

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME COUNCIL
HELD AT COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE,
HOLBROOK ON WEDNESDAY 22 JUNE 2022**

The meeting opened at 6:04pm following the public forum.

IN ATTENDANCE

Cr Quinn (Chairperson), Hicks, Lindner, Meyer, O'Neill, Schilg and Wilton, Cr Forrest via audio-visual link. General Manager, Director Corporate and Community Services, Director Engineering, Director Environment and Planning via audio-visual link, Chief Financial Officer and Executive Assistant.

Cr O'Neill read a prayer to commence the meeting.

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO VISUAL LINK BY COUNCILLORS

6235 RESOLVED [Wilton / Schilg]

Cr Forrest's attendance by audio-visual link be approved on the basis he is out of the state.

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

6236 RESOLVED [Wilton / Hicks]

That an apology be recorded for Cr Parker and leave of absence be granted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
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CONFIRMATION OF MINUTES OF PREVIOUS MEETING

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON 18 MAY 2022 AND 8 JUNE 2022

6237 RESOLVED [Meyer / O'Neill]

That the Minutes of the Ordinary Meeting of Greater Hume Council held at Holbrook on Wednesday 18 May 2022 and Extraordinary Meeting of 8 June 2022 as printed and circulated to be confirmed as a true and correct record of the proceedings of such meeting.

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

ACTION REPORT FROM THE MINUTES

- REPLACEMENT JINDERA 25 METRE SWIMMING POOL UTILISING FUNDS FROM THE LOCAL ROAD AND COMMUNITY GRANTS – MINUTE NUMBER 6095
Cr Schilg requested an update on the above matter. The DEP advised the contractor undertook the inspection and preliminary work on 18 June. It was noted during the inspection damage to the middle pool was also discovered and will also require rectification works. Works are scheduled to commence in mid-July.

DECLARATION OF PECUNIARY INTEREST OR NON PECUNIARY INTEREST (CONFLICT OF INTEREST)

Nil

MAYORAL MINUTE

Nil

NOTICE OF MOTIONS

Nil

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OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. MODIFICATION TO DEVELOPMENT APPLICATION 10.2021.72.2 NEW SERVICE STATION LOTS 1, 2 & 3 DP 12560 RAILWAY PARADE HENTY

RECOMMENDATION [Wilton / Hicks]

In accordance with Section 4.55 of the EP&A Act 1997 Council consent to the modification of development consent 10.2021.72.2 and allow the inclusion of a revised condition 55 into the development consent. That condition will allow for six months opening hours so that the business can trade from 5am to 12am (midnight).

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.

NOTE: Approved plans will be modified to show the total storage of fuels to be stored being no more than 240KL to align with the Nero Consulting Preliminary Hazard Analysis Report Number N642 dated 14 October 2021.

2 No approval of Signage

The applicant is to submit another development application to the consent authority with further details of the proposed freestanding pylon signage including:

- (a) Level of illumination including lux levels and details confirming light spill can be appropriately contained within the subject land and not cause detriment to any adjoining land.
- (b) Details of the form of the illumination including details of any baffles.
- (c) The relationship to any significant or prominent views and vistas.
- (d) Signage must illustrate that access to the site is via Sladen Street East.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by a Certifying Authority. The Certifying Authority can be either Greater Hume Shire Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

APPROVALS REQUIRED PRIOR TO THE ISSUE OF CONSTRUCTION CERTIFICATE

3 The applicant is to submit for approval by the consent authority detailed plans and documentation demonstrating compliance with the relevant provision of the Protection of the Environment Operations Underground Petroleum Storage Systems Regulation 2019.

4 The applicant is to submit for further approval of the consent authority details of the acoustic wall including:

- (a) Three (3) design options for the external appearance of both sides of the perimeter wall. Consideration given to the use of different textures,

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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.

- 5 Detailed plans shall be provided to the consent authority which indicate type, size and location of proposed separators/pre-treatment devices.
- 6 Detailed dimensioned plans for all works within the road reserve shall be submitted for approval of consent authority and as required by Transport for NSW. These works in the road reserve is to show further detail of prominent entry and exit signage on Sladen Street East and Olympic Highway.
- 7 A certificate shall be submitted to the Certifying Authority certifying that the design of the stormwater drainage system will contain all pollutants on the property and that all stormwater outlets from the property will contain a vandal resistant remote control valve capable of being closed off from a conspicuous position.
- 8 A detailed plan of the proposed lighting is to be supplied to the consent authority demonstrating containment of lighting to within the property boundaries.
- 9 **Stormwater Drainage Certificate**
Prior to the issue of a construction certificate, a certificate shall be submitted to the Certifying Authority certifying that:
 - (a) Satisfactory arrangements have been made for the disposal of stormwater;
 - (b) The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties;
- 10 A Waste Management Plan for both during construction and operation of the premises must be submitted and approved prior to the issue of a Construction Certificate. The Waste Management Plan must outline clearly identify ways to reduce the potential for littering to occur on the site as well as how waste will be collected, stored and disposed of.
- 11 The applicant shall submit for approval by the consent authority a detailed Construction Management Plan (CMP) prior to the issue of the Construction Certificate. The CMP shall address:
 - (a) Construction vehicles access to and egress from the site in accordance with the Traffic Management Plan during construction;
 - (b) Parking for construction vehicles;
 - (c) Locations of site office, accommodation and the storage of major materials related to the project;
 - (d) Protection of adjoining properties, pedestrians, vehicles and public assets;
 - (e) Location and extent of proposed builder's hoarding and work zones;
 - (f) Noise management requirements for plant and equipment; and
 - (g) The process for seeking requests for adjustment to the construction working hours set by the conditions of this consent and its justification, duration and purpose.
- 12 The applicant is to submit updated calculations based on the selected equipment to support and substantiate the Environmental Noise Impact

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Assessment by Harwood Acoustics dated 2 September 2021 (Ref: 2105013E-R).

- 13** A copy of the approved plan and the development consent is to be referred to Riverina Water for their concurrence as the water authority. Proof of Riverina Water concurrence is to be provided to the Principal Certifying Authority.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

14 Section 7.12 Levy Development Contributions

Prior to the issue of a construction certificate, a receipt for the payment to Greater Hume Shire 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 \$12,020.

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).

15 Payment of Development Servicing Contribution

Under the provisions of Section 64 of the Local Government Act, Council requires the payment of a monetary contribution in accordance with Councils Section 64 contributions plan. Based on an assessment of the equivalent tenements per m2 for the proposed development, a contribution of \$1047 is payable.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

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

16 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.

17 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.

- 18** The applicant is to provide to the consent authority a copy of the approved plans showing the endorsement of Riverina Water

19 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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20 Kerb and Gutter Protection

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

21 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.

22 Toilet Facility

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

23 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.

24 Proposed Sub-floor and Sewer Drainage Plan

A proposed Sub-floor and Sewer Drainage Plan for the service station shall be submitted to and approved by the consent authority prior to the commencement of any such works.

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.

25 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.

26 NSW Fire Brigade Notification

Prior to the issue of an occupation certificate (Interim or Final), evidence that the NSW Fire Brigade has been notified of the exact location and operational procedures of the proposed stormwater isolation valve to be installed at the subject premises shall be submitted to the Principal Certifying Authority and Greater Hume Shire Council.

27 Full Width Footpath Paving

Prior to the issue of the final occupation certificate, full width (concrete footpath paving / paving block footpath) shall be constructed for the full road frontage of the property. The developer shall complete any necessary transitioning to the existing footway beyond the boundary of this property at no cost to Council. The width of the footpath is to be:

- A 1.5 metre wide footpath is to be extended along Sladen Street East frontage.
- A 2.0 metre wide footpath is to be constructed along Railway Parade frontage.

28 Completions of Works in Road Reserve

Prior to the issue of an Occupation Certificate all works in the road reserve are to be completed to align with the approval of Transport for NSW and the consent authority.

29 Lot consolidation

The consolidation of all separate parcels of land into one allotment under one title before occupation of the property, so as to ensure that the siting of the development is satisfactory in relation to the size and shape of the land to be occupied.

GENERAL CONDITIONS

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

30 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.

31 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 an accredited practitioner (fire safety) and was found, at the date of

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assessment, to be capable of performing to a standard not less than that required by the current fire safety schedule, and

- (b) that an accredited practitioner (fire safety) 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 Part 15.

32 Hoarding/Fencing

During construction, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

- 33** No external sound amplification equipment or loudspeakers are to be used for the purposes of announcement, broadcast, playing of music, ringing of telephones or similar purpose.

- 34** The finishes of all structures are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.

- 35** The approved development must not adversely affect the amenity of the neighbourhood in any way, including:
- (a) the appearance of any building, works or materials used;
 - (b) the parking of motor vehicles;
 - (c) the hours of operation;
 - (d) electrical interference;
 - (e) the storage of chemicals, gasses or other hazardous materials; or
 - (f) emissions from the site.

- 36** Rubbish skips and the like must not be placed or allowed to remain in the view of the public. Offensive odour must not emit from any rubbish receptacle on the site.

- 37** All external lighting of the site, including to parking areas and buildings, must be located, directed, baffled and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

- 38** All loading and unloading of vehicles shall take place entirely within the site and only within those areas designated as loading/unloading bays, as approved. Any vehicles waiting to be loaded/unloaded shall be located within boundaries of the subject land.

- 39** The acoustic fences are to be maintained at all times to the satisfaction of the responsible authority.

- 40** The operation of the development must be carried out in accordance with the approved acoustic report prepared by Environmental Noise Impact Assessment by Harwood Acoustics dated 2 September 2021 (Ref: 2105013E-R).

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41 Site Bunding

All works and storage areas where spillages are likely to occur are to be bunded.

42 Spill prevention and clean-up procedures

A plan detailing the spills prevention, contingency and emergency clean-up procedures for the development is to be submitted for approval prior to construction works commencing. The approved procedures plan is to be implemented in the event of a spill or emergency.

43 Submit a Trade Waste Application

The applicant is to submit a trade waste application to the Greater Hume Shire Council and upon approval enter into a Trade Waste Agreement with the Greater Hume Shire Council.

Reason: To prevent damage to Council's Waste Water Treatment Works and subsequent pollution of waterways, to comply with the Local Government (General) Regulation 2005 and to satisfy Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended.

44 Cross Connection Control or Backflow Prevention Devices

The applicant is to install cross connection control; and/or back flow prevention devices throughout the water supply system, all in accordance with AS/NZS 3500 and the Plumbing Code of Australia.

45 Food Conditions

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) prior to commencement of operations.

46 Notify Council

All food businesses in NSW must either:

- a. Notify the Council of their food activity details; and
- b. Have a nominated Food Safety Supervisor for the premises.

47 Material Finishes

All roofing and cladding material of the development is to be a non-reflective.

48 Prior to and during construction works:

During the construction period the applicant must ensure that:

- (a) There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction;
- (b) All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and
- (c) Any building work is to be carried out within the following hours.
 - o Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 1:00pm in all zones. No work may be carried out on Sundays or public holidays.

Note: On the spot penalties up to \$1,500 for an individual or \$3,000 for a Corporation will be issued for any non-compliance with this requirement.

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- (a) measures must be taken to minimise and control the emission of noise and dust which may impact upon neighbouring properties;
- (b) all loading and unloading of vehicles should be undertaken on-site; and
- (c) advisory road signage must be erected within the site at appropriate locations to allow clear directions for internal traffic movements and ensure safe efficient traffic movement within the site; and
- (d) all necessary precautions must be taken to ensure that pollution of adjacent land and/or watercourses does not occur during the construction phase of the development. Erosion and sediment control works should be put in place to minimise sediment loss.

49 No Vehicle Repair or Sales

No vehicle may be repaired or displayed for sale on the site at any time.

50 All loading and unloading of vehicles shall take place entirely within the site and only within those areas designated as loading/unloading bays, as approved.

51 An easement is required to be provided over all drainage infrastructure.

52 Council must be notified of any damage to the public infrastructure such as road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the development. Adequate protection must be provided for public infrastructure prior to work commencing and during building operations. Any damage to public infrastructure caused during construction shall be made good prior to the issue of an occupation or subdivision certificate.

53 Requirements relating to contaminated land

- (a) Any soils requiring excavation, onsite reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste". NSW EPA (2014):
- (b) Any areas of the site suspected of containing Asbestos Containing Material (ACM) including soils and/or fill material are to be handled in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements: and
- (c) A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered.

54 This approval shall expire if the development hereby permitted is not commenced within five (5) years of the date of consent.

55 Hours of Operation

(a) The approved hours of operation for the first six months (taken from the date of issue of Occupation Certificate) of the development are as follows:

Monday to Sunday, 5 am – 12 am

(b) If during the initial six month period of operation Council receives any complaint about noise and vibration emanating from the premises then the operator of the business premises shall, when notified by Council, instruct an acoustic investigation by an appropriately qualified acoustic consultant. The methodology for the acoustic investigation is to be approved by Council and the results of the investigation are to be submitted to Council.

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- (c) Effective from the date of notification of a complaint in accordance with (b) above, the hours of operation shall temporarily be restricted to:

Monday to Friday 6 am -10 pm.

- (d) If the acoustic investigation reveals that the noise and/or vibration from the premises exceed the Project Specific Noise Goals contained in Environmental Noise Impact Assessment New Service Station Reference 2105013E-R Harwood Acoustics 2nd September 2021 then the hours of operation shall be as follows:

Monday to Friday 6 am -10 pm.

- (e) If the acoustic investigation reveals that the noise and/or vibration from the premises do not exceed the Project Specific Noise Goals contained in Environmental Noise Impact Assessment New Service Station Reference 2105013E-R Harwood Acoustics 2nd September 2021 then the hours of operation shall revert to:

Monday to Sunday, 5 am – 12 am

56 Roads and Maritime Services conditions

- 1 As a minimum the driveways shall be designed and constructed for the B-Double heavy vehicle as the design vehicle and be sealed from the kerb line to the property boundary. Detailed dimensioned plans for all works within the road reserve shall be submitted for approval prior to release of the Construction Certificate.
- 2 The one way circulation through the site with ingress via to Sladen Street East and egress via the Olympic Highway shall be appropriately signposted and line marked at the driveways and within the site. As the driveway to the Olympic Highway is restricted to egress only appropriate signage stating "No Entry" shall be erected and maintained at the driveway to the highway.
- 3 As a minimum the off-street car park associated with the proposed development including driveway design and location, internal aisle widths, parking bay dimensions and loading bays shall be in accordance with AS 2890.1-2004 "Off-street car parking", AS 2890.2-2002 "Offstreet commercial vehicle facilities" and the Austroads Guide to Traffic Management Part 11: Parking.
- 4 The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction . For road safety reasons, all vehicle access driveways, and the internal layout of the development, shall be designed and maintained to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the adjoining road reserve.
- 5 Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. This is to maintain circulation of vehicles within the development site. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose.

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- 6 All activities including, loading and unloading associated with this development shall take place within the subject site. Fill points for petrol and gas storage shall be located so that tankers can stand clear of access driveways and not impede access to and from the subject site for other vehicles. A plan is to be submitted to indicate compliance with this condition prior to release of the Construction Certificate.
- 7 Suitable drainage treatment shall be implemented to ensure that storm water discharge from the subject site does not exceed the pre-development discharge. Contaminated storm water run-off from the subject site shall not discharge to the road reserve of the Olympic Highway.
- 8 Any damage or disturbance to the road reserve of the Olympic Highway shall be restored to match surrounding landform, including kerb and gutter, in accordance with Council requirements.
- 9 A management plan to address construction activity access and parking is to be prepared to ensure that suitable provision is available on site for all vehicles associated with the on-site works for the construction of the development to alleviate any need to park within, or load/unload from the road reserve of the Olympic Highway. The storage of any material within the road reserve is denied. Access directly to the site from the Olympic Highway for construction purposes is denied. Appropriate signage and fencing is to be installed and maintained to effect this requirement.
- 10 Works within the road reserve of the Olympic Highway requires approval from the Council and concurrence from Transport for NSW under section 138 of the Roads Act 1993 prior to commencement of any such works. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents.
- 11 Any proposed signage to be erected in relation to the proposed development is not approved and shall be subject to the submission of a further Development Application.
- 12 Any works associated with the development shall be at no cost to Transport for NSW.

AMENDMENT [Meyer / Quinn]

That the applicant of DA 10.2021.72.2. be advised that the original Conditions of consent as agreed at the 16 February 2022 meeting remain in effect.

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

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MOTION

6238 RESOLVED [Meyer / Quinn]

The Amendment became the motion and was carried.

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

2. DEVELOPMENT APPLICATION 10.2022.53.1 – NEW DWELLING – LOT 163 DP753342 84 GRANITE HILL ROAD, JINDERA

6239 RESOLVED [Wilton / O'Neill]

That:

1. Subject to obtaining the concurrence of the Secretary of the Department of Planning and Environment, pursuant to Clause 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979 Council approve a dwelling entitlement with appropriate conditions of consent a dwelling at Lot 163 DP753342 84 Granite Hill Road Jindera.
2. Following the receipt of advice from the Department of Planning and Environment, a further report be presented to Council to consider conditions of consent.

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

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GOVERNANCE

1. POLICY DEVELOPMENTS

6240 RESOLVED [Hicks / Wilton]

That the draft Local Preference Purchase Policy as publicly exhibited be adopted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
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2. SALE OF 96 – 100 MAIN STREET BROCKLESBY – FORMER BROCKLESBY HOTEL – LOT 18 DP 6431 AND LOTS A AND B DP 413482

6241 RESOLVED [Hicks / Schilg]

That the General Manager's Actions in negotiating the sale of 96 – 100 Main Street, Brocklesby – Former Brocklesby Hotel be endorsed.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
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3. PROPOSED SALE OF LOT 2 DP 1176955 TO THE HOLBROOK MENS SHED

6242 RESOLVED [Hicks / Meyer]

1. That Council enter into a long term lease of Lot 2 DP 1176955 to the Holbrook Men's Shed and Holbrook Rotary at a peppercorn rental of one dollar (\$1) per annum.
2. In the event that either organisation cease to exist the lease and use of the building will transfer to the remaining leaseholder and
3. In the event that both organisations cease to exist the ownership of the building transfer to Council to be held in trust for a community purpose. This could extend to the building being rented and the rental payments being quarantined for community projects for the benefit of Holbrook.
4. Lease documentation be prepared by Council in line with points 1, 2 & 3.
5. That all relevant documentation be signed under the Common Seal of Council.

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

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME COUNCIL
HELD AT COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE,
HOLBROOK ON WEDNESDAY 22 JUNE 2022**

CORPORATE AND COMMUNITY SERVICES

1. DELIVERY PROGRAM 2022 / 2026 AND OPERATIONAL PLAN 2022 / 2023 INCLUDING ESTIMATES OF INCOME AND EXPENDITURE 2022 / 2026, REVENUE POLICY 2022 / 2023, RESOURCING STRATEGY 2022 / 2026 AND DISABILITY INCLUSION ACTION PLAN 2021 2025

6243 RESOLVED [Meyer / Wilton]

THAT:

1. Council note and consider the public submissions made in respect to the 2022/2026 Delivery Program, 2022/2023 Draft Operational Plan, Draft Resourcing Strategy and Draft Disability Inclusion Action Plan.
2. The 2022/2026 Delivery Program and the 2022/2023 Operational Plan incorporating estimates of income and expenditure 2022/2026 for Council's General, Sewerage and Water Supply Funds be adopted
3. The 2022/2026 Resourcing Strategy consisting of 10-year Long-Term Financial Plan, 10-year Asset Management Framework, incorporating Plant and Fleet Management Strategy and Four-year Workforce Management Strategy be adopted
4. Fees and Charges as advertised in the Draft Revenue Policy be implemented from 1 July 2022
5. Disability Inclusion Action Plan 2021–2025 be adopted
6. In accordance with Section 535 of the Local Government Act 1993 Council **make** the following Rates and Charges for the period 1 July 2022 to 30 June 2023

ORDINARY RATES

Council **makes** the following rates for the rating year 1 July 2022 to 30 June 2023, comprising a base rate under Section 499 and an ad valorem amount under Section 498 of the Local Government Act 1993.

- a. **Residential** – An ordinary rate of zero point seven three eight three six two (0.738362) cents in the dollar on the land value in addition to a base amount of four hundred and twenty six dollars (\$426.00) per assessment being forty nine point six percent (49.6%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as "Residential" in accordance with Section 516 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named "Residential".
- b. **Residential – Villages** – An ordinary rate of zero point four six two seven six five (0.462765) cents in the dollar on the land value in addition to a base amount of three hundred and thirty five dollars (\$335.00) per assessment being forty six point six percent (46.6%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as "Residential" sub-category "Villages" in accordance with Section 516 and Section 529 (1) of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named "Residential – Villages".

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- c. **Residential – Rural** – An ordinary rate of zero point four one four one eight zero four six (0.418046) cents in the dollar on the land value in addition to a base amount of three hundred and fifty six dollars (\$356.00) per assessment being thirty point one percent (30.1%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Residential” sub-category “Rural” in accordance with Section 516 and Section 529(1) of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Residential – Rural”.
- d. **Business** – An ordinary rate of zero point seven four two two zero nine (0.742209) cents in the dollar on the land value in addition to a base amount of four hundred and fifty one dollars (\$451.00) per assessment being forty nine point two percent (49.2%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Business” in accordance with Section 518 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Business”.
- e. **Farmland – Ordinary** – An ordinary rate of zero point one eight six one two three (0.186123) cents in the dollar on the land value in addition to a base amount of three hundred and fifty five dollars (\$355.00) per assessment being fourteen point four percent (14.4%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Farmland” in accordance with Section 515 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Farmland – Ordinary”.
- f. **Farmland – High Intensity Forestry** – An ordinary rate of zero point nine five zero eight seven six (0.950876) cents in the dollar on the land value in addition to a base amount of two hundred and thirty one dollars (\$231.00) per assessment being fifteen point six percent (15.6%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Farmland” sub-category “High Intensity Forestry” in accordance with Section 515 and Section 529(1) of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Farmland – High Intensity Forestry”.

WATER SUPPLY CHARGES

Council makes the water supply charges for the period 1 July 2022 to 30 June 2023 as follows.

- a. An annual water availability charge of three hundred and twenty three dollars (\$323.00) per assessment be charged on all strata, single residential and unmetered rateable land categorised Residential, Residential-Villages or Residential - Rural in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and

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in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Water Access Charge".

- b. An annual water availability charge based on water meter size for non-rateable and multi residential properties as follows:

PRICING STRUCTURE – GREATER HUME WATER SCHEME	
Component	2022/2023 Charges
Water Meter Size	
20mm	\$323.00
25mm	\$425.00
32mm	\$482.00
40mm	\$558.00
50mm	\$650.00
80mm	\$897.00

be charged per meter on all multi residential rateable land categorised as Residential, Residential-Villages or Residential - Rural in accordance with Section 501 and Section 552 of the Local Government Act 1993 and non-rateable land in accordance with Section 503 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Water Access Charge".

- c. An annual water availability charge of three hundred and twenty three dollars (\$323.00) be charged on all unmetered rateable land categorised as Business or Farmland in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Water Access Charge".
- d. An annual water availability charge based on water meter size as follows:

PRICING STRUCTURE – GREATER HUME WATER SCHEME	
Component	2022/2023 Charges
Water Meter Size	
20mm	\$323.00
25mm	\$425.00
32mm	\$482.00
40mm	\$558.00
50mm	\$650.00
80mm	\$897.00

be charged per meter on all rateable land categorised as Business or Farmland in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Water Access Charge".

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- e. A water consumption charge per kilolitre as follows:

PRICING STRUCTURE – GREATER HUME WATER SCHEME	
Component	2022/2023 Charges
Usage Charge per KL \$	
< 200kl per kl	\$1.80
>200kl per kl	\$2.78

be charged on all metered assessments in accordance with Section 502 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Water Consumption”.

SEWERAGE RATES

Council makes the sewerage charges for the period 1 July 2022 to 30 June 2023 as follows.

- a. An annual sewerage availability charge of five hundred and twenty eight dollars (\$528.00) per assessment be charged on all strata, single residential and unmetered rateable land categorised Residential or Residential - Villages in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Sewer Access Charge”.
- b. An annual sewerage availability charge based on water meter size for non-rateable assessments and multi residential properties as follows:

PRICING STRUCTURE – GREATER HUME SEWER SCHEME	
Component	2022/2023 Charges
Water Meter Size	
20mm	\$298.00
25mm	\$339.00
32mm	\$392.00
40mm	\$458.00
50mm	\$547.00
80mm	\$752.00

be charged per meter on all multi residential rateable land categorised as Residential or residential – Villages in accordance with Section 501 and Section 552 of the Local Government Act 1993 and non-rateable land in accordance with Section 503 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Sewer Access Charge”.

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- c. An annual sewerage availability charge of five hundred and twenty eight dollars (\$528.00) be charged on all unmetered rateable land categorised as Business in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Sewer Access Charge".
- d. An annual sewerage availability charge based on water meter size as follows:

PRICING STRUCTURE – GREATER HUME SEWER SCHEME	
Component	2022/2023 Charges
Water Meter Size	
20mm	\$298.00
25mm	\$339.00
32mm	\$392.00
40mm	\$458.00
50mm	\$547.00
80mm	\$752.00

be charged per meter on all rateable land categorised as Business in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Sewer Access Charge".

- e. A sewerage usage charge per kilolitre will be charged on all non-residential metered assessments with sewerage discharge as follows:

PRICING STRUCTURE – GREATER HUME SEWER SCHEME	
Component	2022/2023 Charges
Usage Charge per KL \$	\$1.60 per kilolitre for all non-residential discharges.

be charged on all metered non-residential assessments with sewerage discharge subject to the aligned discharge factor in accordance with Section 502 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Non Residential Sewer Usage Charge".

- f. In accordance with Section 542 of the Local Government Act 1993 the minimum charge (being the combined total of the Sewer Access Charge and the Non Residential Sewer Usage Charge) applicable to non-residential metered assessments will be five hundred and twenty eight dollars (\$528.00) for the period 1 July 2022 to 30 June 2023.

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WASTE MANAGEMENT

Council makes the waste management charges for the period 1 July 2022 to 30 June 2023 as follows.

Residential

- a. A domestic waste management collection charge of two hundred and sixty four dollars (\$264.00) per service be charged on all occupied rateable land other than land classified as Business which have a domestic waste management service available in accordance with Section 496 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Garbage – Domestic".

Commercial

- a. A commercial waste management collection charge of two hundred and seventy nine dollars (\$279.00) per service in respect of each parcel of land to which a non-domestic waste management service (garbage and recycling) is both available and provided under Section 501 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Garbage – Commercial".
- b. A commercial waste management collection charge of two hundred and forty seven dollars (\$247.00) per service in respect of each parcel of land to which a non-domestic waste management service (garbage only) is both available and provided under Section 502 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Waste – Garbage Only Service".
- c. A commercial waste management collection charge of one hundred and thirty one dollars (\$131.00) per service in respect of each parcel of land to which a non-domestic waste management service (recycling only) is both available and provided under Section 502 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Waste – Recycling Only Service".

Vacant Land

- a. A waste management charge of forty dollars (\$40.00) per assessment be charged on all vacant rateable land located within designated domestic waste scavenging areas in accordance with Section 496 of the Local Government Act 1993 be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Garbage – Domestic Vacant Land".

ON SITE SEWAGE MANAGEMENT CHARGE

Council makes the on-site sewerage management charge for the period 1 July 2022 to 30 June 2023 as follows.

An on-site sewage management charge of thirty dollars (\$30) per annum in respect of each parcel of land or rateable assessment where a dwelling(s) or other occupied building(s) is/are connected to any form of on-site sewage management system or

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systems be now made for the period 1 July 2022 to 30 June 2023 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Onsite Sewage Management Chg".

INTEREST ON OVERDUE RATES AND CHARGES

In accordance with Section 566(3) of the Local Government Act 1993 the rate of interest to be charged on overdue rates and charges for the period 1 July 2022 to 30 June 2023 (inclusive) be set at six percent (6.0%) per annum on a daily simple interest basis.

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

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2. REQUESTS TO AMEND NON-RESIDENTIAL SEWER USAGE CHARGES

6244 RESOLVED. [Hicks / Wilton]

That Council amend the non-residential sewer usage charges and trade waste sewer charges levied at the D.E Lieschke & Sons 63 Commercial Street, Walla Walla, Assessment 10114601 for the period January – March 2022 to a total charge of \$316.33.

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

3. DETERMINATIONS OF LOCAL GOVERNMENT REMUNERATION TRIBUNAL – MAYOR AND COUNCILLOR FEES

6245 RESOLVED [Wilton / Meyer]

That:

1. The fee payable to Councillors be set at \$12,650 per annum effective 1 July 2022
2. In addition to the adopted Councillor fee above, the fee payable to the Mayor be set at \$27,600 per annum effective 1 July 2022 of which \$4,407 be paid to the Deputy Mayor (balance payable to the Mayor \$23,193).
3. An allowance of \$4,407 be paid to the Deputy Mayor from the 2022/2023 Mayoral Allowance.

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

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4. CLOSURE AND SALE OF UNUSED SECTION OF ROAD – GORDON STREET, CULCAIRN

6246 RESOLVED [Hicks / Schilg]

That council invites submissions for a period of 28 days in respect of the potential closure and disposal of the unused section of road separating Lot 3 Section 23 DP 9695 from Lot 1 DP 449083 Gordon Street Culcairn in accordance with Section 38B of the Roads Act 1993.

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

5. POLICY DEVELOPMENTS

6247 RESOLVED [Hicks / Schilg]

That:

1. the Greater Hume Council Relocation Expenses (General Manager & Executive) Policy be adopted.
2. the Greater Hume Council Provision of Executive Housing Policy be adopted.

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

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ITEMS TO BE REFERRED TO CLOSED COUNCIL

Nil

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

GOVERNANCE

1. HENTY SPORTSGROUND FUNCTION ROOM – EXTENSIONS AND REFURBISHMENT

6248 RESOLVED [Meyer / Schilg]

That the report be received and noted.

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

2. PROPOSED SALE OF 124 ALBURY STREET, HOLBROOK

6249 RESOLVED [Meyer / Schilg]

That the report be received and noted.

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

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CORPORATE AND COMMUNITY SERVICES

1. COMBINED INVESTMENT REPORT – MONTH ENDED 31 MAY 2022

6250 RESOLVED [Meyer / Schilg]

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

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

ENGINEERING

1. ROAD SIDE DRILLING IN GREATER HUME

6251 RESOLVED [Meyer / Schilg]

That Council receive and note the report

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

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PART C - ITEMS FOR INFORMATION

GOVERNANCE

1. WORKSHOP/BRIEFING SESSION SCHEDULE 2022
2. OFFICE OF LOCAL GOVERNMENT CIRCULARS
3. LOCAL GOVERNMENT NEW SOUTH WALES (LGNSW) – WEEKLY CIRCULARS
4. TOURISM AND PROMOTIONS OFFICER’S REPORT

CORPORATE AND COMMUNITY SERVICES

1. GREATER HUME CUSTOMER REQUEST MODULE – SUMMARY OF MONTHLY REQUESTS
2. STATEMENTS OF BANK BALANCES AS AT 31 MAY 2022

ENGINEERING

1. MAY 2022 - REPORT OF WORKS
2. WATER & SEWER REPORT – MAY 2022

ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF MAY 2022
2. RANGER’S REPORT – MAY 2022
3. SENIOR WEEDS OFFICER REPORT

6252 RESOLVED [Wilton / Forrest]

That Part C of the Agenda be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Forrest Hicks Lindner Meyer O’Neill Quinn Schilg Wilton		Parker	

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PART D

6253 RESOLVED [Schilg / Hicks]

That Part D of the Agenda be received and noted.

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

MATTERS OF URGENCY

Nil

The Councillors thanked Steven Pinnuck for his service, leadership and commitment to Greater Hume and its predecessors during his tenure in various roles, most significantly as General Manager. Council wished Steven well with his upcoming retirement and presented him with a gift as a token of their appreciation.

There being no further business, the meeting concluded at 6:57pm

THESE MINUTES WERE CONFIRMED at the Council meeting held on 20 July 2022 at which time the signature hereon was subscribed.

Cr Tony Quinn
Mayor, Greater Hume Council