



**Greater
Hume
Council**

Ordinary Meeting of Greater Hume Council

Wednesday, 21 June 2023

NOTICE is hereby given that an Ordinary Meeting of the Greater Hume Council will be held at Community Meeting Room, Library Complex, Library Lane, Holbrook, commencing at 6.00pm. The meeting commences with a Public Forum.

Persons wishing to address Council in the forum must register by 5pm Monday, 19 June 2023. The conduct of the forum is governed by the Council's Code of Meeting Practice. A new procedure applies for persons wishing to attend the meeting which can be obtained from Council's website or any Council office.

Council live streams meetings so that the public may view the proceedings of the meeting in real time or later. View the recording of the meeting at <https://bit.ly/35uKFxX>

Evelyn Arnold
GENERAL MANAGER

**ORDER OF BUSINESS TO BE CONSIDERED
REFER OVERLEAF**

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

1. GENERAL MANAGER PERFORMANCE APPRAISAL

The General Manager's Review and formulation of a new Agreement will be considered by the Performance Review Panel (PRP) on Monday 7th August 2023. All Councillors are invited to submit any comment to the Committee consisting of Councillor Forrest, Schilg, O'Neill and Quinn.

NOTICE OF MOTIONS

Nil.

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OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. **DEVELOPMENT APPLICATION 10.2022.159.1 – FOUR (4) LOT TORRENS TITLE SUBDIVISION & ASSOCIATED CIVIL WORKS – LOT: 120 DP: 753764 AT LOOKOUT ROAD WALLA WALLA NSW 2659.**

Report prepared by Town Planner – Gayan Wickramasinghe.

REASON FOR REPORT

The purpose of this report is to provide an assessment and recommendation for the above development application for four (4) Lot Torrens Title Subdivision on Lot 120 DP 753764 at Lookout Road Walla Walla NSW 2659.

Following public exhibition of the development application from 30 August 2022 to 17 September 2022, Council received one (1) objection for the proposal. Accordingly, this matter is reported to Council for determination as per the Council adopted assessment of development applications policy.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION - DESCRIPTION OF PROPOSAL

This development application seeks Council approval to subdivide the existing property on Lot 120 DP 753764 into four (4) Torrens Title Lots. The site contains scattered mature vegetation whilst an old shed is also located on the front of the property facing Lookout Road Walla Road. The development site has a total area of 8.1190 ha. It is proposed that proposed Lot 1 and 2 are to have access from Lookout Road whilst proposed Lot 3 and 4 are to have access off Cummings Road.

The proposed four lot Torrens Title Subdivision involves the following;

- Proposed Lot 1 and 4 – these allotments will be battle-axe allotments which will have an area of 2ha and 2.06ha respectively and would be serviced by an access handle to Lookout Road and Cummings Road respectively;
- Proposed Lot 2 and 3 – these allotments are generally a rectangular and will have an area of 2ha and 2.059ha respectively and will have direct access to Lookout Road and Cummings Road respectively.

This application is supported by the following;

1. A brief Statement of Environmental Effects (SEE) prepared by Helen Gunn and dated 15/08/2022;
2. Existing subdivision layout plan (Title) and the proposed subdivision layout;
3. Series of preliminary service layouts (drainage plan, water supply plan and power supply plan) (**ANNEXURE 1**) Bushfire Attack Level Assessment Report prepared by D Cleland and dated 27/04/2023; and
4. Test of Significance (ToS) prepared by Danielle Cleland and dated 27/04/2023. (**ANNEXURE 2**)

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It is noted that as per the Greater Hume Local Environmental Plan (GHLEP) 2012, the subject land is currently zoned RU4 - Primary Production Small Lots and the minimum lot size provision applicable for the site is 2ha. The submitted proposed subdivision layout indicates that all lots resulting from the development is above the minimum lot size provision outlined in the GHLEP 2012.

Works required for the subdivision are to be carried out include minor earthworks for the provision of infrastructure services including access, water supply, electricity, telecommunications and gas supply for the new allotments.

As noted previously, the development application was advertised on the NSW Planning Portal whilst it was also notified to adjoining owners in accordance with the Greater Hume Council Community Participation Plan from 30 August 2022 to 17 September 2022. Council received one objection. The objection was formed around amenity impacts being generated as a result of the development.

The development Application has been lodged as Integrated Development pursuant to section 4.46 of the *Environmental Planning and Assessment Act (EP&A Act) 1979*, seeking approval under section 100B of the *Rural Fires Act 1997*.

The submitted plans, SEE and the submission were reviewed by Council's Planning and Engineering Staff and they are satisfied that subject to imposition of suitable conditions on any consent granted the submission can appropriately be addressed. A further discussion regarding the submissions can be found in **Section 4.15(1)(d)** of this report.

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The following figures provided by the applicant (**Figures 1-2**) indicates the nature of the proposed development.



ASSESSMENT



Proposed Subdivision Plan

1.1 DESCRIPTION OF THE SITE AND LOCALITY

The site is legally described as Lot: 120 DP: 753764 and also known as Lookout Road Walla Walla NSW 2659. The site has some limited remnant vegetation being trees, as well as some shelter belt plantings of native trees. The site is located in a semi-rural environment, in the north of the township of Walla Walla. Access to the site is available via Lookout Road to the south and Cummings Road to the east. The site currently contains a large metal shed at its south western corner, adjacent to Lookout Road. The topography of the site is generally flat, however slopes gently downward towards the street frontage and the drainage infrastructure within the adjoining roadside.

The surrounding land immediately to the north, east and west of the subject land is zoned RU4 Primary Production Small Lots whilst land to the south across Lookout Road is zoned RU1 Primary Production. The surrounding land also consists of heavily grazed paddocks and further north is a medium sized patch of Woodland vegetation.

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The site subject of the Application is zoned RU4 Primary Production Small Lots pursuant to the Greater Hume Local Environmental Plan (GHLEP) 2012 with a minimum lot size of 2ha. The subject development site does not contain any known items of environmental heritage significance as outlined in Schedule 5 of the GHLEP 2012.

The following figures show the location of the development with applicable planning controls.



Figure 3 – The site subject of this Application with the applicable zoning controls; Source: IntraMaps



Figure 4 – An Aerial view of the site subject of this Application; Source: IntraMaps

Section 1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994.

As no bed and bank work form part of this application, it is considered that the proposed development will not have a significant effect on the aquatic environment, threatened species, populations or ecological communities, or their habitats. Therefore, the proposal is not inconsistent with Part 7A of the *Fisheries Management Act 1994*.

As per the submitted ToS, the proposal requires to remove a total of ten (10) smaller <30cm DBH trees (*Blakleys Red Gum Eucalyptus blakelyi*) for the access to proposed Lot 1.

The submitted report has assessed the impact on the following:

“ The removal of ten (10) smaller <30cm DBH trees (Blakleys Red Gum Eucalyptus blakelyi) for the access to proposed Lot 1 (no native shrubs or groundcovers are found at this location), being 0.0137 ha, the removal of 0.0025ha of Kangaroo Grass for the access to lot 4 (no trees or shrubs are found at this location) and potential limb required to be lopped from the large Yellow Box (Eucalyptus melliodora) to allow for driveway access (only 1 limb) : Total loss of native vegetation being 0.01ha, all other large trees have been located outside the proposed building envelopes.

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Based on the above, the submitted report justified the likely removal of vegetation associated with the proposed subdivision on the subject lot as below;

No part of the site is regarded an Area of Outstanding Biodiversity Value (AOBV) defined in the Biodiversity Act 2017. The site is heavily disturbed and the project (as it is presently designed) is unlikely to have 'adverse affects' ecologically.

And...

Consideration of the Matters of National Environmental Significance - Significant Impact Guidelines 1.1 determined that given the works and the existing site conditions, it is highly unlikely that the project will have, or is likely to have, a significant impact on a matter of national environmental significance.

Recorded list of native birds was not extensive, which was to be expected given the site is largely clear of vegetation and highly modified. No threatened species were observed during the field assessment, however there is the potential for some highly mobile small woodland birds to be utilizing the trees on site and in the neighboring area. Habitat to be removed as part of the proposal may provide shelter and foraging habitat for small woodland birds, however the trees to be removed were not considered to provide important high value habitat (i.e. small hollows for nesting) for any of these species. This was mainly due to the fact that the study area is generally highly disturbed and the trees to be removed are relatively young (10-20 years).

It is acknowledged that elements of the proposed activity constitute a Key Threatening Process under the TSC act (removal of trees) potentially impacting woodland birds which may occur in the vicinity of the impact area. To minimise these impacts, I recommend that remaining trees outside of the impact area continue to be preserved.

I am of the opinion that the activities as proposed will not have a significant effect on any of the identified threatened species and ecological communities and their conservation as noted within this report."

Council staff have reviewed the submitted report and are satisfied that subject to imposition of a condition on any consent granted (i.e. register building envelopes as recommend within the ToS.) the development can proceed.

The submitted ToS has been attached to this report as **(ANNEXURE 2)**

Section 4.14 - Consultation and development consent—certain bush fire prone land

As per NSW ePlanning Spatial Viewer, the subject development site is mapped as a bushfire prone land on the map maintained by the NSW Rural Fire Service (RFS). As a result the DA was referred to NSW RFS in accordance with S4.46 and S4.47 of the EP&A Act. **(ANNEXURE 3)**

Section 4.46 - What is "integrated development"?

The Application is nominated as Integrated Development by the Applicant as per [S100B\(1\)\(a\) of the Rural Fires Act 1997](#). Please refer to S4.15 (1)(a)(d) for comment.

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4.15 Evaluation

(1) Matters for consideration-general

In determining a development Application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development Application :

(a) the provisions of:

- (i) any environmental planning instrument, and*
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) any development control plan, and*
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
- (v) (Repealed)*

that apply to the land to which the development Application relates,

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

Section 4.15(1)(a)(i) - The provisions of any environmental planning instrument

The subject land is zoned RU4 Primary Production Small Lot under the GHLEP 2012. The relevant matters of the LEP are addressed as follows.

Zone RU4 Primary Production Small Lots

Objectives of zone

- To enable sustainable primary industry and other compatible land uses.*
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- To minimise conflict between land uses within this zone and land uses within adjoining zones..*

It is noted the proposal is not specifically inconsistent with land zoned RU4 Primary Production Small Lots. It is considered that the proposal provides residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. Please refer to discussion against Section 2.6 for further details.

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Section 2.6 Subdivision—consent requirements

Subdivision such as that proposed requires the consent of Council. The submitted Development Application satisfies this Section.

Section 4.1 Minimum subdivision lot size

As per the Lot Size Map of the GHLEP 2012, the minimum lot size provision applicable for the site is 2ha. It is noted that lots resulting from the subdivision are on or above the minimum lot size provision applicable for the site. Therefore the proposal is consistent with this section.

Section 5.10 Heritage conservation

The Applicant is required to comply with the “*Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*” to ensure that unknown Aboriginal Heritage items are protected during works. Therefore, any consent granted will contain the standard Heritage NSW condition regarding protection of Aboriginal Cultural Heritage.

It is also noted that the site subject of this application does not contain any known items of Environmental Heritage Significance as outlined in Schedule 5 of the GHLEP 2012.

Section 6.1 Earthworks

Due to the nature of the proposal, no significant earthworks (site preparation works) are required other than earthworks for providing connections (i.e. water, gas, NBN and electricity). Therefore, the earthwork required for the above (to provide connections) is considered to be minor in nature and will not have a detrimental impact on environmental functions and processes or neighbouring uses and can be carried out without requiring separate development consent.

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Section 6.7 Essential services

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—

Subsection	Comment
<i>(a) the supply of water,</i>	Riverina Water is responsible for supply of water for Walla Walla Township. As such a condition will be imposed requiring the applicant to obtain a Compliance Certificate.
<i>(b) the supply of electricity,</i>	A general condition related to provision of Notice of Arrangement (NOA) will be imposed on any consent granted prior to issue of a subdivision certificate.
<i>(c) the disposal and management of sewage,</i>	The applicant proposed that the new allotments resulting from the subdivision are to be connected into onsite sewer systems. The application was referred to the Engineering Department who did not object to the proposed arrangement.
<i>(d) stormwater drainage or on-site conservation,</i>	As per Council's Engineering Department's referral response, additional stormwater to be generated can be managed onsite.
<i>(e) suitable vehicular access</i>	The development site has access from the existing Lookout Road and Cummings Road. It is noted however the applicant is required to finalise access arrangements for the proposed new allotments as per Council's Engineering Department referral response. Therefore a condition will be imposed to ensure consistency.

Relevant State Environmental Planning Policies applicable for the proposal:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021;*
- *State Environmental Planning Policy (Resilience and Hazards) 2021;*

***State Environmental Planning Policy (Biodiversity and Conservation) 2021
Chapter 3 Koala habitat protection 2020***

The subject land is not considered to be core koala habitat or potential core koala habitat.

***State Environmental Planning Policy (Biodiversity and Conservation) 2021
Chapter 4 Koala Habitat Protection 2021.***

Section 4.9 of this policy is expressively applicable for the proposed development. As per Council records, the following is noted:

- the site subject of this Application does not have an approved koala plan of management applying to the land and,
- Council is satisfied that the land is not core koala habitat.

Therefore, Council as consent authority is satisfied that the proposed development can proceed without an additional assessment.

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***State Environmental Planning Policy (Resilience and Hazards) 2021
Chapter 4 Remediation of land.***

It is considered that the proposal is acceptable subject to including condition(s) on any consent granted.

The objective of this Chapter is to *“promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment”*.

Section 4.6 of this Chapter outlines that the consent authority *“must not consent to the carrying out of any development on land unless:*

- “(a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

As per Section 4.6(1)(a), and a search of Council files indicated that the land has not been used for any approved activities which would render the soil contaminated to such a degree as to prevent the future development of the land for residential purpose. Therefore, it is considered that the land is suitable in its current state for the purpose for which the development is proposed to be carried out.

Section 4.15(1)(a)(ii) - Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved);

The proposed draft instrument will not change the outcome of this assessment.

Section 4.15(1)(a)(iii) - any development control plan;

The Greater Hume Development Control Plan (GHDCP) 2013 applies to the proposal. Relevant to this Application are the following Chapters of the Greater Hume Development Control Plan 2013 (“the DCP”):

- Chapter 6 – Subdivision
- Chapter 10 – Notification Policy

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CHAPTER 6 - SUBDIVISION	
6.1- STAGING	
CONTROLS	COMMENT
1. <i>Where staging of a subdivision is proposed, a staging plan must be submitted with the development application.</i>	Not applicable in this instance
2. <i>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.</i>	Not applicable in this instance
6.2 MOVEMENT NETWORK	
1. <i>Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.</i>	This application was referred to Council's Engineering Department and they did not object to the proposed subdivision in general, subject to imposition of relevant conditions on any consent granted. Therefore if in the event that Council consented for this DA, a general condition will be imposed on any consent granted stating that the development is required to be complied with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.
2. <i>All development for subdivision must comply with the Council's standards for road design.</i>	No new public road is to be created as part of the subdivision other than proposed access handles for proposed Lot 1 and 4. It is noted however a standard condition related to access will be incorporated on any consent granted as per Engineering Department referral response. Please also refer to “ 6.3 – Lot Design ” section within this report for a further discussion”.

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3. <i>For lots fronting a main road, access shall be from a secondary road where the opportunity exists.</i>	As no secondary road is available, it is considered that the proposed arrangement is satisfactory.
4. <i>All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances.</i>	All lots will have access to public roads. No easements are proposed.
5. <i>Any upgrade or construction of a public road to provide access to a lot shall be at the applicant's expense.</i>	No upgrade or construction is required as part of this application.
6.3 LOT DESIGN	
1. <i>Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.</i>	As above. Refer to the assessment against Section 6.2(1)
2. <i>Multi-lot subdivisions should provide for a range of lot sizes.</i>	Not applicable.
3. <i>Lots are to be provided with legal and practical public road access.</i>	As noted in Section 6.2(3), lots are provided with legal and practical public road access.
4. <i>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.</i>	The site subject of this development application is zoned RU4: Primary Production Small Lots. As the proposed allotments meet the minimum lot size provision, a dwelling can be erected on the lot resulting from the subdivision. Based on the allotment sizes and their orientation, Council staff are satisfied that residential accommodation and or ancillary structures can comfortably fit within a new proposed allotment.
5. <i>For battle-axe allotments a minimum width of the access handle is to be 4.5m.</i>	As per the proposed plan of subdivision, Lot 1 and 4 are battle-axe allotments. The proposed subdivision layout indicates that the proposed allotments have been provided with a 9m wide access handle for each respective allotment to satisfy this requirement.

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6. <i>Lots are to be able to contain a rectangular building envelope measuring 10 metres by 15 metres, suitable for the erection of a dwelling</i>	Due to proposed length and width of the allotments Council staff are satisfied that the lots resulting from this subdivision are capable of supporting a rectangular building envelope of 10m x 15m for a dwelling.
7. <i>Lots are to be designed to maximise solar access.</i>	The proposed lots are oriented to north-south direction. As such Council staff are satisfied that the lots are designed to maximise solar access.
6.4 INFRASTRUCTURE & SERVICES	
1. <i>Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.</i>	As above. Refer to the assessment against Section 6.2(1).
<p><i>Higher density and Average density, Lower density and Rural living</i></p> <p>2. <i>Where a reticulated external potable water supply is provided, all lots shall be connected.</i></p>	As noted in Section 6.7 within this report, a condition will be incorporated on any consent granted stating that the applicant is required to connect each allotment into Riverina Water reticulated system prior to issue of the Subdivision Certificate.
6.5 Hazards	
1. <i>On land mapped as bushfire prone, compliance with the NSW Rural Fire Service guide Planning for Bushfire Protection (2006).</i>	As discussed against Section 4.46 within this report, the Application is nominated as Integrated Development with NSW RFS. The RFS have provided their respective General Terms of Approval (GTA) for the development. If in the event that Council consented for the Development Application, a condition will be imposed to ensure consistency

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SUBDIVISION & ASSOCIATED CIVIL WORKS – LOT: 120 DP: 753764 AT
LOOKOUT ROAD WALLA WALLA NSW 2659 [CONT'D]

<p>3. <i>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)</i></p>	<p>Please refer to the above assessment against the State Environmental Planning Policy (Resilience and Hazards) 2021 within this report.</p>
<p>6.6 SITE MANAGEMENT</p>	
<p>1. <i>Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.</i></p>	<p>As above. Refer to the assessment against Section 6.2(1)</p>
<p>2. <i>Compliance with Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils</i></p>	<p>The Development Application was referred to Council’s Engineering Department for comment and no objection was received. It is therefore considered that the DA is not inconsistent with this guideline.</p>
<p>10.0 NOTIFICATION POLICY</p>	
<p><i>This chapter of the GHDCP applies to Council’s policy for notifying development Application s.</i></p>	<p>In accordance with the GHDCP 2013, the Application was notified to adjoining landowners from 30 August 2022 till 17 September 2022. As outlined above, Council received one objection. Please refer to <u>Section 4.15(1)(d)</u> within this report for further discussion..</p>

Section 4.15(1)(a)(iia) – Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4;

No related planning agreement has been entered into under section 7.4 of the *EP&A Act 1979*.

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Section 4.15(1)(a)(iv) - The regulations (to the extent that they prescribe matters for the purposes of this paragraph);

The following division within the *EPA Reg 2021* has been considered in the assessment of the Development Application;

- Division 2, Subdivision 1 Development generally – Section 69-74 & Section 81 within Subdivision 2

It is noted, the Prescribed Conditions as outlined in Subdivisions 1 and 2 of Division 2 are recommended to include on any consent granted, in the event if Council approves this application.

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

CONTEXT	COMMENT
Context & setting	The proposed subdivision support the residential use of the site and surrounding locality. In this regard, the proposed subdivision would provide an acceptable social and economic impact to the locality, while not adversely impacting the built and natural environment of the locality. As noted within the report no buildings/structures will form part of this approval. The proposed subdivision layout is generally considered to be consistent with adjoining lot arrangements.
Access, parking, Roads & traffic	The proposed new allotments will have access from all-weather sealed Lookout Road or Cummings Road. As per internal engineering response, the proposed arrangement is considered to be satisfactory subject to relevant conditions on any consent granted. It is further noted that the development will not unreasonably increase the vehicle movements beyond the capacity of the local road network.
Utilities	As discussed within the body of the report, a condition will imposed stating that the Applicant is required to provide the NOA from Essential Energy for electricity. In addition to that another condition will also be imposed on any consent granted stating that the applicant is also required to provide underground electricity, reticulated Water, Telecommunication and gas supply.

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Heritage	The subject site has not been identified as a heritage conservation areas in accordance with the Greater Hume Shire Community Based Heritage Study 2010. It is noted however as discussed above the proposal is not inconsistent with Section 5.10 of the GHLEP 2012 and GHDCP 2013 subject to imposition of a suitable condition on any consent granted.
Safety, security & crime prevention	The proposed subdivision does not raise any concerns in relation to these matters. <i>Of note</i> , any new future dwelling on the proposed new allotments are to be assessed separately.
Soils & erosion	Minor soil disturbance will be required to enable the installation of services (i.e. water, electricity and telecommunication etc.) to the proposed new allotments as outlined in Section 6.1 within the report. It is noted however subject to imposing standard erosion and sediment conditions the proposal can still proceed.
Flora & fauna	Please refer to the discussion within ' <i>Section 1.7</i> ' in this report.
Waste	Waste can be disposed to an approved collection site during the construction stage. A condition will be imposed to ensure consistency.
Noise	The development is unlikely to generate continuous or repetitive loud noise or vibration with the exception of the construction phase. Therefore standard construction hours will be imposed to mitigate potential impacts.

Section 4.15(1)(c) - The suitability of the site for the development

The above assessment against the GHLEP 2012, relevant SEPPs and the GHDCP 2013 concluded that the proposal is not inconsistent with the relevant controls subject to imposition of relevant conditions on any consent granted.

Council's Engineering Department have reviewed the proposal and raised no objections for the proposal subject to standard and specific conditions on any consent granted to further reduce the potential impacts of the development to acceptable levels.

As there are no known specific site constraints that would render site unsuitable it is considered that the site is suitable for the particular development.

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

External Referral	Response
NSW Rural Fire Services	The application was referred to NSW Rural Fire Services for their respective referral response via the NSW Planning Portal. NSW RFS has granted consent for the development subject to conditions. As such, any consent issued will incorporate recommended conditions outlined by NSW RFS.
Internal Referrals	Response
Engineering Department	As per the referral response received, Engineering Department has no objection to the proposal subject to imposition of relevant conditions on any consent granted.
Public Submissions	
The Application was notified to adjoining property owners and was also advertised on the NSW Planning Portal from 30 August 2022 till 17 September 2022. As mentioned previously within the body of the report Council received one objection. The submission was reviewed by Council's Engineering and Planning Staff. The excerpt of the submission and response from the assessing officer are provided in the table below:	
Submission	Response from the assessing officer
<p><i>"I refuse the submission as I want no buildings there. The only thing is the poor pressure water line that runs parallel to the boundary fence bordering their land and ours.</i></p> <p><i>There is no access to sewerage or electricity. having had prior issues with a neighbour letting their raw sewerage run onto my property, and I don't want to go through this again.</i></p> <p><i>I have been living on my premises for over 60 years and I refuse to have residential buildings being built next to me."</i></p>	<p>Submission maker's comment noted.</p> <p>As noted previously within the report, Riverina Water is responsible for supply of water for Walla Walla Township. As such a condition has been imposed requiring the applicant to obtain a Compliance Certificate prior to issue of the Subdivision Certificate.</p> <p>In addition to that Council staff are satisfied that subject to imposition of standard conditions regarding NOA, the matters related to electricity can be appropriately dealt with.</p> <p>Of note, since the site is located outside Council's sewered area, the future owner/s of each allotment is required to lodge an onsite sewerage management application with Council as part of their dwelling application and Council staff will then be able to appropriately determine the application. Given the extent of the proposed allotments Council staff are satisfied that an onsite sewer system can be operated on the allotments resulting from this subdivision.</p>

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Section 4.15(1)(e) - The Public Interest

The proposed subdivision would provide functional lots which support the use of the land for residential purposes. The proposal complies with the relevant controls and is considered consistent with the public interest.

Issues raised during assessment and public exhibition of the application have been considered in the assessment of the application. Where relevant, conditions have been recommended to manage the impacts attributed to these issues.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

The proposal will provide development of the land for a residential purpose whilst minimising adverse impacts on the surrounding locality. Suitable documentation to the satisfaction of Council's Planning and Engineering Departments has been submitted with the application in support of the proposal.

RECOMMENDATION

That Council resolves to;

1. Approve Development Application No. 10.2022.159.1 at Lookout Road Walla Walla NSW 2659 on Lot 120 DP 753764 for Four (4) Lot Torrens Title Subdivision & associated civil works subject to the conditions attached to this report pursuant to Sections 4.16 and Section 4.17 of the *Environmental Planning and Assessment Act 1979*.

PRESCRIBED CONDITIONS OF CONSENT

Section 69: Compliance with *Building Code of Australia* and insurance requirements under the Home Building Act 1989

Section 70: Erection of signs

Section 71: Notification of *Home Building Act* 1989 requirements

Section 72: Entertainment venues

Section 73: Maximum capacity signage

Section 74: Shoring and adequacy of adjoining property

Section 81: Build-to-rent housing

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Please refer to the NSW State legislation for full text of the above Sections under Part 4 Division 2 of the [Environmental Planning and Assessment Regulation 2021](#).

GENERAL CONDITIONS WHICH MUST BE FULFILLED

1. Compliance with Plans and Conditions

The subdivision must be carried out in accordance with the approved development plans, except as modified in red by Council and/or any conditions of this consent. All conditions of consent must be fulfilled at the expense of the Applicant to comply with Council's Engineering Guidelines for Subdivisions and Development Standards in conjunction with advice from Council.

2. Integrated Development - General Terms of Approval

The Applicant must comply with all conditions and requirements outlined in the General Terms of Approval from NSW Rural Fire Service and 26 May 2023, that are attached and form part of this consent.

**CONDITIONS WHICH MUST BE FULFILLED PRIOR TO THE RELEASE OF THE
SUBDIVISION WORKS CERTIFICATE**

3. Subdivision Works Plans and a Cost Summary Report

Full Engineering Plans (Subdivision Works Plans) in respect to the provision of the following services must be submitted with the Subdivision Works Certificate application:

- a) Vehicle access (driveways);
- b) Indicative details of utilities (gas, telecommunications);
- c) Certified Essential Energy (electricity) plans;
- d) Cost summary report;
- e) Indicative building envelopes.

These plans must be prepared to the satisfaction of Council and in accordance with Council's 'Guidelines for Subdivisions and Development Standards'. These plans must be approved by Council prior to the release of the Subdivision Works Certificate.

4. Long Service Levy

It is noted a Subdivision Works Certificate will not be issued with respect to the plans and specifications for any subdivision work unless any long service levy payable under the [Building and Construction Industry Long Service Payments Act 1986](#) (or, where such a levy is payable by instalments, the first instalment of the levy) has been paid in accordance with the submitted cost summary report.

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**CONDITIONS WHICH MUST BE FULFILLED PRIOR TO THE COMMENCEMENT OF
ANY WORKS**

5. Subdivision Works Certificate

An application for Subdivision Works Certificate must be **submitted to and approved** by Council prior to any subdivision works taking place. The Subdivision Works Certificate must be lodged via the [NSW Planning Portal](#).

6. Riverina Water - Notice of Requirements

A Notice of Requirements must be obtained from Riverina Water prior to the development commencement. The Applicant is advised to make an early Application for the certificate, as there may be water pipes to be built that can take some time.

7. Notification and Appointment of a Principal Certifier

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

- a) appoint a Principal Certifier;
- b) The Principal Certifier has provided notification to Council of its appointment no later than two days before the subdivision work is proposed to commence; And
- c) the person having the benefit of the consent has given at least two days notice to Council of the person's intention to commence the subdivision work.

8. Erosion and Sedimentation Controls

Erosion and sedimentation controls must be installed and maintained on site in accordance with the approved plan for the duration of construction works. Erosion and sediment controls must be installed in accordance with: "[Erosion and Sediment Control – A Resource Guide for Local Councils](#)".

CONDITIONS WHICH MUST BE COMPLIED WITH DURING WORKS

9. Aboriginal Objects Discovered During Work

If any object having interest due to its age or association with the past is uncovered during the course of the work, all work must stop immediately in that area. The applicant must immediately notify Heritage NSW as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au. Work may recommence in the affected area(s) if Heritage NSW advises that additional assessment and/or approval is not required in accordance with the Heritage Act 1997.

10. Vehicles During Construction

Vehicles must be clean and free of debris prior to leaving the site during construction. Deposited material may be ordered to be removed at the Applicant/operator's expense.

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11. Contaminated Soil

A suitable soil chemical analysis and investigation report is required ***if any evidence*** of contamination on the subject site is found during works. If any evidence of contamination is found, all works at the location must cease immediately. If remediation works are required, works must not recommence on the subject site until Council is satisfied any required remediation techniques have been appropriately completed.

12. 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.

13. Minimise Noise

The operating noise level of plant and equipment during subdivision works must not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the [*Protection of the Environment Operations Act 1997*](#) apply to the development, in terms of regulating offensive noise.

14. Dust Control Measures

Adequate measures must be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- a) All materials must be stored or stockpiled at the best locations;
- b) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent runoff occurs;
- c) All vehicles carrying spoil or rubble to or from the site must at all times be covered to prevent the escape of dust or other materials;
- d) Cleaning of footpaths and roadways must be carried out regularly; and
- e) Rumble grids must be installed at access points to the site.

15. No Obstruction of Road Reserve Permitted

The road reserve must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. All activities including loading/unloading of vehicles associated with this development must be undertaken within the subject site.

16. Water Closet Accommodation

A temporary water closet accommodation must be provided onsite during construction. This facility must be located onsite to not create a nuisance to any adjoining properties.

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17. Disposal of Waste

Designated waste containment areas must be provided on site and must be maintained to prevent any windblown litter escaping from the site. The Applicant must also ensure all waste generated from construction of the development is disposed of at a site which can lawfully accept the waste.

**CONDITIONS WHICH MUST BE FULFILLED PRIOR TO THE RELEASE OF THE
SUBDIVISION CERTIFICATE**

18. Subdivision Certificate

An application for Subdivision Certificate Application must be submitted to and approved by Council. The Subdivision Certificate Application must be lodged via the [NSW Planning Portal](#). A fee is payable.

The application must include formal subdivision plans, an Administration Sheet and relevant Instrument Sheet (if applicable). Easements must be shown over all services and covenants as required by the conditions of consent must be incorporated into the appropriate instruments.

The Subdivision Certificate is not released prior to all applicable conditions of consent for this development being complied with to the satisfaction of Council.

19. Correspondence From Agencies

Prior to the issue of the Subdivision Certificate the following documents must be submitted to Council to demonstrate that the requirements of the public utility services have been met;

(i) Riverina Water - Compliance Certificate

A Compliance Certificate must be provided confirming satisfactory arrangements have been made for the provision of water prior to issue of the Subdivision Certificate. The certificate must refer to this development consent and all of the lots created.

Note: The certificate must clearly state that water service is connected;

(ii) Electricity

A Notification of Arrangements from the electricity supply authority (i.e. Essential Energy) must be supplied to 'Council' confirming that electrical infrastructure has been installed and that satisfactory arrangements have been made for the supply of low voltage reticulated electricity to each proposed Lot;

(iii) Natural gas

APA Gas: Certificate of Acceptance;

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(iv) Telecommunications and Fiber-ready Facilities

Certification from an approved telecommunications provider outlining satisfactory arrangements have been made for:

- a) the installation of fibre-ready facilities to all individual lots in the subdivision to enable fibre to be readily connected to any premises which is being or may be constructed on those lots. The development must demonstrate the carrier has confirmed in writing they are satisfied the fibre ready facilities are fit for purpose.

(v) Integrated Development - General Terms of Approval

The Applicant must provide evidence to Council outlining how conditions and requirements outlined in the General Terms of Approval/correspondence from NSW Rural Fire Service have been complied with.

The submitted written correspondence/evidence must be to the satisfaction of Council.

20. Conveyancing Act 1919 Instruments

The applicant must submit a copy of an instrument prepared in accordance with the *Conveyancing Act* 1919, with the application for a Subdivision Certificate for Council's endorsement for each relevant stage.

The instrument must contain the following:

- **Building envelopes**
No buildings are permitted outside the boundaries of the building envelopes for proposed new Lot 2 and 3 as shown on the "Building Envelope Plan" Dated 1 June 2023 and drawn by Glenloch Pty Ltd. The building envelopes must be shown on the final plan of subdivision.

21. Works as Executed Plans

Works as Executed (WaE) plans of all infrastructure and services must be provided to Council in electronic format (i.e. PDF and AutoCAD dwg. formats). The submitted WaE plans must be to the satisfaction of Council and must contain the true and correct locations and details of all installed infrastructure. The Applicant must also provide Council with an asset value for all installed infrastructure which will be transferred to and/or managed by Council.

22. Council Property

Any damage or deterioration to any portion of the footpath and/or kerb and guttering or other Council property including road reserves, during construction must be reinstated to its original condition at the owner's expense to the satisfaction of Council.

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**CONDITIONS HAVE BEEN PLACED ON THE CONSENT FOR THE FOLLOWING
REASONS:**

1. To ensure compliance comply with the [Biodiversity Conservation Act 2016](#).
2. To protect Aboriginal heritage and to comply with the [National Parks and Wildlife Act 1974](#).
3. To ensure compliance with the terms of the [Environmental Planning and Assessment Act 1979](#).
4. To protect public interest, the environment and existing amenity of the locality.
5. To improve the amenity, safety and environmental quality of the locality.

ADVICE TO APPLICANT

- a. It is the Applicant's responsibility to ensure compliance with the requirements of the [Disability Discrimination Act 1992](#) (DDA). Note: Compliance with the Building Code of Australia does not necessarily meet the requirements of the DDA. You are advised to seek advice from the Australian Human Rights Commission (phone (02) 9284 9600) in respect of your application.
- b. The land subject to this consent may have restrictive private covenants applying to it. It is the responsibility of the Applicant and owner/builder to ensure private covenants are adhered to. Council does not enforce or regulate private covenants and therefore accepts no responsibility for checking the compliance of building design with such covenants.
- c. Underground assets may exist in the area subject to this application. In the interests of health and safety and to prevent damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary.

Individuals owe asset owners a duty of care which must be observed when working in the vicinity of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

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**2. DRAFT GREATER HUME COUNCIL S7.12 FIXED DEVELOPMENT
CONSENT LEVY DEVELOPMENT CONTRIBUTIONS PLAN 2023**

Report by Director Environment and Planning – Colin Kane

REASON FOR REPORT

The draft Greater Hume Council S7.12 Fixed Development Consent Levy Development Contributions Plan 2023 (the Plan) has been prepared with reference to new sections within the Environmental Planning and Assessment Regulation 2021 and the Environment Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 and also provides for a new schedule of works. Section 215 of the Environmental Planning and Assessment Regulation 2021 indicates that a Council may amend a contributions plan by a subsequent contributions plan and so the Plan is a replacement for the Greater Hume Council S7.12 Fixed Development Consent Levy Development Contributions Plan 2021.

REFERENCE TO DELIVERY PLAN ACTION

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

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

DISCUSSION

The Plan has been prepared to align with the new provision of the Environmental Planning and Assessment Act 1979 and to provide for a new schedule of works. The Plan is a replacement for the Greater Hume Council S7.12 Fixed Development Consent Levy Development Contributions Plan 2021.

The new proposed schedule of works is included in the Plan (**ANNEXURE 4**) and includes the following:

Project description	Total Estimated Cost Subject to Indexation	Amount to be contributed by S7.12 payments	Estimated time frame	Project Completed	Project Number Shown in mapping
Jindera - Dog Park and Bike Path	\$150,000	\$150,000	1-2 years		1
Jindera - Netball Building	\$1,100,000	\$150,000	1-2 years		2
Culcairn - Asphalt Seal Culcairn Walking Track	\$100,000	\$100,000	1-2 years		3
Morven - Community Park	\$300,000	\$200,000	1-2 years		4
Culcairn - Dog Park	\$100,000	\$100,000	2-3 years		5
Walla Walla - Hall Childcare Centre Carpark Shade	\$100,000	\$100,000	2-3 years		6
Holbrook- Jingellic Road Walking Track	\$500,000	\$500,000	2-3 years		7
Henty - Dog Park	\$100,000	\$100,000	2-3 years		8
Henty - Public Toilet and RV Stop	\$300,000	\$300,000	3-5 years		9
Culcairn - Public Toilet and RV Stop	\$300,000	\$300,000	3-5 years		10

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DRAFT GREATER HUME COUNCIL S7.12 FIXED DEVELOPMENT CONSENT
LEVY DEVELOPMENT CONTRIBUTIONS PLAN 2023 [CONT'D]

It is a requirement of Section 215 (3) of the Environmental Planning and Assessment Regulation 2021 that Council give 14 days' notice of its intention to repeal the Greater Hume Council S7.12 Fixed Development Consent Levy Development Contributions Plan 2021. Council also needs to advertise for a period of 28 days that the replacement Plan is available for public comment. Both tasks can be undertaken simultaneously within a notice published upon Council's website and both the repeal and adoption of the Plan may also occur simultaneously.

BUDGET IMPLICATIONS

There will be minimal costs to repeal the Greater Hume Council S7.12 Fixed Development Consent Levy Development Contributions Plan 2021 and replace it with the Plan.

CONCLUSION

The Plan's update aligns with changes in legislation and provides for an updated schedule of works.

RECOMMENDATION

Council resolve to:

- 1 In accordance with Section 215(3) of the Environmental Planning and Assessment Regulation 2021 give notice of its intention to repeal the Greater Hume Council S7.12 Fixed Development Consent Levy Development Contributions Plan 2021.
- 2 In accordance with Section 213 of the Environmental Planning and Assessment Regulation 2021 and Schedule 1 of the Environmental Planning and Assessment Act 1979 place the draft Greater Hume Council S7.12 Fixed Development Consent Levy Development Contributions Plan 2021 (the Plan) on public exhibition for a period of 28 days.

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GOVERNANCE

Nil

CORPORATE AND COMMUNITY SERVICES

1. **DELIVERY PROGRAM 2022 / 2026 AND OPERATIONAL PLAN 2023 / 2024 INCLUDING ESTIMATES OF INCOME AND EXPENDITURE 2023 / 2027 AND REVENUE POLICY 2023 / 2024**

Report prepared by David Smith – Director Corporate & Community Services

REASON FOR REPORT

To present the Draft Operational Plan 2023 / 2024 including estimates of income and expenditure 2023 / 2027 and Revenue Policy 2023 / 2024 for formal adoption by Council.

REFERENCE TO DELIVERY PLAN ACTION

Nil

DISCUSSION

Council's Draft Operational Plan 2023 / 2024 including estimates of income and expenditure 2023 / 2027 and Revenue Policy 2023 / 2024 have been on display for public comment with a number of submissions received.

At the time of preparing this report, a total of ten submissions have been received in relation to budget priorities and other matters relevant to the community. Copies of each submission are included as **ANNEXURE 5**.

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DELIVERY PROGRAM 2022 / 2026 AND OPERATIONAL PLAN 2023 / 2024
INCLUDING ESTIMATES OF INCOME AND EXPENDITURE 2023 / 2027 AND
REVENUE POLICY 2023 / 2024 [CONT'D]

The following table summarises the major items raised in each submission.

Submission Topic	Management Response
Jill & Ian Coghlan – Structure Plan for Gerogery	Council is currently reviewing the submission and further action will be considered in a future Operational Plan.
Henty Community Development Committee – Request for financial assistance	The requested contribution is included in the 2023/2024 budget and can be actioned immediately.
Henty Showground Management Committee – Request for a range of projects / works to be undertaken	Director Engineering to investigate and prepare relevant costings for submission to a future meeting of Council for consideration.
Jill & Ian Coghlan – Support for Council's Energy Savings Action Plan	For Councillors' information
Jill & Ian Coghlan – Further comment on the development of a Structure Plan for Gerogery	Council is currently reviewing the submission and further action will be considered in a future Operational Plan.
Ken Lindner - Request for further financial support for Burrumbuttock	Council has included \$35,000 in the 2023/2024 budget as a matching contribution toward the commissioning of final design drawings for the Burrumbuttock Multi-Purpose Centre.
Barry Mott - Request for further financial support for Burrumbuttock	Council has included \$35,000 in the 2023/2024 budget as a matching contribution toward the commissioning of final design drawings for the Burrumbuttock Multi-Purpose Centre.
Donald Williams - Request for further financial support for Burrumbuttock	Council has included \$35,000 in the 2023/2024 budget as a matching contribution toward the commissioning of final design drawings for the Burrumbuttock Multi-Purpose Centre.
Janice Whitty - Request for further financial support for Burrumbuttock	Council has included \$35,000 in the 2023/2024 budget as a matching contribution toward the commissioning of final design drawings for the Burrumbuttock Multi-Purpose Centre.
Steven Pinnuck – Submission regarding Morven drainage works, sealing of unsealed streets in Morven and Morven Community Park Project.	For Councillors consideration.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE,
HOLBROOK ON WEDNESDAY 21 JUNE 2023**

DELIVERY PROGRAM 2022 / 2026 AND OPERATIONAL PLAN 2023 / 2024
INCLUDING ESTIMATES OF INCOME AND EXPENDITURE 2023 / 2027 AND
REVENUE POLICY 2023 / 2024 [CONT'D]

CONCLUSION

The draft budget as presented provides for a small surplus in the 2023/2024 year. Council's 2022/2026 Delivery Program and associated 2023/2024 Operational Plan have been developed to include specific actions associated with the strategies and outcomes detailed in Council's Community Strategic Plan.

RECOMMENDATION

That:

1. Council note and consider the public submissions made in respect to the 2022/2026 Delivery Program and 2023/2024 Draft Operational Plan.
2. The 2022/2026 Delivery Program and the 2023/2024 Operational Plan incorporating estimates of income and expenditure 2023/2027 for Council's General, Sewerage and Water Supply Funds be adopted
3. Fees and Charges as advertised in the Draft Revenue Policy be implemented from 1 July 2023
4. In accordance with Section 535 of the Local Government Act 1993 Council **make** the following Rates and Charges for the period 1 July 2023 to 30 June 2024

ORDINARY RATES

Council **makes** the following rates for the rating year 1 July 2023 to 30 June 2024, 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 four two four two zero three (0.424203) cents in the dollar on the land value in addition to a base amount of four hundred and forty five dollars (\$445.00) per assessment being forty nine point three percent (49.3%) 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 2023 to 30 June 2024 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 two four two two six nine (0.242269) cents in the dollar on the land value in addition to a base amount of three hundred and seventy dollars (\$370.00) 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 "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 2023 to 30 June 2024 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named "Residential – Villages".

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DELIVERY PROGRAM 2022 / 2026 AND OPERATIONAL PLAN 2023 / 2024
INCLUDING ESTIMATES OF INCOME AND EXPENDITURE 2023 / 2027 AND
REVENUE POLICY 2023 / 2024 [CONT'D]

- c. **Residential – Rural** – An ordinary rate of zero point two three zero nine nine four (0.230994) cents in the dollar on the land value in addition to a base amount of three hundred and seventy five dollars (\$375.00) per assessment being thirty point two percent (30.2%) 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 2023 to 30 June 2024 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 four two two three one nine (0.422319) cents in the dollar on the land value in addition to a base amount of four hundred and seventy dollars (\$470.00) per assessment being forty nine percent (49%) 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 2023 to 30 June 2024 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 zero eight zero one two seven (0.080127) cents in the dollar on the land value in addition to a base amount of three hundred and seventy dollars (\$370.00) 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 2023 to 30 June 2024 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 eight eight zero six seven three (0.880673) cents in the dollar on the land value in addition to a base amount of two hundred and forty dollars (\$240.00) per assessment being fifteen point five percent (15.5%) 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 2023 to 30 June 2024 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Farmland – High Intensity Forestry”.

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DELIVERY PROGRAM 2022 / 2026 AND OPERATIONAL PLAN 2023 / 2024
INCLUDING ESTIMATES OF INCOME AND EXPENDITURE 2023 / 2027 AND
REVENUE POLICY 2023 / 2024 [CONT'D]

WATER SUPPLY CHARGES

Council makes the water supply charges for the period 1 July 2023 to 30 June 2024 as follows.

- a. An annual water availability charge of three hundred and thirty three dollars (\$333.00) 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 2023 to 30 June 2024 and 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	2023/2024 Charges
Water Meter Size	
20mm	\$333.00
25mm	\$438.00
32mm	\$496.00
40mm	\$575.00
50mm	\$670.00
80mm	\$924.00

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 2023 to 30 June 2024 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 thirty three dollars (\$333.00) 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 2023 to 30 June 2024 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Water Access Charge".

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DELIVERY PROGRAM 2022 / 2026 AND OPERATIONAL PLAN 2023 / 2024
INCLUDING ESTIMATES OF INCOME AND EXPENDITURE 2023 / 2027 AND
REVENUE POLICY 2023 / 2024 [CONT'D

d. An annual water availability charge based on water meter size as follows:

PRICING STRUCTURE – GREATER HUME WATER SCHEME	
Component	2023/2024 Charges
Water Meter Size	
20mm	\$333.00
25mm	\$438.00
32mm	\$496.00
40mm	\$575.00
50mm	\$670.00
80mm	\$924.00

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 2023 to 30 June 2024 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Water Access Charge”.

e. A water consumption charge per kilolitre as follows:

PRICING STRUCTURE – GREATER HUME WATER SCHEME	
Component	2023/2024 Charges
Usage Charge per KL \$	
< 200kl per kl	\$1.85
>200kl per kl	\$2.86

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 2023 to 30 June 2024 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Water Consumption”.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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2. DETERMINATIONS OF LOCAL GOVERNMENT REMUNERATION TRIBUNAL - MAYOR AND COUNCILLOR FEES

Report prepared by Director Corporate & Community Services – David Smith

REASON FOR REPORT

To present the latest report from the Local Government Remuneration Tribunal in respect of Councillor and Mayoral fees.

REFERENCE TO DELIVERY PLAN ACTION

Not applicable – legislative requirement

DISCUSSION

The Local Government Remuneration Tribunal is constituted under the Local Government Act (the Act) and makes determinations on an annual basis regarding the fees payable to mayors and councillors. The Tribunal groups like councils and determines a minimum and a maximum fee payable for each category of council. Individual councils may then determine the fees payable to the mayor and councillors within the minimum and maximum amounts determined by the Tribunal.

The Local Government Remuneration Tribunal has handed down its 2023 Annual Report and Determination on the fees payable to Councillors and Mayors. A copy of the determination report can be found at <https://www.remtribunals.nsw.gov.au/local-government/current-lgrt-determinations>

Section 239 of the Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. In accordance with the Act the Tribunal undertook a review of the categories and allocation of councils into each category as part of this review. Accordingly, the revised categories of general purposes councils are determined as follows:

Metropolitan	Non-Metropolitan
Principal CBD	Major Regional City
Major CBD	Major Strategic Area
Metropolitan Major	Regional Strategic Area
Metropolitan Large	Regional Centre
Metropolitan Medium	Regional Rural
Metropolitan Small	Rural Large
	Rural

Greater Hume Council has been included in the new category of Rural Large along with neighbouring councils such as Federation, Snowy Valleys, Murray River and Leeton. The fees payable to elected members for 2023 / 2024 under the new classification are as follows:

	Minimum Fee p.a.	Maximum Fee p.a.
Mayor	\$15,735	\$37,925
Councillor	\$9,850	\$17,680

**ORDINARY MEETING OF GREATER HUME COUNCIL
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DETERMINATIONS OF LOCAL GOVERNMENT REMUNERATION TRIBUNAL -
MAYOR AND COUNCILLOR FEES [CONT'D]

For some time, Council has adopted the maximum fees payable under the Tribunal's determination for the category of Rural council. The reclassification to a Rural Large council has resulted in the maximum fees payable increasing significantly from the current fees. Council's draft budget provided an indexation of 4.7% to the Mayor and Councillor fees which is consistent with the 2023 / 2024 rate peg increase for Greater Hume Council. The following table summarises the potential budget impacts of adopting the maximum fees payable under the new category:

	Mayoral Fee (Inc allowance for Deputy Mayor)	Councillor Fees	Budget Impact	Comment
Current 2022 / 2023 Budget	\$27,600.00	\$113,850.00		Councillor Fees \$12,650 p.a. being maximum payable to Rural Council
Draft 2023 / 2024 Budget	\$28,897.00	\$119,205.00	Nil	Draft fees indexed at 4.7% consistent with rate peg increase. Councillor fees \$13,245 p.a.
Maximum Fees for Large Rural Council	\$37,925.00	\$159,120.00	\$48,943.00	

BUDGET IMPLICATIONS

Adopting the maximum fees payable under the new category of Rural Large Council would result in an additional budget cost of \$48,943 for the 2023 / 2024 year. Council can determine the fees payable equivalent to the draft budget, i.e. no budget impact, or any fee up to the maximum permitted.

CONCLUSION

The Local Government Remuneration Tribunal has handed down its 2023 Annual Report and Determination on the fees payable to Councillors and Mayors. Section 239 of the Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. In accordance with the Act the Tribunal undertook a review of the categories and allocation of councils into each category as part of this review. Greater Hume Council has been included in a new category of Rural Large with a resultant increase in the maximum fees payable to elected members.

RECOMMENDATION

That:

1. The fee payable to Councillors be set at \$13,245 per annum effective 1 July 2023
2. In addition to the adopted Councillor fee above, the fee payable to the Mayor be set at \$28,897 per annum effective 1 July 2023 of which \$4,614 be paid to the Deputy Mayor (balance payable to the Mayor \$24,283).
3. An allowance of \$4,614 be paid to the Deputy Mayor from the 2023/2024 Mayoral Allowance.

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ENGINEERING

1. ROADS TO RECOVERY - MOLKENTIN DRAINAGE AND URANA ROAD PROJECT COST ADJUSTMENTS

Report prepared by Director Engineering – Greg Blackie

REASON FOR REPORT

For Council to approve the reallocation of Roads to Recovery project funding for 2022/23.

REFERENCE TO DELIVERY PLAN ACTION

CSP Strategy N2 Our road and transport network is maintained and accessible

Initiative N2.1.1. Implement asset management and renewal programs in accordance with adopted budgets and capital works programs.

DISCUSSION

The Molkentin Rd Drainage and Urana St Drainage projects that are about to be commenced are projects that have been previously approved by Council but have been held up due to the extended time to acquire the land required for the drain and alteration of key services.

The completion of both projects will protect properties from flooding events, by improving the Council drainage system in this location

The Molkentin Drainage project involves the installation of new culverts under Molkentin Road in line with the current open drain that runs behind the properties on the eastern side in Kade Court and the construction of an open drain that runs parallel to Molkentin Road on the southern side from the location of the new culverts to Urana St. (See **ANNEXURE 6.**)

The Urana St Project involves the installation of new culverts under Urana St to the new drain to be constructed in Molkentin Road and the realignment of the open drain beside the tennis courts to the new culverts (See **ANNEXURE 6**)

1. MOLKENTIN ROAD DRAIN **Current Project**

Funding

Carried Forward Funding from previous years (Original Budget \$350,000 minus cost of design).	\$312,527
RTR Funding allocated	\$250,000
Total Funding	\$562,527

Expenditure

Land Acquisition and associated legal cost	\$42,364
Purchase of Culverts by Council	\$89,488
Construction Tender Awarded - Hutchison Civil	\$403,017
Total Expenditure	\$534,869

**ORDINARY MEETING OF GREATER HUME COUNCIL
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COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE,
HOLBROOK ON WEDNESDAY 21 JUNE 2023**

ROADS TO RECOVERY - MOLKENTIN DRAINAGE AND URANA ROAD PROJECT
COST ADJUSTMENTS [CONT'D]

It is to be noted that Council also tendered the northern side of Molkentin Road for the filling of the existing open drain, installation of stormwater drainage and construction of kerb and channel and footpath, however this cost was \$318,240 which was not able to be included in the project. However since the development of Kade Court a number of residents have been concerned about children walking or riding their bikes in amongst road traffic along Molkentin Road to access Urana St (see **ANNEXURE 6**)

Whilst the cost of the abovementioned work, is not justifiable at present due to insufficient funds being available in Council's budget, an amount of funding in Council's RTR budget has become available due to savings in the construction of the Gerogery Road project. Council funded the construction of Gerogery Road under the Fixing Local Road funding program which required Council to contribute 25% of the project cost which Council funded from the RTR Program fund that Council receives from the Federal Government.

The total cost of the project has been completed at a cost of \$2,084,852 or \$525,059 under the estimated funding price of \$2,609,911.

Whilst Council cannot recoup any savings from the project funding under the Fixing Local Roads Program it can from the 25% of RTR funds allocated to the project. Therefore Council has saved 25% of \$525,059 or \$131,265.

Whilst the amount of \$131,265 is not enough to fund the full construction of the northern side of the Molkentin Road (Priced at \$318,240) the contractor has provided a price to complete the installation of underground stormwater drainage and filling of the existing open drain and constructing a gravel path from Urana St to Kade Court to mitigate the issues of pedestrians and children using the road to access Urana St from Kade Court.

The price submitted was \$118,800

It is suggested as detailed below that \$100,000 be added to the Molkentin Road Drainage Project, so that the revised works on the northern side on Molkentin Road as part of the project.

Proposed Project

Funding

Carried Forward Funding from previous years (Original Budget \$350,000 minus cost of design).	\$312,527
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RTR Funding allocated	\$250,000
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Total Funding	\$562,527
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Additional RTR Funding proposed	\$100,000
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Total Revised Funding	\$662,527
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Expenditure

Land Acquisition and associated legal cost	\$42,364
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Purchase of Culverts by Council	\$89,488
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Construction Tender Awarded - Hutchison Civil	\$403,017
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Total Expenditure	\$534,869
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Additional works Northern side of Molkentin Road	\$118,800
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Total Revised Expenditure	\$653,669
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**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE,
HOLBROOK ON WEDNESDAY 21 JUNE 2023**

ROADS TO RECOVERY - MOLKENTIN DRAINAGE AND URANA ROAD PROJECT
COST ADJUSTMENTS [CONT'D]

2. URANA STREET DRAIN

The Urana St project involves the installation of higher capacity culverts under Urana St and realigning the open drain from adjacent to the tennis courts into these culverts.

Current Project

Funding

Carried Forward Funding from previous years – Regional Roads Block Grant	\$360,555
Total Funding	\$360,555

Expenditure

Construction Tender Awarded – Hurst Earthmoving	\$311,280
Approved Tender price increase	\$76,556
Less payment Hurst Earthmoving for Culverts delivered for project	-\$85,000
Alterations to Telstra infrastructure	\$74,632
Total Expenditure	\$377,468

As shown there is a shortfall of approximately \$17,000 needed to complete this project and it is suggested that \$20,000 be allocated from the savings from the Gerogery Road RTR project to this project.

Proposed Project

Funding

Carried Forward Funding from previous years – Regional Roads Block Grant	\$360,555
Total Funding	\$360,555
Additional RTR Funding proposed	\$20,000
Total Revised Funding	\$380,555

Expenditure

Construction Tender Awarded – Hurst Earthmoving	\$311,280
Approved Tender price increase	\$76,556
Less payment Hurst Earthmoving for Culverts delivered for project	-\$85,000
Alterations to Telstra infrastructure	\$74,632
Total Expenditure	\$377,468

All water main and wastewater alterations are being funded directly from the water and wastewater funds

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ROADS TO RECOVERY - MOLKENTIN DRAINAGE AND URANA ROAD PROJECT
COST ADJUSTMENTS [CONT'D]

BUDGET IMPLICATION

As detailed in the report there will be no net cost to Council as savings generated as part of the Gerogery Road Project are proposed to be reallocated to the Molkentin Road Drainage and Urana Road Drainage Projects.

CONCLUSION

The reallocation of RTR funds will allow both drainage projects to be completed with the additional works on the northern side of Molkentin Road included eliminating the concerns raised by residents for them and their children walking on the road with traffic.

RECOMMENDATION

That Council approve the reallocation of RTR funding of \$120,000 from savings generated on the Gerogery Road Construction project to the Molkentin Road Drainage Project (\$100,000) and Urana Street Drainage Project (\$20,000)

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
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HOLBROOK ON WEDNESDAY 21 JUNE 2023**

2. TRANSFER OF CROWN ROAD TO PUBLIC ROAD – MULLENGANDRA

Report prepared by Engineering Administration Assistant – Amanda Williams

REASON FOR REPORT

To seek Councillors approval for the sale of Crown roads adjacent to the following properties,

- 'Banonn' 357 Sweetwater Road
- 'Cora Lynn' 124 Tinmines Road
- 'Naranghi' 175 Tinmines Road

These roads will then cease to be a public road:

REFERENCE TO DELIVERY PLAN ACTION

CSP Strategy N2 Our road and transport network is maintained and accessible.

Initiative N2.1.1 Implement asset management and renewal programs in accordance with adopted budgets and capital works programs.

DISCUSSION

Correspondence has been received from the Department of Planning & Environment – Crown Lands, advising of the sale of Crown roads. Sale of the roads will ensure they cease to be a public road upon transfer of the freehold in accordance with section 152H of the Roads Act 1993.

Council's Director Engineering has confirmed that the sale is consistent with the council's role in managing public roads for residential and rural needs.

Sale of the roads from Crown comes at no cost to Council. Council will not be responsible for any maintenance required on the roads, which includes vegetation maintenance and weed control.

Department of Planning & Environment – Crown Lands will advertise the proposed sale in the Border Mail on 3rd June 2023, requesting objections within 28 Days.

BUDGET IMPLICATION

Sale of the Crown roads comes at no cost to Council.

CONCLUSION

The sale of the Crown roads, is consistent with council's role in managing public roads for residential and rural needs.

RECOMMENDATION

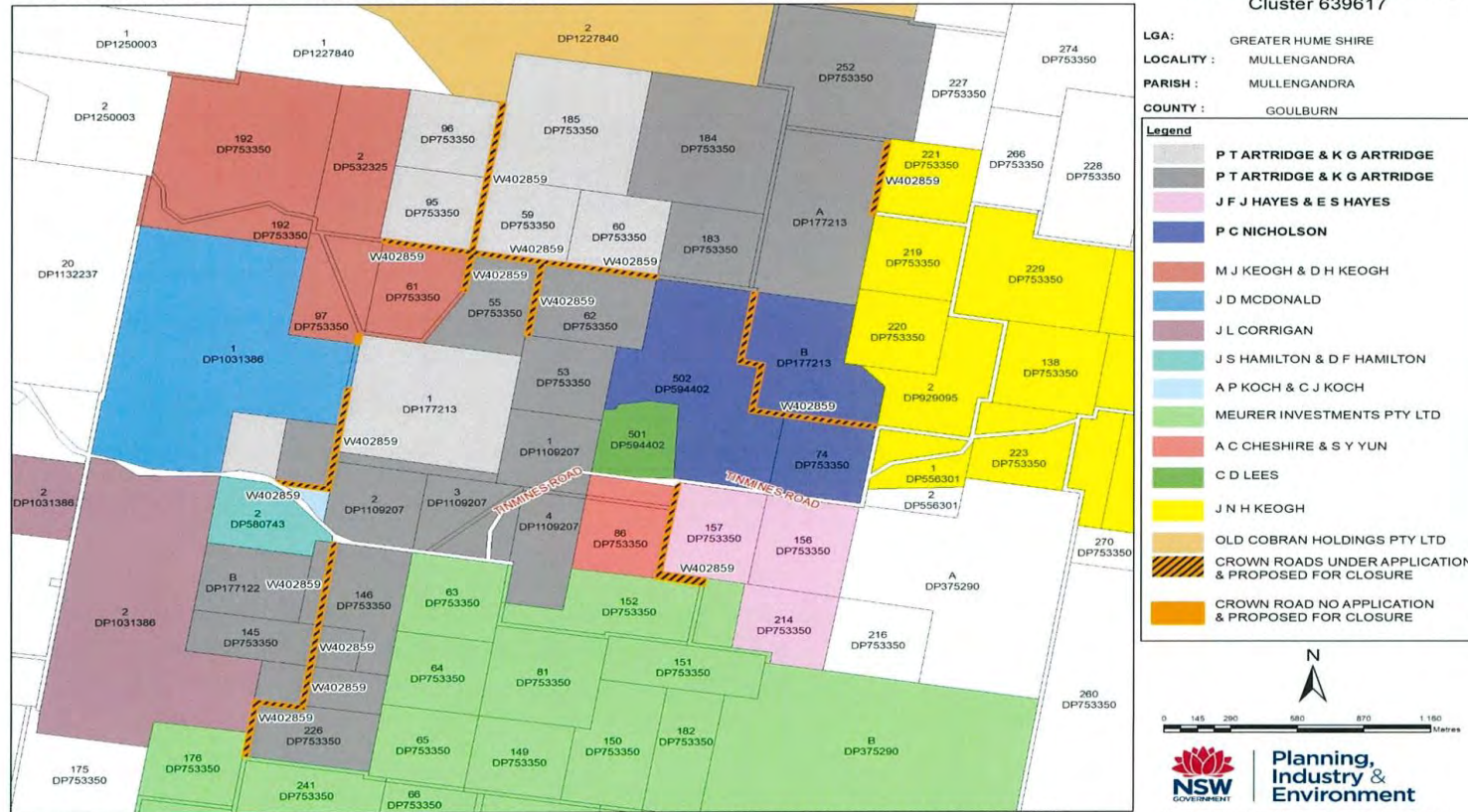
1. Council formally approve the sale of Crown Roads adjacent to:
 - Banonn' 357 Sweetwater Road
 - 'Cora Lynn' 124 Tinmines Road
 - 'Naranghi' 175 Tinmines Road.

A copy of the map highlighting the roads to be transferred in yellow & black below:

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN
ON WEDNESDAY 21 JUNE 2023

Case Officer: EGENM01 Date: 14/03/2023 File ref: 23/01543

Proposed Closure of Public Roads
Cluster 639617



**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK ON
WEDNESDAY 21 JUNE 2023**

ITEM TO BE REFERRED TO CLOSED COUNCIL

GOVERNANCE

1. **JINDERA INDUSTRIAL ESTATE – DISPOSAL OF LOT 201 DP 1285198, 1 KILNACROTT DRIVE JINDERA AND LOT 202 DP 1285198, 3 KILNACROTT DRIVE, JINDERA**

Report prepared by Economic Development Coordinator – Marg Killalea

REASON FOR REPORT

The purpose of this report is to inform Council of market valuations undertaken recently for Lots 201 and 202 DP 1285198, vacant industrial land at Jindera Industrial Estate, and to provide a recommendation for the marketing of the said lots to result in disposal.

In light of the confidential nature of the discussion, it is appropriate that the matter be referred to the confidential section of the meeting for consideration.

REFERENCE TO DELIVERY PLAN ACTIONS

CSP Strategy Initiative	G.2.2 Encourage social enterprises and businesses to grow local employment G.2.1 Prepare a strategy to investigate the expansion of industrial estates or development of new industrial estates for Holbrook, Culcairn, Jindera, Walla Walla and Henty
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DISCUSSION

In November 2021, Council received an offer to purchase the said allotments, in advance of the completion of the subdivision and the registration of titles. During early 2022 infrastructure works were completed, and subsequently titles for the seven lot subdivision were registered on 25 October 2022. Four of the seven allotments have been sold and another allotment awaits settlement. The original offer to purchase Lots 201 and 202 did not progress and hence these two allotments have come back to the open market.

A confidential report has been prepared which provides the Council with recent valuations of Lots 201 and 202, and briefs the Council regarding options for it to consider for the effective disposal of the allotments.

In light of the confidential nature of the discussion, it is appropriate that the matter be referred to the confidential section of the meeting (Closed Council) in accordance with section 10 A (2) (d) (i) commercial information of confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business and (ii) confer a commercial advantage on a competitor of the council.

**ORDINARY MEETING OF GREATER HUME COUNCIL
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JINDERA INDUSTRIAL ESTATE – DISPOSAL OF LOT 201 DP 1285198, 1 KILNACROTT DRIVE JINDERA AND LOT 202 DP 1285198, 3 KILNACROTT DRIVE, JINDERA [CONT'D]

RECOMMENDATION

That consideration of the report to result in the potential sale of Lot 201 and Lot 202 DP 1285198, be referred to the confidential section of the meeting (Closed Council) in accordance with section 10 A (2) (d) (i) commercial information of confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business and (ii) confer a commercial advantage on a competitor of the council.

REASON

On balance the public interest in transparency regarding the report is outweighed because the disclosure of this information could compromise the commercial position of the Council.

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WEDNESDAY 21 JUNE 2023**

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

CORPORATE AND COMMUNITY SERVICES

1. COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2023

Report prepared by Accountant – Camilla Webb

REASON FOR REPORT

This report presents to Council details of all funds invested as at 31 May 2023 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 Accountant must present to Council monthly, the status of the investments held by Council. The Responsible Accountant 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.

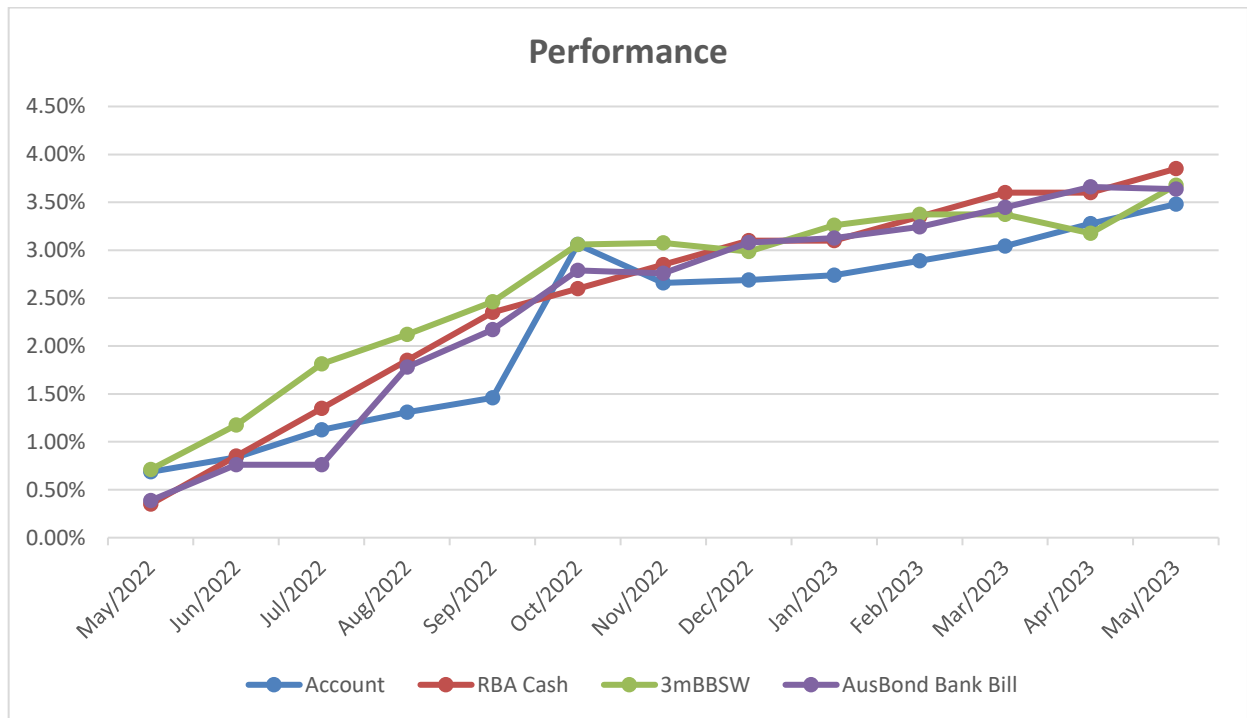
**ORDINARY MEETING OF GREATER HUME COUNCIL
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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2023 [CONT'D]

Greater Hume’s overall investment portfolio

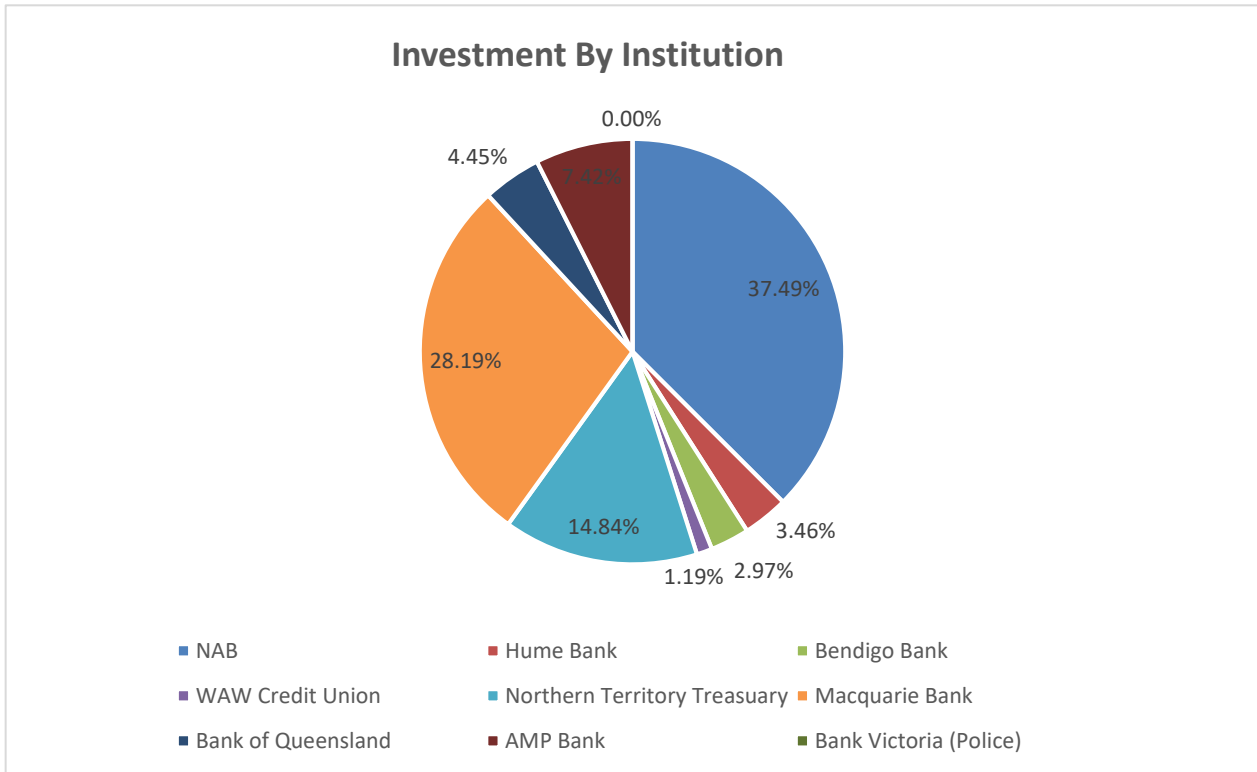
Total Portfolio Value	\$33,697,768.57
Weighted Average Term (days)	209
Weighted Average Yield	3.46%
Total Monthly Accrued Interest	\$79,867.58
Total Interest Received this month	\$41,132.56
Interest Payments this month	3
Matured Investments this month	5
Total Funds Matured this month	\$3,546,751.06
New Investments this month	4
Total Funds Invested this month	\$2,546,751.06

Note: The Reserve Bank of Australia cash rate increased from 3.60% to 3.85% on the 3 May 2023.



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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2023 [CONT'D]



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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2023 [CONT'D]

Investment Register

Contract Number	ADI/Security Name	Maturity Date	Amount	Long Term Rating	Term in Days	Monthly Accrued Interest	Yield
63561	Macquarie Bank	1/06/2023	\$500,000	A+	90	\$1,813.29	4.27%
63556	NAB	1/06/2023	\$500,000	AA-	91	\$1,783.56	4.20%
63745	Macquarie Bank	13/06/2023	\$500,000	A+	91	\$1,847.26	4.35%
63087	Macquarie Bank	13/06/2023	\$1,000,000	A+	123	\$3,524.66	4.15%
63536	NAB	26/06/2023	\$500,000	AA-	150	\$1,783.56	4.20%
63463	Macquarie Bank	27/06/2023	\$500,000	A+	120	\$1,809.04	4.26%
58640	Hume Bank	30/06/2023	\$50,112.21	NR	365	\$117.04	2.75%
62452	Bank Of Queensland.	4/07/2023	\$500,000	BBB+	180	\$1,847.26	4.35%
64269	Macquarie Bank	12/07/2023	\$1,000,000	A+	91	\$3,779.45	4.45%
63022	NAB	8/08/2023	\$1,000,000	AA-	181	\$3,652.05	4.30%
63023	Macquarie Bank	8/08/2023	\$1,000,000	A+	180	\$3,541.64	4.17%
63314	Macquarie Bank	11/08/2023	\$1,000,000	A+	171	\$3,838.90	4.52%
65006	Macquarie Bank	18/08/2023	\$1,000,000	A+	91	\$1,649.04	4.63%
63557	NAB	21/08/2023	\$500,000	AA-	172	\$1,932.19	4.55%
63562	Macquarie Bank	22/08/2023	\$500,000	A+	172	\$1,932.19	4.55%
63558	NAB	30/08/2023	\$500,000	AA-	181	\$1,932.19	4.55%
63564	Macquarie Bank	30/08/2023	\$500,000	A+	181	\$1,932.19	4.55%
54123	NAB	13/09/2023	\$2,000,000	AA-	727	\$1,019.18	0.60%
63907	Macquarie Bank	20/09/2023	\$1,000,000	A+	184	\$3,847.40	4.53%
63908	NAB	20/09/2023	\$500,000	AA-	184	\$1,889.73	4.45%
60497	AMP Bank	27/09/2023	\$500,000	BBB	365	\$1,995.89	4.70%
60822	WAW Credit Union	9/10/2023	\$400,000	NR	365	\$1,189.04	3.50%
60817	AMP Bank	12/10/2023	\$1,000,000	BBB	365	\$3,864.38	4.55%
64397	Bank Of Queensland.	16/10/2023	\$500,000	BBB+	179	\$1,974.66	4.65%
60956	AMP Bank	20/10/2023	\$1,000,000	BBB	365	\$4,034.25	4.75%
63063	NAB	6/11/2023	\$1,000,000	AA-	270	\$3,779.45	4.45%
65218	Hume Bank	18/11/2023	\$1,000,000	NR	180	\$1,273.97	4.65%
63565	Macquarie Bank	27/11/2023	\$500,000	A+	269	\$2,004.38	4.72%
63559	NAB	27/11/2023	\$500,000	AA-	270	\$1,995.89	4.70%
63842	Macquarie Bank	11/12/2023	\$1,000,000	A+	271	\$3,923.84	4.62%
64367	Bendigo And Adelaide Bank	13/12/2023	\$500,000	BBB+	240	\$1,932.19	4.55%
63568	Hume Bank	1/03/2024	\$68,304.65	NR	365	\$249.45	4.30%
64568	Hume Bank	1/05/2024	\$46,751.06	NR	365	\$163.31	4.25%
65005	Bendigo And Adelaide Bank	21/05/2024	\$500,000	BBB+	365	\$664.38	4.85%
56079	Northern Territory Treasury Corp	15/06/2025	\$1,000,000	NR	1,248	\$1,189.04	1.40%
52490	Northern Territory Treasury Corp	16/06/2025	\$1,500,000	NR	1,481	\$1,401.37	1.10%
51782	Northern Territory Treasury Corp	15/06/2026	\$2,500,000	NR	1,887	\$2,760.27	1.30%
49570	NAB	1/06/2023	\$5,632,600.65	AA-	1	\$0	2.60%
Total			\$33,697,768.57			\$79,86	

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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2023 [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 31 May, 2023 total Investments held were \$33,697,768.57. The year to date accrued investment earnings for 2022/23 was \$870,433.90 representing a weighted average yield of 3.46%.

RECOMMENDATION

That Council receives and notes the Investment Balances Report for the month of May 2023.

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PART C - ITEMS FOR INFORMATION

GOVERNANCE

1. TOURISM AND PROMOTIONS REPORT – MAY 2023

**Prepared by: Kerrie Wise, Executive Assistant, Governance, Tourism and Promotions
Greater Hume Council Websites**

Outcome 4.2 - Our communication is open, effective and purposeful to connect and educate our community.

Continued implementation of the GHC Communication Plan. Maintain and manage the Greater Hume Council suite of websites which are compliant with accessibility standards. Seamless CMS(OpenCities) is the provider of Council's websites – Greater Hume Council, Visit Greater Hume, Greater Hume Children Services and Town and Village websites.

Comments

		greaterhume.nsw.gov.au		ghchildren.com.au		visitgreaterhume.com.au	
April 2023		Current	Previous	Current	Previous	Current	Previous
Website Traffic	New	4391	4214	1180	1207	1065	721
	Returning	1489	1340	202	291	151	95
Traffic Source	Organic	3896	3726	1089	473	680	469
	Direct	870	962	280	984	112	80
	Referral	195	122	6	19	328	209
	Social	282	244	7	22	13	9
Device Paths	Desktop	2230	2354	527	727	415	350
	Mobile	2768	2432	845	743	638	367
	Tablet	130	171	10	28	40	33
Bounce Rate	%	56.79	62.77	77.64	50.40	77.98	74.35

www.greaterhume.nsw.gov.au - top pages:

1. Your Greater Hume Council – Careers with Us
2. Living in Greater Hume – Waste Facilities Opening Times Charges and Accepted Waste
3. Contact Us
4. Your Greater Hume Council – Building and Development
5. Your Greater Hume Council – Council Meetings

www.ghchildren.com.au – top pages:

1. News – Changes to Child Care Subsidy – CCS
2. Family Day Care
3. Contact Us
4. Enrol Your Child/Children
5. Featured Content - Enrol Your Child - Our Services

www.visitgreaterhume.com.au – top pages:

1. Natural Wonders - Wymah Ferry
2. Culcairn - Explore Eat Stay/ Culcairn Caravan Park
3. Natural Wonders - Table Top Reserve
4. Natural Wonders – Morgans Lookout
5. Natural Wonders – Billabong Creek

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TOURISM AND PROMOTIONS REPORT – MAY 2023 [CONT'D]

Social Media

Outcome 4.2 - Our communication is open, effective and purposeful to connect and educate our community.

Continued implementation of the GHC Communication Plan. Expand the information available to the community online and encourage online collaboration and self-serve service platforms

Comments

Instagram, #visitgreaterhume – 1081 followers

Individual facebook pages:

- Greater Hume Council – 3600 followers
- Visit Greater Hume – 657 followers
- Holbrook Submarine Museum – 1237 followers
- Greater Hume Children’s Services – 1000 followers
- Greater Hume Youth Advisory Committee – 493 followers
- Buy Local in Greater Hume – 607 followers

Greater Hume Council Newsletters

Outcome 4.2 - Our communication is open, effective and purposeful to connect and educate our community.

Develop quarterly Council newsletters and a rates notice insert whilst ensuring effective and targeted content

Comments

Development of the Winter edition of Greater Hume Council Newsletter is well under way and should be out in early June.

Grants and Funding

Outcome 1.2 - Our infrastructure and services are aligned to the health, wellbeing and safety needs of the community

Comments

Greater Hume has now partnered with GrantGuru to provide is the most comprehensive grants database in Australia that includes grants and assistance across all levels of government and the private sector (philanthropic grants), each summarised into a one-page template for easy comparison. This grant portal is available to Council staff, local businesses, community and sporting groups throughout Greater Hume.

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TOURISM AND PROMOTIONS REPORT – MAY 2023 [CONT'D]

Grant applications managed by writer are:

Name	About	Current
NSW Government - Bushfire Local Economy Recovery Fund - \$451,054 – Hanel's Lookout	This project at Hanel's Lookout (Woomargama National Park) will create viewing platforms, walk ways, sealed car park, sealed Hanel's Road, toilet, picnic area and signage.	Australia Ramp and Access Solutions Albury has completed construction of the walkway, viewing platform and toilets and Longford Civil has completed construction of the road, carpark and sealed footpath. Linemarking, interpretational signage and opening to complete.
Riverina Water	Painting and lighting for AE2 exhibition space.	Successful - \$20,000 - organising painters and lighting equipment.
Reconnecting Regional NSW - Community Events Program	Greater Hume Council has been advised of an allocation of \$301,708 towards the NSW Government's Reconnecting Regional NSW – Community Event Program.	17 events have been funded with the majority of events already held. The program has provided communities with some very successful events. Acquittal has been submitted
Maritime Museum	Submarine Museum Holbrook – Restoration and Framing of WWII Jolly Roger Flag \$1350.00	Successful - Work in Progress
National Australia Day	The funding will cover AD merchandise, photographer, MC, community event and furniture.	\$19,800.00 – Acquittal in Progress

Greater Hume Tourism and Promotions

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

Comments

- Monthly newsletters are sent to all Greater Hume Tourism Operators, providing latest information on tourism opportunities, marketing, social media and promotional campaigns as well as relevant contacts and statistics.
- Managing over 160 Greater Hume ATDW Listings. The Australian Tourism Data Warehouse (ATDW) is Australia's national platform for digital tourism marketing in Australia. ATDW distributes information to over 60 partners' websites to support local tourism businesses in expanding their on line exposure, bookings and marketing.
- Submitted visitor and What's On advertising in Out and About Winter 2023 Edition in Border Mail. The print run is 24,000, 14,000 are inserted into The Border Mail and the additional 10,000 distributed. Distribution is to all Visitor Information Centres through NE Victoria and South West NSW/Riverina plus Canberra and Melbourne. Other business (inc motels) and advertisers.
- Emailed (over 600) 'What's On in May' to Visitor Information Centres in NSW and VIC, coach/bus/tour companies, tourism operators within shire and regional, media, visitor information points and to interested residents in shire.
- COVID Recovery Funding - A Greater Hume promotional campaign in partnership with Murray Regional Tourism and Destination NSW has been developed and will now be rolled out from Spring 2023. The Destination NSW campaign will feature Morgan's Lookout at Walla Walla. #feelNSW

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TOURISM AND PROMOTIONS REPORT – MAY 2023 [CONT'D]

Visitor Information Centre and Submarine Museum

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience.

Offering visitors to Greater Hume information and advice on accommodation, places to eat, attractions, maps, tours, road conditions, events and other general information. Reception and admission to Submarine Museum.

Comments

Visitor Information Centre Statistics:

May 23 - Walk In – 931, Phone Calls - 33, Emails – 5.

May 19 - Walk In – 507, Phone Calls - 23, Emails – 0.

Submarine Museum Statistics:

May 23 - Adult - 109, Child - 14, Concession - 197, Family - 56, Group - 44, Total - 420.

May 19 - Adult - 17, Child - 57, Concession - 4, Family - 96, Group - 0, Total - 174.

Events

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

To assist with the promotion of Greater Hume's many and varied events. Encourage more residents to be involved in Greater Hume and events.

Comments

During this period we are currently supporting Heritage Dinners at Jindera Pioneer Museum; Holbrook Sheep and Wool Fair; Walla Walla Show and Shine and various Library events.

Australia Day

Outcome 1.1 - Our communities are welcoming and inclusive to support diversity and social connectedness

Comments

Australia Day 2024 will be held at Wymah.

Signage

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

Comments

Developing signage for Yambla View Wambariga Lookout and Coronation Drive, Culcairn.

Murray Regional Tourism (MRT)

Outcome 2.3 - Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

MRT is a joint venture between Albury, Balranald, Berrigan, Campaspe, Corowa, Deniliquin, Gannawarra, Greater Hume, Mildura, Moira, Murray, Swan Hill, Wakool, Wodonga, as well as Tourism Vic and Destination NSW.)

Comments

- Currently attending monthly zoom meetings with MRT and the VIC network group.
- Advocacy for current flooding crisis along the Murray and positive promotions depicting The Murray as still open for visitors with a wide range of activities still open.
- COVID Recovery Funding - A Greater Hume promotional campaign in partnership with Murray Regional Tourism and Destination NSW has been developed and has now been extended to Spring 2023.

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TOURISM AND PROMOTIONS REPORT – MAY 2023 [CONT'D]

Museums and Heritage

Outcome 1.3 - Our connection to the local culture and environment fosters positive relationships and learning for sustained health benefits.

GHC currently has 11 public or private museums and three historical societies. Museum Advisor (Vanessa Keenan) – In partnership with Albury City Council and Museums and Galleries NSW.

Comment

A full training/workshop program has been developed for 2023 by the Museum Adviser with museum volunteers, staff of Albury and Greater Hume at the new Digitisation Hub. Planning is underway for a pest management workshop. Date to be confirmed later in 2023.

Greater Hume Community Museums now have an extensive library of objects on eHive, with over 250 objects now listed, (eHive is a web-based collection cataloguing system used worldwide by hundreds of museums, societies and private collectors to catalogue objects, store images, manage acquisition information and publish their collections online.) for those looking to learn more about some of the region's most significant objects/artefact's.

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. **STATEMENT OF BANK BALANCES AS AT 31 MAY 2023**
The statement of bank balances as at 31 May 2023 is attached at **ANNEXURE 7.**

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ENGINEERING

1. MAY REPORT OF WORKS

Grants Program

State Roads Maintenance (RMCC)

Maintenance works, inspections and sign replacement on State Roads, Olympic Highway (MR78) and Tumbarumba Road (MR284) is continuing under the RMCC with Transport for New South Wales (TfNSW).

Regional Roads

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

Jingellic Road (MR331) 1km reconstruction works at Wantagong including table drains and road widening is continuing.

Local Roads

Sealed

General maintenance on local roads is continuing.

Tree trimming and removal is due to commence in June for preparation of road reconstruction of 3.25km of Brocklesby Balldale Road (Stage 2).

Clean up of tree debris and culvert repairs from Woodland Road to end of seal is continuing from storm damage caused in January 2022 as approved by TfNSW (Natural Disaster AGRN 1001).

Clean up of tree debris from severe weather events in September onwards in 2022 (Natural Disaster AGRN 1034) is continuing under natural disaster funding.

Unsealed:

Clean up of tree debris, medium grading, heavy grading and culvert repairs on various roads is continuing as approved from TfNSW (Natural Disaster AGRN 1001).

Immediate repairs on various roads is ongoing from damage caused by storms September 2022 onwards. (Natural Disaster AGRN 1034).

Replacement of the Coppabella Road Bridge is continuing following damage caused by storms/floods March 2021 (Natural Disaster AGRN 960) as approved by TfNSW.

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MAY REPORT OF WORKS [CONT'D]

Maintenance grading has been carried out on the following roads during May. (No map available this month).

Road Name	
Ashcrofts Road	River Road
Barkers Road	Scholz Road
Bushy Lane	Sherwyn Road
Drums Road	Stewarts Road
Gluepot Road	Triangle Road
Kings Bridge Road	Trigg Road
Mandaring Road	Verdon Road
Narrabilla Road	Walla Swamp Road
Reapers Road	

Urban Streets:

General maintenance of urban streets and signage is continuing.

Underground stormwater drainage in Fraser and Balfour Streets, Culcairn is continuing, as part of CBD upgrade.

Underground storm drainage construction in Adams Street, Jindera Street to Watson Street, Jindera is nearing completion.

General:

General maintenance of public toilets and parks is continuing.

General sign maintenance is continuing.

Monthly Works Maintenance Expenditure:

Local Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Natural Disaster & Pothole Expenditure to Date	Comments
Urban Roads Maintenance	\$227,506	\$208,547	\$216,497	-\$7,950	\$34,543	
Urban Roads Town Maintenance	\$270,000	\$247,500	\$288,223	-\$40,723		Over expenditure will be adjusted by under expenditure of Street Tree Maintenance.
Rural Roads Sealed	\$764,975	\$701,227	\$814,822	-\$113,595	\$894,543	Over expenditure will be compensated through under expenditure of Unsealed Roads and additional pothole grant funds.
Rural Roads Unsealed	\$1,357,543	\$1,244,414	\$1,179,821	\$64,593	\$1,066,558	
Street Tree Maintenance	\$230,000	\$210,833	\$171,091	\$39,742		

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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MAY REPORT OF WORKS [CONT'D]

Regional Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Natural Disaster & Pothole Expenditure to Date	Comments
Regional Roads Maintenance	\$750,000	\$687,500	\$1,213,573	-\$526,073	\$495,563	

Sportsgrounds, Parks & Public Toilets	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Natural Disaster & Pothole Expenditure to Date	Comments
Sportsground Maintenance	\$353,512	\$324,053	\$358,167	-\$34,114	\$353,512	Over expenditure will be compensated by the under expenditure of P&G Maintenance and Capital Works Under expenditure.
Parks & Gardens Maintenance	\$297,384	\$272,602	\$247,974	\$24,628	\$297,384	
Public Toilets Maintenance	\$200,748	\$184,019	\$217,156	-\$33,137		Over expenditure will be compensated by the under expenditure of P&G Maintenance and Capital Works Under expenditure.

NB : Sportsground Maintenance excludes annual GHC contribution payment

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CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN
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MAY REPORT OF WORKS [CONT'D]

Major Projects Expenditure:

Project	Budget	YTD	Committed	Total	Remaining	Comments
Gerogery Road Rehab	\$2,609,911	\$1,925,649	\$221,011	\$2,146,661	\$463,250	Project only has Guardrail to be installed on second section of the works.
Brocklesby Balldale Road Rehab	\$1,750,000	\$357,077	\$0	\$357,077	\$1,392,923	Drainage Works - only 1 triple cell culvert left to be installed.
Pothole Funding - State Government	\$3,801,504	\$0	\$0	\$0	\$3,801,504	Vender Panel request have been issued and work has been scoped.
Brocklesby Balldale Road Rehab - Stage 2	\$2,921,579	\$0	\$78,136	\$78,136	\$2,843,442	Trees removal has been awarded and culvert pipes ordered.
Coppabella Bridge Replacement	\$1,566,500	\$140,141	\$843,025	\$983,166	\$583,334	Contractor has commenced.

Capital Works Program 2022-2023 spreadsheet is attached as **ANNEXURE 8**.

ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF MAY 2023

The schedule of development applications processed for the month of May 2023 is attached at **ANNEXURE 9**.

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CULCAIRN COUNCIL CHAMBERS – 40 BALFOUR STREET CULCAIRN
ON WEDNESDAY 21 JUNE 2023**

PART D

COMMUNITY MEETING- MINUTES

Attached in **ANNEXURE 10**, are minutes of the following items:

1. **GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE CHAIRMANS REPORT 30TH MAY 2023**
2. **GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE MINUTES 30TH MAY 2023 10AM CULCAIRN COUNCIL CHAMBERS**
3. **CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE MEETING 16TH MAY 2023 7PM, COUNCIL CHAMBERS**
4. **HOLBROOK COMMITTEE MINUTES APRIL 2023**