding our young people. Youth Services, Schools and TAFE NSW are working together to ensure the Adulting 101 project is successfully promoted to young people in Greater Hume Council over next year. Young people from Billabong High and St Paul's College are seeking opportunities to volunteer and undertake work experience in the libraries and youth areas of Greater Hume Council.

RECOMMENDATION

That council receive and note the report

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ENGINEERING

1. APRIL 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).

Extensive heavy patching is continuing on MR78 in various locations between Hume Highway (south of Gerogery) and The Rock.

Regional Roads

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

Local Roads

Sealed

General maintenance on local roads is continuing.

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

Unsealed:

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

Balldale Walbundrie Road Brackley Road Funk Road Green Acres Road Kotzurs Road Kreutzbergers Road Mullemlah Road	Munyaplah Settlement Road Pulletop Road River Road Thugga Road Trebleys Road Woods Road
--	--

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

Works are continuing on Bloomfield Road on the new Burrumbuttock Creek crossing.

Urban Streets:

General maintenance of urban streets is continuing.

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APRIL 2022 – REPORT OF WORKS [CONT'D]

Roundabout construction at the intersection of Urana Street and Pioneer Drive, Jindera is continuing.

This installation of underground stormwater drainage, table drains and culverts in Brownrigg Street, Morven is continuing.

General:

General maintenance of public toilets and parks is continuing.

General signage maintenance is continuing.

Monthly Works Maintenance Expenditure:

Local Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Comments
Urban Roads Maintenance	\$283,604	\$236,337	\$248,270	-\$11,934	The over expenditure is due to the natural disaster and will be recouped once claims are approved and claimed.
Urban Roads Town Maintenance	\$210,000	\$175,000	\$257,361	-\$82,361	Additional mowing required due to seasonal and weather conditions. Additional costs being recouped from other maintenance areas that are underspent
Rural Roads Sealed	\$1,065,000	\$887,500	\$921,059	-\$33,559	The over expenditure is due to the natural disaster and will be recouped once claims are approved and claimed.
Rural Roads Unsealed	\$1,302,740	\$1,085,616.67	\$1,351,665	-\$266,048	The over expenditure is due to the natural disaster and will be recouped once claims are approved and claimed.
Street Tree Maintenance	\$252,335	\$210,279	\$162,430	\$47,849	

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.

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APRIL 2022 – REPORT OF WORKS [CONT'D]

Regional Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Comments
Regional Roads Maintenance	\$752,781	\$627,318	\$711,451	-\$84,134	The over expenditure is due to the natural disaster and will be recouped once claims are approved and claimed.

Sportsgrounds, Parks & Public Toilets	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Comments
Sportsground Maintenance	\$479,440	\$399,533	\$438,262	-\$38,729	Additional works undertaken. Additional costs being recouped from other areas that are underspent.
Parks & Gardens Maintenance	\$317,180	\$264,316.67	\$255,237	\$9,079	
Public Toilets Maintenance	\$191,590	\$159,658	\$189,332	-\$29,674	Additional Covid cleaning with over expenditure to funded from other areas that are underspent

NB : Sportsground Maintenance excludes annual GHC contribution payment

Major Projects Expenditure:

Project	Budget	YTD	Committed	Total	Remaining	Comments
Fellow Hills Road Rehabilitation	\$1,394,849	\$1,089,101.79	\$226,970.85	\$1,316,072.64	\$78,776.36	Project is 70% complete. Project tracking to budget.
Gerogery Road Rehabilitation	\$2,609,911	\$164,540	\$55,146.49	\$219,686.85	\$2,390,224.15	Project has just commenced, will also continue into next financial year.
Culcairn Holbrook Road Rehabilitation	\$1,360,000	\$1,226,249	\$0	\$1,226,249	\$133,751	Some additional works yet to be completed. Project on budget

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2. WATER & SEWER REPORT – APRIL 2022

Capital Works Program:

- Henty Sewer Pump Station and Rising Main Henty Showground. - complete
- Culcairn Water Service replacements – WIP
- Henty Sewer Main extension - complete

Operation & Maintenance:

- New water service connection – 14 Carroll Ave, Jindera
- New water service connection – 107 Molkentin Road Jindera
- New water service connection – 6 Rosler St. Jindera
- New water service connection – 13 Wagner Drive Jindera
- New water service connection – 115 Holly Tree Court Jindera
- All water reservoirs, cleaned

- Water main repair – Adams & Mitchell Street Jindera

- Water main repair - 73 Greenwood Road Gerogery

Other:

- IWCM – WIP
- Jindera STW upgrade Business Case – WIP
- Culcairn Black St reservoir upgrade Business Case - WIP
- Jindera, sewer storm water inundation – WIP
- Walla Walla, sewer pump telemetry connection - Complete

Drinking Water Monitoring Program:

- 8 x Water samples for Microbial Water Analysis submitted in the month of March 2022 for Villages and Culcairn Water Supply have all complied with the Australian Drinking Water Guidelines.

Water Quality Complaints

Date	Location	Problem	Action Taken
18/04/2022	149 Jindera St Jindera	Dirty water	Flushing service

Water Supply Monthly Usage

April 2022	2019/2020	2020/2021	2021/2022
Culcairn Water Supply (ML)	15.72	13.05	10.26
Village Water Supply (ML)	34.07	42.20	28.99
Totals (ML)	49.79	55.25	39.25

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

Water Supply Sourced and Used

1 July 2021 – April 2022	2019/2020	2020/2021	2021/2022
Culcairn Water Supply (ML)	122.42	102.63	102.65
Village Water Supply (ML)	374.40	318.00	289.92
Totals (ML)	496.82	420.63	392.57

ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF APRIL 2022

The schedule of development applications processed for the month of April 2022 is attached at **ANNEXURE 13**.

2. RANGER'S REPORT – APRIL 2022

COMPANION ANIMALS

No. of Complaints Received 13		Including: 4 barking dog, 9 roaming dogs, dealing with an aggressive dog,	
No. of dog attacks: 0		Location:	
Comments:			
		Dogs	Cats
In Council's Facility at Beginning of Month			
Captured & Returned to Owners		8	
Captured & Impounded		1	14
Released from Pound to Owners		6	2
Surrendered by Owners			
Rehomed			
Euthanased			
Remaining in Council's Facility at End of Month		0	0

Note: Awaiting further advice from Albury Pound

FERAL CATS

No. of Complaints:	5
No. Feral Cats caught:	7

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RANGER'S REPORT – APRIL 2022 [CONT'D]

LIVESTOCK

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

OTHER LIVESTOCK, WILDLIFE COMPLAINTS

Jindera – 1 injured kangaroo euthanized.

Walla – 1 injured kangaroo euthanized.

Culcairn – 1 injured kangaroo euthanized.

Woomargama - 1 injured kangaroo euthanized.

ABANDONED VEHICLES

Holbrook – vehicle removed by owner.

Jindera – vehicle removed by owner.

10 vehicles remain impounded soon to be destroyed or sold.

POLLUTION AND ENVIRONMENTAL INCIDENTS

Inspection conducted: Overgrown Vegetation Unsafe Land	Ongoing patrols throughout the Council area.
Pollution: Smoke	Henty – wood fire smoke. Owners spoken to.
Pollution: Waste	Jindera & Alma Park – excessive storage of tyres. Investigations with the EPA underway. Walla – 4 tyres dumped and picked up by Rangers. Jindera – household waste. Removed by Rangers. Walla – multiple properties with items on public land. Jindera – commercial business putting waste in Council bins. Henty – untidy property.
Pollution: Noise	Holbrook birds around Bath St monitoring noise Culcairn - 2 barking dogs, Walla Walla, Jindera and Burrumbuttock – 1 barking dog. Jindera – rooster. Culcairn – rooster.

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RANGER'S REPORT – APRIL 2022 [CONT'D]

OTHER WORKS CONDUCTED

- 37 CRM's and direct requests for assistance.
- Ongoing On Call Ranger roster.
- RID online (Report Illegal Dumping online) updating with data entry.
- Holbrook and Culcairn and Jindera landfill site monitoring.
- Assist RSPCA with companion animal and stock welfare issues.
- Sound monitoring various location with noise complaints.
- Holbrook animal holding pens clean up.
- Comply with LGA audit.
- Stock trailer repairs.
- Staff training.

3. SENIOR WEEDS OFFICER REPORT

- Monitoring and control of Alligator Weed is ongoing in the Woomargama area.
- Spraying of roadsides on MR78 and MR284 have been completed.
- Grass ID training completed.
- Monitoring and control of Coolatai Grass is ongoing throughout Council area.
- Successfully obtained a \$34,000 grant from LLS which will be spent on controlling blackberries in the eastern side of Council area.
- Spraying of Cape Broom is ongoing throughout Council area.
- Controlling and monitoring of rabbit infestations throughout Council area.
- General roadside and property inspections have been completed throughout Council area.

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PART D

Attached in **ANNEXURE 14**, are minutes of the following items:

- Holbrook & District Business Meeting Minutes – February, April & May 2022
- Henty Community Development Committee Minutes – 25 February 2022
- Lankeys Creek Hall Committee – April 2022