

LEGEND

- ESTATE BOUNDARY -----
- ROADS ▬
- EXISTING TREE (○)
- EXISTING TREE TO BE REMOVED (X)

file name: 310852CA005.dwg; layout name: CA005; plotted by: Ali Khurshid; file location: G:\310852\310852.dwg; ACAD plot date: 08/02/2023 3:07 PM; Sheet 1 of 2 Sheets

Rev	Description	Approved	Date
A	ISSUED TO COUNCIL	BM	01/12/22
B	STAGE BOUNDARY CHANGES	BM	15/12/22
C	STAGE BOUNDARY CHANGES	BM	10/01/23
D	LOT NUMBER UPDATED	AK	08/02/23

Scale:
 1:500 @ A1
 1:1000 @ A3

System Certified
 © Spiire Australia Pty Ltd All Rights Reserved
 This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

spiire

445 TOWNSEND STREET ALBURY
 NSW 2640 AUSTRALIA T 61 2 6051 1300
 spiire.com.au ABN 55 050 029 635

Designed A.KHURSHID	Checked B.MUGRIDGE
Authorised B.MUGRIDGE	Date 01/12/2022

**81-89 MITCHELL STREET
 JINDERA
 GENERAL ARRANGEMENT PLAN
 SHEET 1
 GREATER HUME COUNCIL
 BHUMAN PTY LTD**

FOR APPROVAL Drg No **310852CA005** Rev **D**

81-89 MITCHELL STREET,
JINDERA

ENGINEERING ISSUES STATEMENT
JULY 2023

PREPARED FOR BHUMAN PTY LTD

This report has been prepared by the office of Spiire
445 Townsend Street PO Box 3400 **Albury** New South Wales 2640

Acknowledgements and Recognition

Issue Date	Rev No	Authors	Checked	Approved
05/12/2022	A	A.Khurshid	B.Mugridge	B.Mugridge
12/07/2022	B	A.Khurshid	B.Mugridge	B.Mugridge

Spiire Job Number: 310852

Citation: Spiire 2023, 81-89 MITCHELL STREET, JINDERA Report for BHUMAN PTY LTD.
Authors: A.Khurshid Spiire Australia Pty Ltd. Project Number 310852

File Name: Engineering Issue Statement

© Spiire

The information contained in this document is intended solely for the use of the client named for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party. Other than for the exclusive use of the named client, no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying or otherwise, without the prior written permission of Spiire.

TABLE OF CONTENTS

1.	INTRODUCTION.....	3
1.1	OVERVIEW.....	3
1.2	EXISTING SITE CONDITIONS.....	3
1.3	PROPOSED DEVELOPMENT.....	4
2.	STORMWATER MANAGEMENT.....	4
3.	SEWER AND WATER RETICULATION.....	5
4.	UTILITIES.....	5
4.1	GAS.....	5
4.2	ELECTRICITY.....	5
4.3	TELECOMMUNICATIONS.....	5
5.	CONCLUSION.....	5
	APPENDIX A – PROPOSED DEVELOPMENT.....	6
	APPENDIX B – GREATER HUME SHIRE WATER AND SEWER ASSETS.....	7

1. INTRODUCTION

1.1 OVERVIEW

Spiire has prepared this Civil Engineering Report on behalf of Bhuman Pty Ltd to accompany a Development Application (DA) for the subdivision of land located at 81-89 Mitchell Street, Jindera for residential purposes. This report is to demonstrate the strategy to manage:

- ▶ Stormwater
- ▶ Sewer Reticulation
- ▶ Water Reticulation
- ▶ Electricity
- ▶ Telecommunications

1.2 EXISTING SITE CONDITIONS

The proposed land fronts Mitchell Street and falls back toward Bowna Creek which flows to the east.



Figure 1 - LOCALITY PLAN

1.3 PROPOSED DEVELOPMENT

The proposed development consists of 18 lots with areas varying between 893m² to 600m², as well as 3 balance parcels. Refer to APPENDIX A for the proposed layout.

The site will maintain its existing topography as reasonably as possible and include all relevant infrastructure in accordance with:

- Engineering Guidelines for Subdivisions and Development Standards (Albury City, 2009)
- Sewer Reticulation Code of Australia (WSA02, 2014)
- Water Supply Code of Australia (WSA03, 2011)
- Jindera Flood Study Report, GHD 2015

2. STORMWATER MANAGEMENT

2.1 OVERVIEW

The subject site has been identified as subject to inundation (Jindera Flood Study Report, GHD 2015). Interpretation of their report identifies the 1% AEP (annual exceedance probability) flood level varies within the subject site from an RL of 228 to 229.2.

The majority of the flood effected land is the grass lined open drain that runs from Mitchell Street to Goulburn Street (refer figure 1). Spiire have interrogated the TUFLOW model for a 1% AEP and confirm:

- ▶ The maximum flow depth is 0.9m
- ▶ The conveyed flow is 1.37m³/s

To facilitate development of the subject site; the overland flow path will be diverted through the internal road and drainage network before discharging into Bowna Creek (refer Figure 2). Refer to APPENDIX D for PC-Convey sections to view flow conveyance information for a typical road reserve within the development.

2.2 STORMWATER CONVEYANCE

The external catchment identified in the flood study currently crosses Mitchell Street via a twin 300mm Culvert Crossing. It is proposed to convey this flow into the drainage system of the development via a swale. The drainage system is proposed to continue the twin 300mm as shown in the Stormwater Concept Plan (refer to 310852CA320), then downsize to a single 300mm drainage main which will require excess flows to surcharge through the pits and to be conveyed through the development through the road network.

An open drain is proposed along the drainage reserve to convey all overland stormwater flows safely in the event of a 1% AEP storm event.

Site filling will be required at the back of blocks to lift lots in order to achieve at least 150mm freeboard as shown in the grading plan. Please refer to drawing 310852CA200.

2.3 STORMWATER TREATMENT

A gross pollutant trap (GPT) is proposed to be installed to treat stormwater prior to being discharged into the creek.

Furthermore, a rocked outfall is proposed to dissipate stormwater flows prior to being discharged into Bowna Creek at lower velocities. Please refer to drawing 310852CA320 for the proposed rocked outfall arrangement.

3. SEWER AND WATER RETICULATION

Greater Hume Council's service map (refer APPENDIX B) shows that there is a sewer main running on the eastern side of the site with the sewer main grading down south towards Adams Street.

The water main is located on the western side of Mitchell Street with a water tapping provided for Lot 81.

The sizes of the services are unknown, but it is anticipated they are capable to service the proposed development.

4. UTILITIES

4.1 GAS

There is a 50mm Gas main located at the western side of Mitchell Street

4.2 ELECTRICITY

There is an overhead electricity transmission line located at the western side of Mitchell Street. Furthermore, provisions have been made to service the existing lot 81 through underground LV cables.

4.3 TELECOMMUNICATIONS

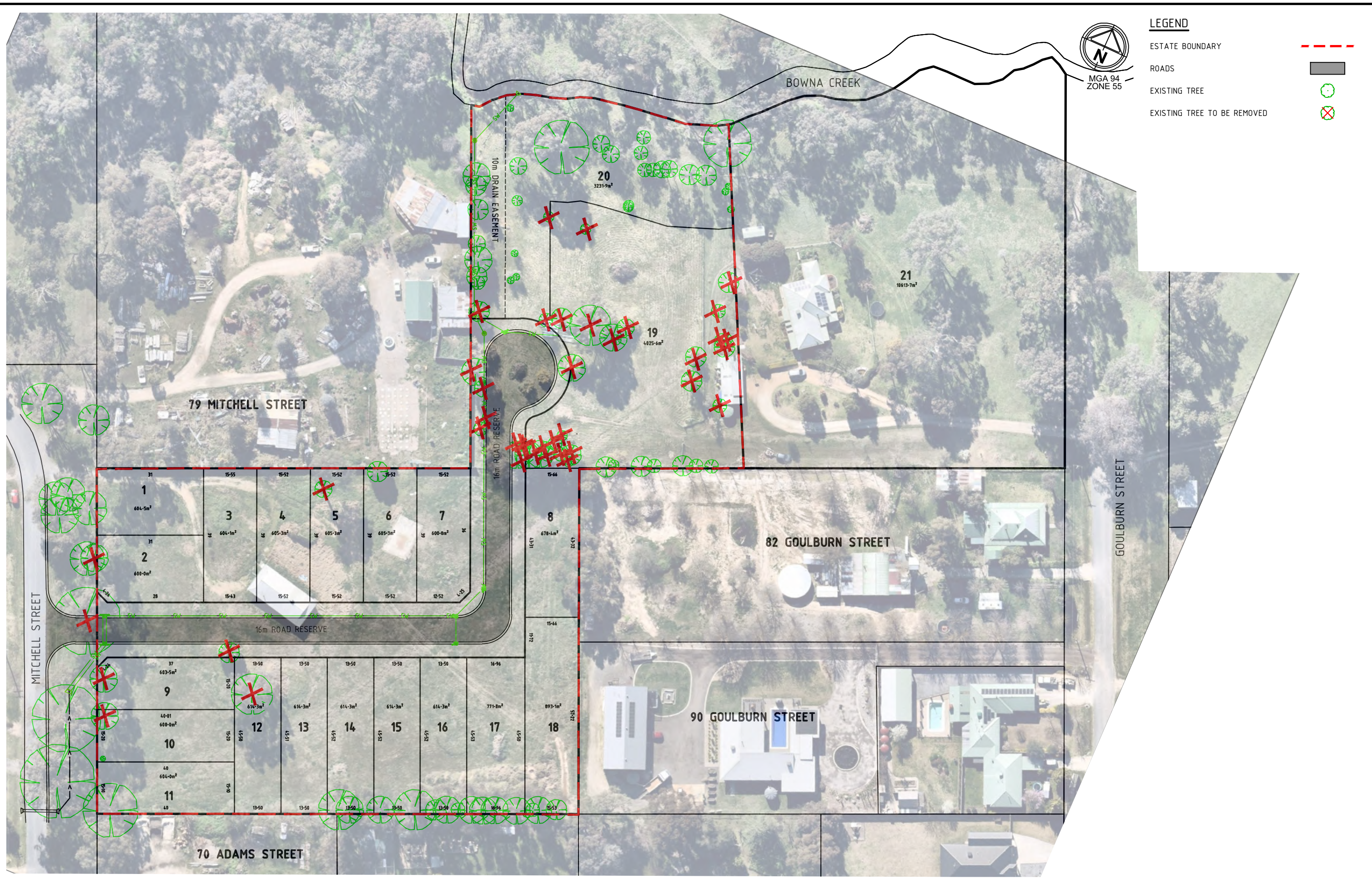
There is a 50mm telecommunications conduit main located on the western side of Mitchell Street with a conduit directly servicing lot 81.

5. CONCLUSION

The proposed development has appropriate considerations to service the development subject to application approval and detailed design considerations.



APPENDIX A – PROPOSED DEVELOPMENT

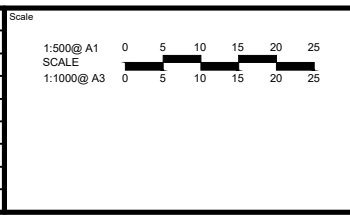


LEGEND

- ESTATE BOUNDARY
- ROADS
- EXISTING TREE
- EXISTING TREE TO BE REMOVED X

file name: 310852CA005.dwg, layout name: CA005, plotted by: Ali Khurshid, file location: \\spire.com.au\alibabara\00310852CA005.dwg, plot date: 17/01/2023, 11:01 AM, Sheet 1 of 4, Sheets

Rev	Amendments	Approved	Date
A	ISSUED TO COUNCIL	BM	01/12/22
B	STAGE BOUNDARY CHANGES	BM	15/12/22
C	STAGE BOUNDARY CHANGES	BM	10/01/23
D	LOT NUMBER UPDATED	AK	08/02/23



System Certified

© Spiire Australia Pty Ltd All Rights Reserved
This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

445 TOWNSEND STREET ALBURY
NSW 2640 AUSTRALIA T 61 2 6051 1300
spiire.com.au ABN 55 050 029 635

Designed A.KHURSHID	Checked B.MUGRIDGE
Authorised B.MUGRIDGE	Date 01/12/2022

**81-89 MITCHELL STREET
JINDERA
GENERAL ARRANGEMENT PLAN
SHEET 1
GREATER HUME COUNCIL
BHUMAN PTY LTD**

FOR APPROVAL

Dwg No: **310852CA005** Rev: **D**

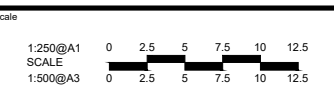


LEGEND

STAGE BOUNDARY	
ROADS	
EXISTING TREE	
EXISTING TREE TO BE REMOVED	

file name: 310852CA006.dwg, layout name: CA006, plotted by: Ali Khurshid
 file location: \\spiire.com.au\alibabara\02\310852CA006.dwg, plot date: 17/01/2023, 11:01 AM, Sheet 2 of 4, Sheets

Rev	Amendments	Approved	Date
A	ISSUED TO COUNCIL	BM	01/12/22
B	STAGE BOUNDARY CHANGES	BM	15/12/22
C	STAGE BOUNDARY CHANGES	BM	10/01/23
D	LOT NUMBER UPDATED	AK	08/02/23



System Certified

© Spiire Australia Pty Ltd All Rights Reserved
 This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

445 TOWNSEND STREET ALBURY
 NSW 2640 AUSTRALIA T 61 2 6051 1300
 spiire.com.au ABN 55 050 029 635

Designed A.KHURSHID	Checked B.MUGRIDGE
Authorised B.MUGRIDGE	Date 01/12/2022

**81-89 MITCHELL STREET
 JINDERA
 GENERAL ARRANGEMENT PLAN
 SHEET 2
 GREATER HUME COUNCIL
 BHUMAN PTY LTD**

FOR APPROVAL

Dwg No: **310852CA006** Rev: **D**



LEGEND

ESTATE BOUNDARY ---
 DESIGN SURFACE CONTOURS (0.5m INTERVAL) — 0.50 —

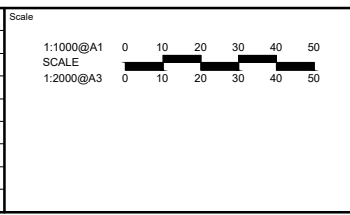
DEPTH RANGES
 CUT > 0.5m
 FILL > 0.5m

TOTAL CUT - 1400m³
 TOTAL FILL - 5695m³



file name: 310852CA200.dwg; layout name: CA200; plotted by: A1 Khurshid; plot date: 17/07/2023 11:01 AM; sheet 3 of 4 sheets; file location: S:\projects\310852CA200\310852CA200.dwg

Rev	Amendments	Approved	Date
A	PRELIMINARY ISSUE	BM	07/07/23



System Certified

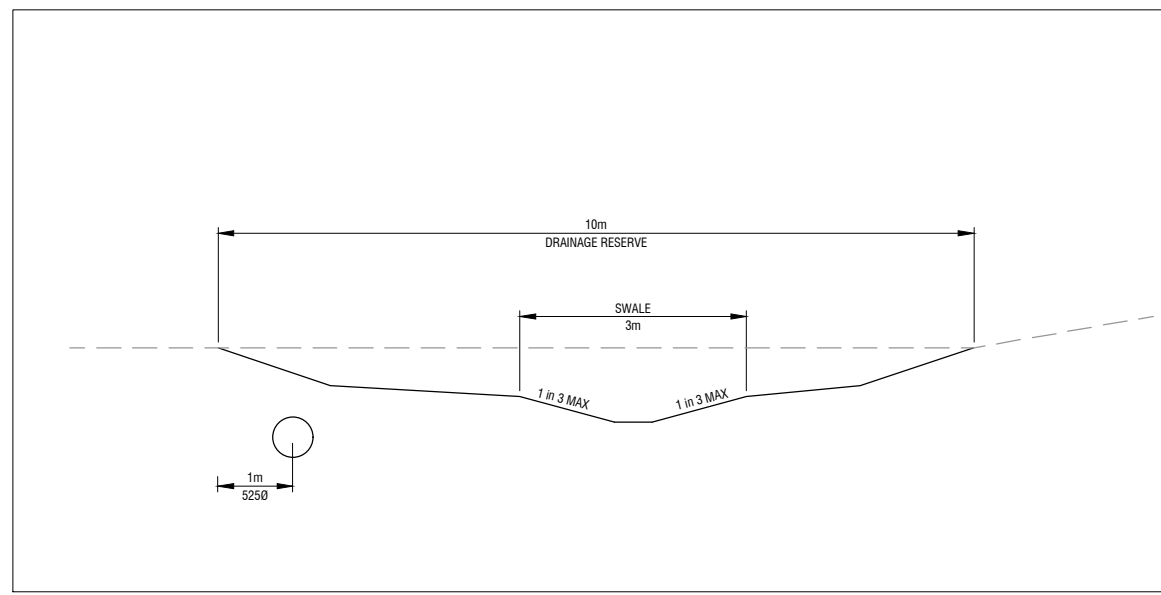
© Spiire Australia Pty Ltd All Rights Reserved
 This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

445 TOWNSEND STREET ALBURY
 NSW 2640 AUSTRALIA T 61 2 6051 1300
 spiire.com.au ABN 55 050 029 635

Designed A.KHURSHID	Checked B.MUGRIDGE
Authorised B.MUGRIDGE	Date 12/07/23

**81-89 MITCHELL STREET
 JINDERA
 GRADING PLAN
 SHEET 1
 GREATER HUME COUNCIL
 BHUMAN PTY LTD**

Dwg No: **310852CA200** Rev: **A**



DRAINAGE RESERVE TYPICAL SECTION

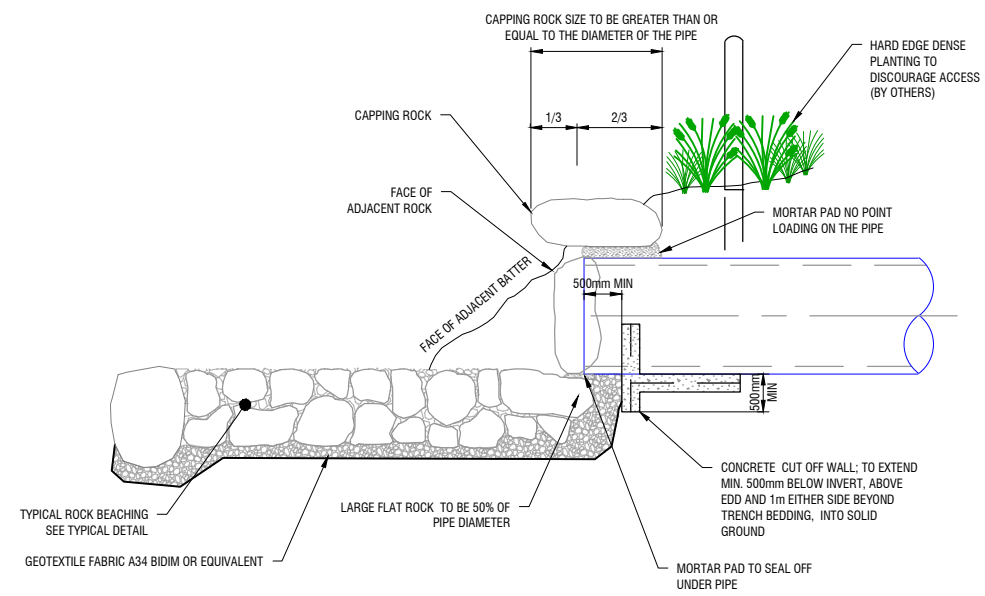
1:50@A1 SCALE
1:100@A3 SCALE



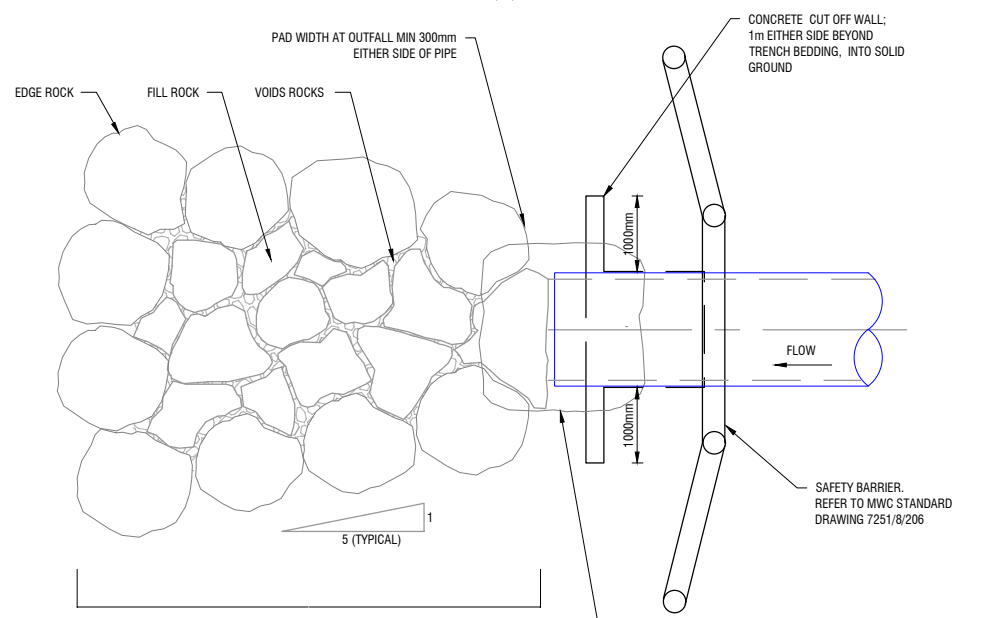
- LEGEND**
- ESTATE BOUNDARY ---
 - FINISHED SURFACE CONTOURS (0.5m INTERVAL) —
 - STORMWATER —
 - EXISTING STORMWATER —
 - OVERLAND FLOW DIRECTION ←
 - CATCHMENT A ■
 - CATCHMENT B ■

NOTES

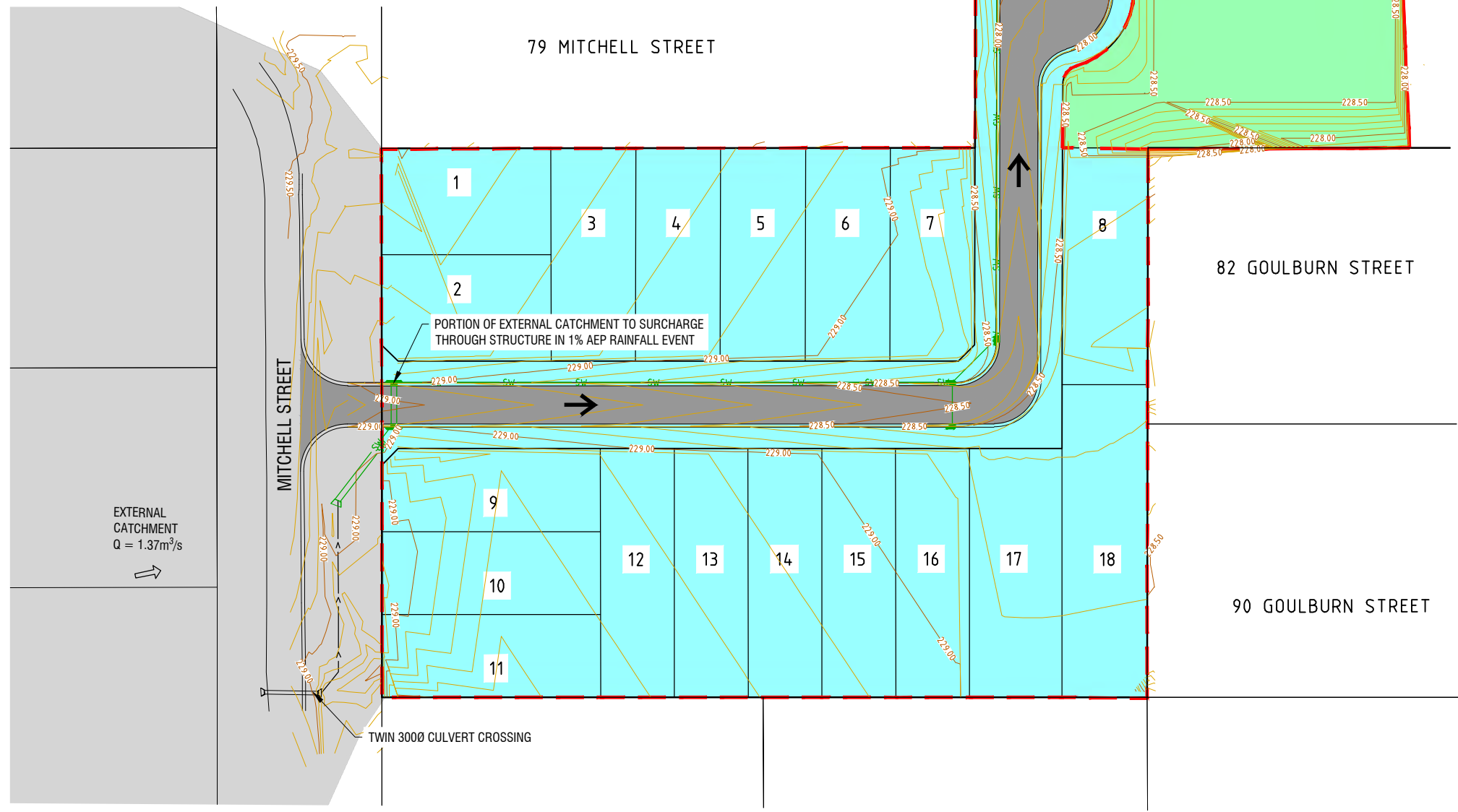
1. INDICATIVE PIPE SIZES ARE DESIGN TO CONVEY TO MINOR STORM EVENT (20% AEP), MAINTAIN ADEQUATE GAP FLOW AND PROVIDE A SAFE VELOCITY DEPTH THROUGHOUT THE ROAD RESERVE.
2. PIPE SIZES TO BE CONFIRMED AT DETAILED DESIGN.



TYPICAL PIPE OUTFALL DETAIL (NOT TO SCALE)

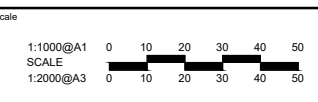


TYPICAL PIPE OUTFALL PAD DETAIL (NOT TO SCALE)



file name: 310852CA320.dwg; layout name: CA320; plotted by: A.Khurshid; file location: \\spire.com.au\jindera\310852CA320.dwg; date: 17/07/2023 11:01 AM; sheet 4 of 4; sheets

Rev	Description	BM	Date
A	PRELIMINARY ISSUE		11/07/23
	Amendments	Approved	Date



© Spiire Australia Pty Ltd All Rights Reserved
This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



445 TOWNSEND STREET ALBURY
NSW 2640 AUSTRALIA T 61 2 6051 1300
spiire.com.au ABN 55 050 029 635

Designed
A.KHURSHID
Authorised
B.MUGRIDGE

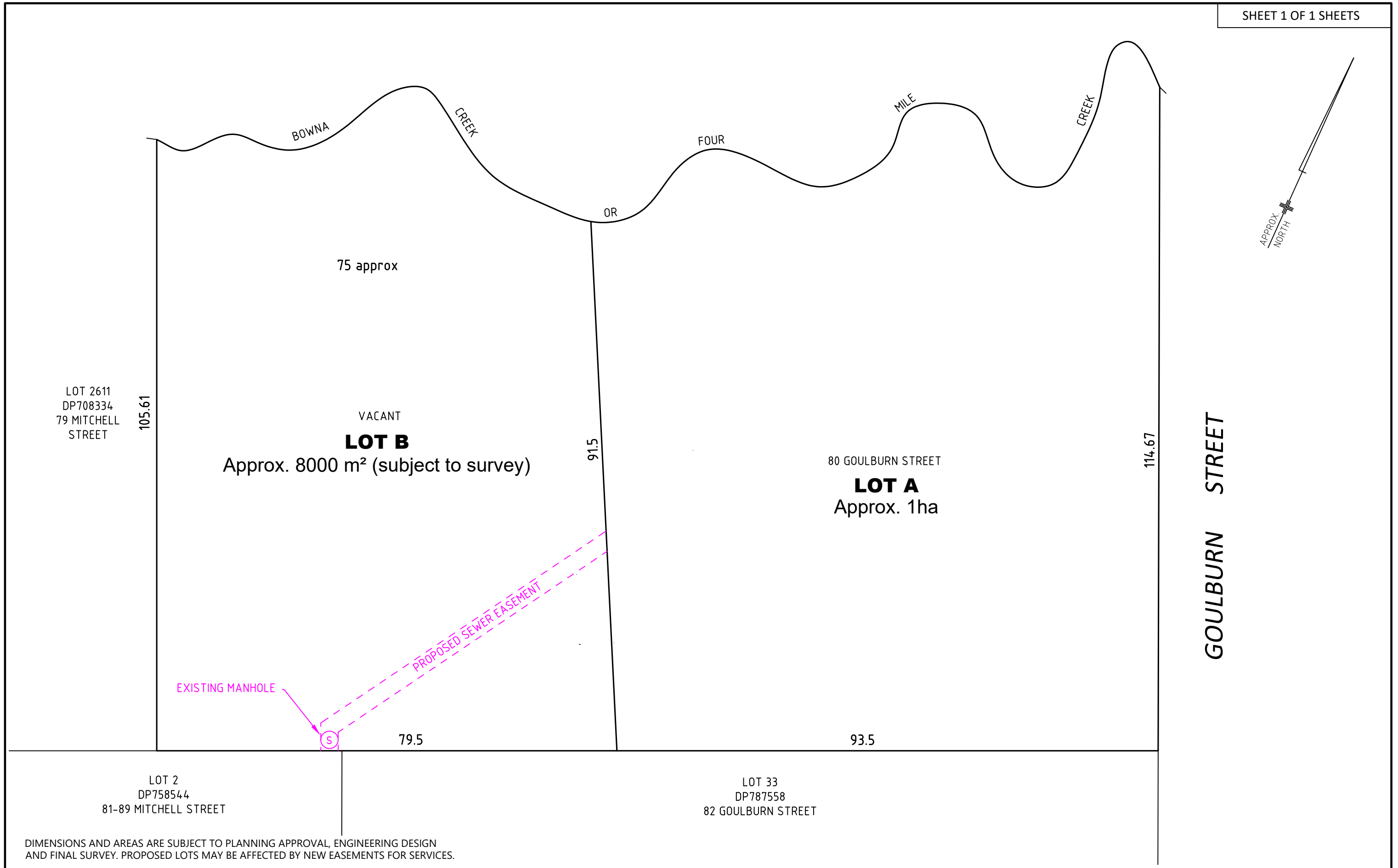
Checked
B.MUGRIDGE
Date
12/07/23

**81-89 MITCHELL STREET
JINDERA
DRAINAGE CONCEPT MASTER PLAN
SHEET 1
GREATER HUME COUNCIL
BHUMAN PTY LTD**

Dwg No
310852CA320
Rev
A



APPENDIX B – GREATER HUME SHIRE WATER AND SEWER ASSETS

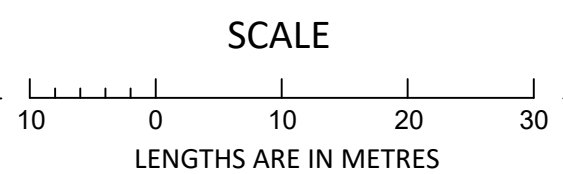


DIMENSIONS AND AREAS ARE SUBJECT TO PLANNING APPROVAL, ENGINEERING DESIGN AND FINAL SURVEY. PROPOSED LOTS MAY BE AFFECTED BY NEW EASEMENTS FOR SERVICES.



Licensed NSW & Victorian Cadastral and Engineering Surveyors
418 Wilson Street
PO Box 3186, Albury, NSW 2640
p: 02 6021 2233 | f: 02 6021 1411
info@walpolesurveying.com.au

SURVEYORS REF:
18008
VERSION 2
14/09/2022



ORIGINAL
SCALE SHEET
1:600 SIZE
A3

NOTES
DATE OF SURVEY: compiled 14/09/2022
DATUM FOR LEVELS:

**PLAN OF PROPOSED LOTS
FOR MODIFICATION OF DC 2018/47.1**
LOT 2612 DP708334
80 Goulburn Street, Jindera



APPENDIX C – CALCULATIONS



Runoff Coefficients

Project Name: 81-89 Mitchell Street
Date: 10-July-2023
Designed: A.KHURSHID
Checked:

Road Runoff f =	0.8
Residential Lot Runoff f =	0.6
Open Space Runoff f =	0.1

Catchment	AREA (Ha)				Fraction Impervious (f)	Weighted Runoff C _{1%}	Weighted Runoff C _{20%}
	Road Reserve	Lots	Open Space	TOTAL			
A	0.36	1.15	0.00	1.51	0.65	0.773	0.612
B	0.05	0.36	0.00	0.41	0.62	0.751	0.594



100 Year ARI Calculations

Project:	310852	Designed:	A.Khurshid
Reference No:	81-89 Mitchell Street, Jindera	Checked:	

Annual Exceedance Probability (%)

AEP Coefficients	63.20%	50%	20%	10%	5%	2%	1%
C0	0.53049284	0.6461087	0.9428634	1.1051878	1.2431232	1.4022728	1.5100412
C1	0.743137	0.7387887	0.72916776	0.72438192	0.70766521	0.64315069	0.59867251
C2	0.0780061	0.0808522	0.084855832	0.085457474	0.10119703	0.17226605	0.22075908
C3	-0.0674524	-0.0672443	-0.06475844	-0.06232129	-0.066977	-0.094695278	-0.11337797
C4	0.01301889	0.0126396	0.011195736	0.010125485	0.01059864	0.015467895	0.018702386
C5	-0.0010358	-0.0009719	-0.00075597	-0.00060523	-0.0006103	-0.00100492	-0.001262216
C6	2.94E-05	2.63E-05	1.62E-05	9.29E-06	8.26E-06	2.03E-05	2.80E-05

AEP to ARI Conversion

AEP %	ARI
63.20%	1
50%	1.44
20%	4.48
10%	10
5%	20
2%	50
1%	100

1% AEP URBAN ARI Drainage Calculations

DEVELOPED CATCHMENT

Catchment	Street	Area (ha)	ΣA (ha)	C 1%	C 20%	Ae 1% (ha)	ΣAe 1% (ha)	Ae 20% (ha)	ΣAe 20% (ha)	Flow Length (m)	Velocity 1% (m/s)	Velocity 20% (m/s)	Tc 1% (mins)	Tc 20% (mins)	Int 1% (mm/hr)	Int 20% (mm/hr)	Q 1% m3/s	Qpipe m3/s	Qgap m3/s	Comments
A		1.51	1.51	0.77	0.61	1.17	1.17	0.92	0.92	250	0.82	1.5	10.08	7.78	135.81	85.78	0.440	0.220	0.220	-
B		0.405	0.405	0.75	0.59	0.30	0.30	0.24	0.24	75	0.82	1.5	6.52	5.83	161.35	95.98	0.136	0.064	0.072	-
EX CATCHMENT																	1.370	0.020	1.350	525mm pipe capacity = 0.304m3/s
TOTAL CATCHMENT FLOWS																	1.947	0.304	1.642	525mm pipe capacity = 0.304m3/s



APPENDIX D – PC-CONVEY SECTIONS

1. CROSS-SECTION:



2. DISCHARGE INFORMATION:

100 year (1%) storm event

Total discharge = 1.6 cumecs

There is no pipe discharge

Overland / Channel / Watercourse discharge = 1.600 cumecs

3. RESULTS: Water surface elevation = 48.125m

High Flow Channel grade = 1 in 200, Main Channel / Low Flow Channel grade = 1 in 200.

	LEFT OVERBANK	MAIN CHANNEL	RIGHT OVERBANK	TOTAL CROSS-SECTION
Discharge (cumecs):	0.00	1.70	0.00	1.70
D(Max) = Max. Depth (m):	0.00	0.30	0.00	0.30
D(Ave) = Ave. Depth (m):	0.00	0.14	0.00	0.14
V = Ave. Velocity (m/s):	0.00	0.82	0.00	0.82
D(Max) x V (cumecs/m):	0.00	0.24	0.00	0.24
D(Ave) x V (cumecs/m):	0.00	0.12	0.00	0.12
Froude Number:	0.00	0.69	0.00	0.69
Area (m ²):	0.00	2.08	0.00	2.08
Wetted Perimeter (m):	0.00	14.84	0.00	14.84
Flow Width (m):	0.00	14.60	0.00	14.60
Hydraulic Radius (m):	0.00	0.14	0.00	0.14
Composite Manning's n:	0.000	0.023	0.000	0.023
Split Flow?	-	-	-	No

4. CROSS-SECTION DATA:

SEGMENT NO.	LEFT HAND POINT		RIGHT HAND POINT		MANNING'S N
	CHAINAGE (m)	R.L. (m)	CHAINAGE (m)	R.L. (m)	
1	-9.000	48.302	-8.000	48.139	0.035
2	-8.000	48.139	-7.950	48.138	0.035
3	-7.950	48.138	-6.450	48.108	0.013
4	-6.450	48.108	-3.800	47.975	0.035
5	-3.800	47.975	-3.690	47.975	0.013
6	-3.690	47.975	-3.650	47.825	0.013
7	-3.650	47.825	-3.200	47.865	0.013
8	-3.200	47.865	0.000	47.972	0.013
9	0.000	47.972	3.200	47.865	0.013
10	3.200	47.865	3.650	47.825	0.013
11	3.650	47.825	3.690	47.975	0.013
12	3.690	47.975	3.800	47.975	0.013

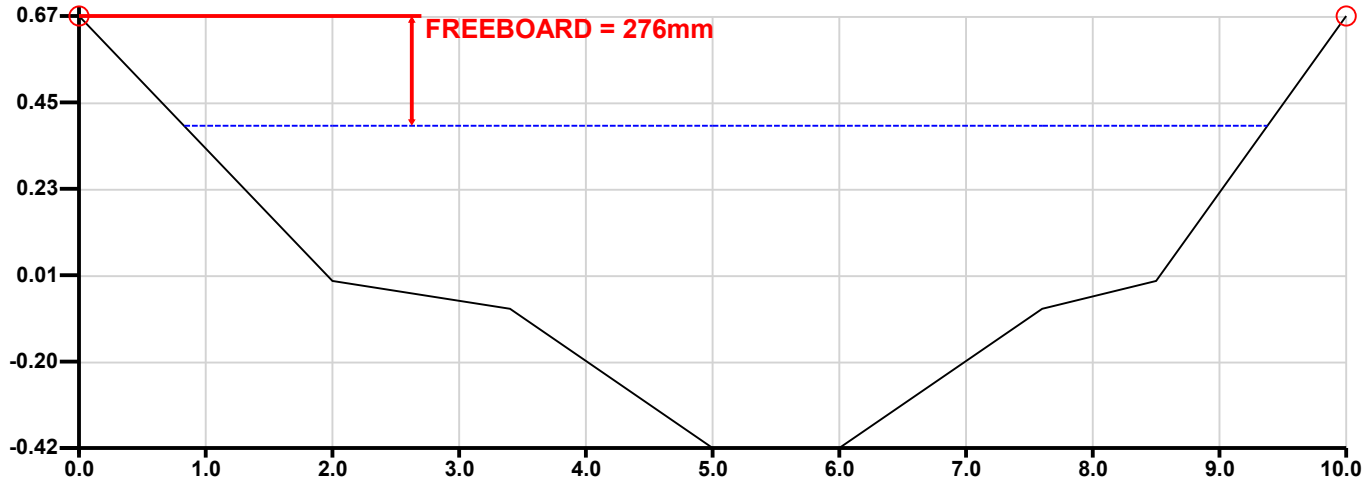
4. CROSS-SECTION DATA: (continued)

<u>SEGMENT NO.</u>	<u>LEFT HAND POINT</u>		<u>RIGHT HAND POINT</u>		<u>MANNING'S N</u>
	<u>CHAINAGE (m)</u>	<u>R.L. (m)</u>	<u>CHAINAGE (m)</u>	<u>R.L. (m)</u>	
13	3.800	47.975	6.450	48.108	0.035
14	6.450	48.108	7.950	48.138	0.013
15	7.950	48.138	9.000	48.302	0.035

Reserve Typical Section

Print-out date: 17/07/2023 - Time: 12:42

Data File: G:\31\310852\Civil\DRAINAGE\DRAINAGE RESERVE.dat

1. CROSS-SECTION:2. DISCHARGE INFORMATION:

100 year (1%) storm event

Total discharge = 1.6 cumecs

There is no pipe discharge

Overland / Channel / Watercourse discharge = 1.600 cumecs

3. RESULTS: Water surface elevation = 0.390m

High Flow Channel grade = 1 in 1000, Main Channel / Low Flow Channel grade = 1 in 1000.

	<u>LEFT</u> <u>OVERBANK</u>	<u>MAIN</u> <u>CHANNEL</u>	<u>RIGHT</u> <u>OVERBANK</u>	<u>TOTAL</u> <u>CROSS-SECTION</u>
Discharge (cumecs):	0.00	1.64	0.00	1.64
D(Max) = Max. Depth (m):	0.00	0.81	0.00	0.81
D(Ave) = Ave. Depth (m):	0.00	0.49	0.00	0.49
V = Ave. Velocity (m/s):	0.00	0.39	0.00	0.39
D(Max) x V (cumecs/m):	0.00	0.31	0.00	0.31
D(Ave) x V (cumecs/m):	0.00	0.19	0.00	0.19
Froude Number:	0.00	0.18	0.00	0.18
Area (m ²):	0.00	4.22	0.00	4.22
Wetted Perimeter (m):	0.00	8.78	0.00	8.78
Flow Width (m):	0.00	8.55	0.00	8.55
Hydraulic Radius (m):	0.00	0.48	0.00	0.48
Composite Manning's n:	0.000	0.050	0.000	0.050
Split Flow?	-	-	-	No

4. CROSS-SECTION DATA:

<u>SEGMENT NO.</u>	<u>LEFT HAND POINT</u>		<u>RIGHT HAND POINT</u>		<u>MANNING'S N</u>
	<u>CHAINAGE (m)</u>	<u>R.L. (m)</u>	<u>CHAINAGE (m)</u>	<u>R.L. (m)</u>	
1	0.000	0.666	2.000	0.000	0.050
2	2.000	0.000	3.400	-0.070	0.050
3	3.400	-0.070	5.000	-0.420	0.050
4	5.000	-0.420	6.000	-0.420	0.050
5	6.000	-0.420	7.600	-0.070	0.050
6	7.600	-0.070	8.500	0.000	0.050
7	8.500	0.000	10.000	0.666	0.050

habitat



Statement of Environmental Effects

Tree Removal and Thirty (30) Lot Subdivision –
Staged

81-89 Mitchell Street Jindera & 80 Goulburn
Street, Jindera

MARCH 2023

Submitted to Greater Hume Shire
On behalf of JMB Property Development Pty Ltd

Contact

David Hunter, Director
Shannon O'Brien, Senior Planner

Habitat Planning
409 Kiewa Street
Albury NSW 2640
02 6021 0662
habitat@habitatplanning.com.au
habitatplanning.com.au

Habitat Planning Pty Ltd
ABN 29 451 913 703
ACN 606 650 837

Document Control

The information contained in this document produced by Habitat Planning is solely for the use of the person or organisation for which it has been prepared. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Habitat Planning.

PROJECT NUMBER
22237

REVISION NO	ISSUE DATE	VERSION STATUS	AUTHOR	APPROVED
01	8/02/2023	Final	SOB	DH
02	02/03/2023	Update to remove demolition	SOB	DH

Contents

1. Introduction.....	6
1.1. Overview.....	6
1.2. Supporting Plans and Documentation.....	6
2. Site Analysis	7
2.1. Site Location and Context	7
2.2. Site Description	8
2.3. Surrounding Development.....	14
3. Description of Proposal	15
3.1. Overview.....	15
3.2. Tree Removal.....	16
3.3. Stage One – Torrens Title Subdivision	16
3.4. Stage Two – Community Title Subdivision.....	17
3.5. Services and infrastructure.....	17
4. Planning Assessment	18
4.1. Applicable Environmental Planning Policies, Instruments and Controls.....	18
4.2. Environmental Planning and Assessment Act 1979	18
4.3. Biodiversity Conservation Act 2016	19
4.4. State Environmental Planning Policy (Resilience & Hazards) 2021	21
4.4.1. Chapter 4 – Remediation of Land	21
4.5. State Environmental Planning Policy (Biodiversity and Conservation) 2021	21
4.5.1. Chapter 2 – Vegetation in non-rural areas	21
4.6. State Environmental Planning Policy (Transport & Infrastructure) 2021	22
4.6.1. Chapter 2 – Infrastructure.....	22
4.7. Greater Hume Local Environmental Plan 2012.....	24
4.7.1. Clause 2.3 — Land Use and Permissibility.....	24
4.7.2. Clause 2.6 — Subdivision consent requirements.....	25
4.7.3. Clause 4.1 — Minimum subdivision lot size.....	25
4.7.4. Clause 5.10 — Heritage conservation.....	26
4.7.5. Clause 5.21 — Flood planning	26
4.7.6. Clause 6.7 — Essential services	28
4.8. Strategic Planning Policies.....	28
4.8.1. Riverina Murray Regional Plan 2036.....	28
4.8.2. Local Strategic Planning Statement	29
4.9. Greater Hume Development Control Plan 2013	29
4.9.1. Chapter 5 – Township Structure Plans.....	29
4.9.2. Chapter 6 – Subdivision	30
4.9.3. Chapter 7 – Vegetation Removal.....	30
4.9.4. Chapter 8 – Flood Liable Land	31
4.9.5. Chapter 10 – Notification Policy.....	31
5. Assessment of Environmental Impacts.....	32

5.1.	Context and Setting.....	32
5.2.	Access, Traffic & Parking	32
5.3.	Infrastructure	33
5.4.	Heritage	33
5.5.	Cultural Heritage	33
5.6.	Soils & Erosion	33
5.7.	Biodiversity	33
5.8.	Stormwater	34
5.9.	Landscaping	34
5.10.	Flooding.....	34
5.11.	Social & Economic Impacts.....	34
5.12.	Suitability of the Site for Development	34
5.13.	The Public Interest	34
6.	Conclusion.....	35
	Appendix A: Existing Conditions Plan.....	36
	Appendix B: Proposed Subdivision Plan.....	37
	Appendix C: Engineering Issues Statement.....	38
	Appendix D: Planning Compliance Tables	39

List of Figures

Figure 1 – Context Map.....	7
Figure 2 – Aerial photo of subject land (red outline).....	8
Figure 3 – Aerial photo of the northern parcel.....	9
Figure 4 – Aerial photo of the southern parcel	9
Figure 5 – View looking west from the pedestrian path along the eastern boundary of the land.....	10
Figure 6 – View looking south on Goulburn Street from the front of the northern parcel	10
Figure 7 – View looking north on Goulburn Street from the front of the northern parcel.....	10
Figure 8 – Existing Creek (Bowna Creek) on the northern boundary of the northern parcel	11
Figure 9 – View looking south on Goulburn Street towards the intersection with Adams Street	11
Figure 10 – View looking west on Adams Street towards the intersection with Goulburn Street.....	11
Figure 11 – View looking east on Adams Street towards the intersection with Goulburn Street.....	12
Figure 12 – View looking east on Mitchell Street towards the southern parcel.....	12
Figure 13 – View looking north on Mitchell Street from the front of the southern parcel.....	12
Figure 14 – View looking south on Mitchell Street from the front of the southern parcel	13
Figure 15 – View looking north on Adams Street towards the intersection with Mitchell Street.....	13
Figure 16 – View looking west on Adams Street from the intersection with Mitchell Street.....	13

Figure 17 – View looking east on Adams Street from the intersection with Mitchell Street	14
Figure 18 – Proposed subdivision plan – Stage One	15
Figure 19 – Proposed subdivision plan – Stage Two	16
Figure 21 – Extract of the Biodiversity Values Map.....	20
Figure 22 – Extract of the Terrestrial Biodiversity Map (BIO_002).....	20
Figure 22 – Extract of Essential Energy Network Information Portal	23
Figure 23 – Extract of the Land Zoning Map (LZN_002C)	25
Figure 24 – Extract of the 100 year ARE Flood Event Hazard (Figure A3 of the <i>Jindera Floodplain Risk Management Study and Plan Report 2017</i>).....	27
Figure 25 – Extract of the township structure plan for Jindera indicating the subject land	30

List of Tables

Table 1 – Matters for consideration under the Infrastructure SEPP.....	23
Table 2 – Assessment of Clause 5.21 of the GHLEP 2012	27
Table 3 – Compliance table for subdivision – Chapter 6.....	40

1. Introduction

1.1. Overview

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of JMB Property Development Pty Ltd and is submitted to Greater Hume Shire Council in support of a Development Application (DA) for the staged subdivision of land and removal of native trees at land described as Lot 1 and 2, section 23 in DP758544, Lot 2612 in DP708334 and addressed as 81-89 Mitchell Street Jindera and 80 Goulburn Street, Jindera.

Specifically, the development proposes to be undertaken in two stages:

- Subdivision of the land the two allotments into twenty (21) Torrens Title lots, and remove 33 trees;
- Subdivision of Lot 19 will be subdivided into twelve 12 Community Title Lots.

The DA and this report have been prepared in accordance with the Environmental Planning and Assessment Act 1979 ("EP&A Act") and the Environmental Planning and Assessment Regulation 2021 ("EP&A Regs").

This report addresses the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal. It also describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

1.2. Supporting Plans and Documentation

This application is accompanied by:

- Proposed Subdivision Plan, prepared by Spiire
- Engineering Issues Statement, prepared by Spiire
- DCP Planning Compliance Tables

2. Site Analysis

2.1. Site Location and Context

The land to which this application relates comprise three (3) parcels (“the subject land”) described as Lot 1 and 2, section 23 in DP758544, addressed as 81-89 Mitchell Street Jindera (“the southern parcel”), and Lot 2612 in DP708334, addressed as and 80 Goulburn Street, Jindera (“the northern parcel”).

Both parcels are located on the north-eastern fringe of the urban area of Jindera south of Bowna Creek and north of Adams Street approximately 650 metres north east of Jindera Recreational Reserve, 480 metres south east of Pioneer Park, and 850 metres south west of Jindera Golf Course.

Figure 1 below indicates the subject site in the urban context of Jindera.

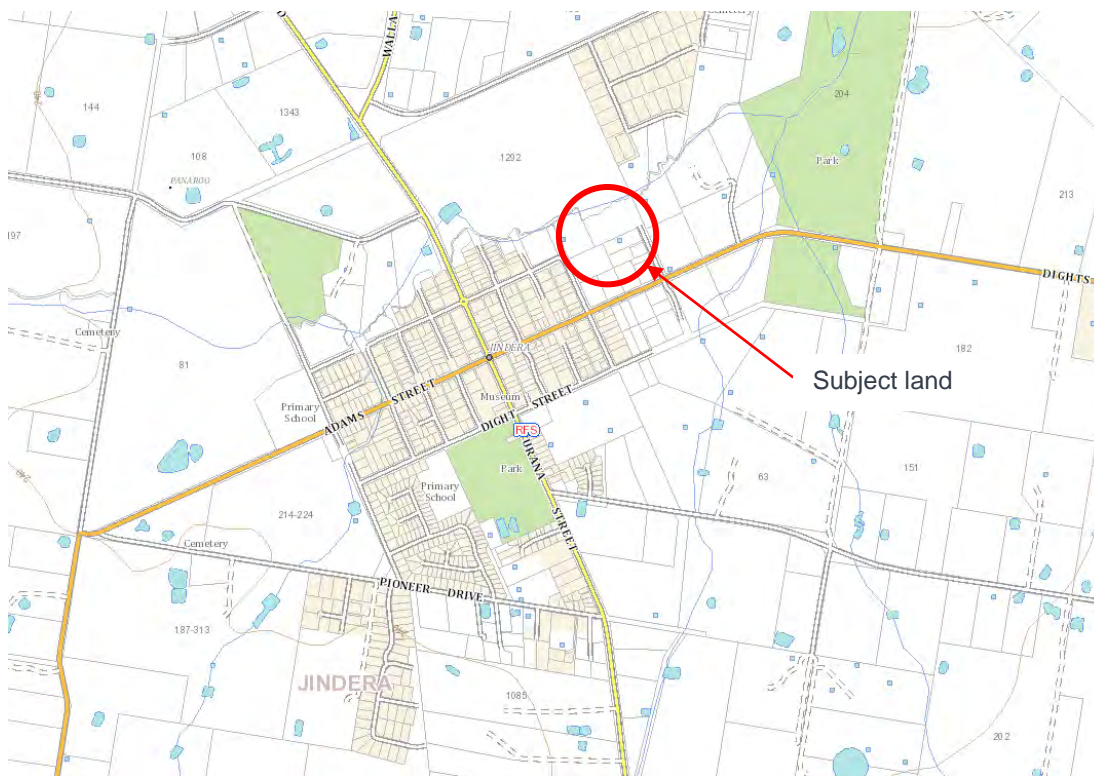


Figure 1 – Context Map

2.2. Site Description

The subject land is located in the established residential part of Jindera and is adjoined predominantly by residential developments on generously sized lots. Both parcels are zoned RU5 Village, and are generally rectangular in shape with the northern parcel bounded by Bowna Creek on the northern boundary.

Northern Parcel

The northern parcel has a frontage to Goulburn Street of 114.6 metres, tapering down to 105.6 metres on the western boundary, depth of 173 metres, and a total area of 1.87 hectares. This parcel is improved with a three (3) bedroom detached dwelling and two outbuildings.

Access to the lot is from Goulburn Street on the eastern boundary via an informal crossover and driveway. Vegetation on the site comprise established trees scattered across the site, specifically on the northern boundary to Bowna Creek.

Southern Parcel

The southern parcel has a frontage to Mitchell Street of 100 metres, depth of 140 metres, and a total area of 1.4 hectares. This parcel has previously had a dwelling and shed demolished/relocated by previous owners prior to sale.

Access to the lot is from Mitchell Street on the western boundary via an informal crossover and driveway running along the northern boundary. Vegetation on site comprise established trees scattered across the site.

Due to the site's urban location, both properties have access to essential infrastructure and services including reticulated sewer, water, electricity, gas, drainage, and telecommunications. An aerial image of the subject land is provided in **Figure 2**, photographs of the existing conditions of the land are also provided in the following figures.



Figure 2 – Aerial photo of subject land (red outline)



Figure 3 – Aerial photo of the northern parcel



Figure 4 – Aerial photo of the southern parcel



Figure 5 – View looking west from the pedestrian path along the eastern boundary of the land



Figure 6 – View looking south on Goulburn Street from the front of the northern parcel



Figure 7 – View looking north on Goulburn Street from the front of the northern parcel



Figure 8 – Existing Creek (Bowna Creek) on the northern boundary of the northern parcel



Figure 9 – View looking south on Goulburn Street towards the intersection with Adams Street



Figure 10 – View looking west on Adams Street towards the intersection with Goulburn Street



Figure 11 – View looking east on Adams Street towards the intersection with Goulburn Street



Figure 12 – View looking east on Mitchell Street towards the southern parcel



Figure 13 – View looking north on Mitchell Street from the front of the southern parcel



Figure 14 – View looking south on Mitchell Street from the front of the southern parcel



Figure 15 – View looking north on Adams Street towards the intersection with Mitchell Street



Figure 16 – View looking west on Adams Street from the intersection with Mitchell Street



Figure 17 – View looking east on Adams Street from the intersection with Mitchell Street

2.3. Surrounding Development

The subject land is located on the north-eastern fringe of the main urban area of Jindera south of Bowna Creek and comprise predominantly residential developments.

Land adjoining the northern parcel is Bowna Creek, and north of the creek comprises a grazing paddock zoned RU5 Village. Land further north past Drumwood Road is zoned and developed for low density residential and rural purposes and features single storey detached dwellings on large lots.

Land to the east is zoned for low density residential purposes and land to the north-east features an established low density residential estate, north of Bowna Creek and south of Drumwood Road similar to what is proposed.

Land to the south and west comprise a variety of land use including residential, recreational, and commercial developments that forms the built-up area of the Jindera township.

3. Description of Proposal

3.1. Overview

The development seeks approval for the staged subdivision of land and removal of native trees at land described as Lot 1 and 2, section 23 in DP758544, Lot 2612 in DP708334 and addressed as 81-89 Mitchell Street Jindera and 80 Goulburn Street, Jindera.

More specifically, the development is proposed to be undertaken in two stages.

Stage 1

- Remove 33 trees in establishing the proposed subdivision and associated accessways, and
- Subdivide the land into twenty (21) Torrens Title lots.

Stage 2

- Subdivide proposed lot 19 into twelve (12) Community Title lots.

The proposed development plans are included in **Appendix B** and reproduced in the figures below. Further details regarding the individual components of works are discussed in the following sections.



Figure 18 – Proposed subdivision plan – Stage One



Figure 19 – Proposed subdivision plan – Stage Two

3.2. Tree Removal

The proposal includes the removal of thirty-three (33) trees, some of which are exotic and some of which are River Red Gums. Tree removal is avoided wherever possible. However, some vegetation removal is required to facilitate development on this site.

3.3. Stage One – Torrens Title Subdivision

The first stage of the development will include a Torrens Title subdivision of the land from two lots into 21 lots. It will also include the construction of one central road reserve that ends in a cul-de-sac. The proposed lots will range in size from 600m² to 893.1m², with lots 19 (super-lot), 20 (reserve) and 21 (balance) to have areas of 4025.6m², 3231.9m² and 10613.7m² respectively.

3.4. Stage Two – Community Title Subdivision

The second stage of the development will include a Community Title subdivision of lot 19 into 11 lots. It will also include a community title driveway area to facilitate access to the lots. The proposed lots will range in size from 292.4m² to 446.9m², with the largest lot to contain the existing outbuilding situated at 80 Goulburn Street.

3.5. Services and infrastructure

As the subject site is located within an established urban area, all essential services are available. These include reticulated water, sewer, and gas, as well as electrical and telecommunications. Minor works will be required to extend connections to each of the new lots, of which will be undertaken at construction of each dwelling as required.

4. Planning Assessment

Under Section 4.15(1) of the EP&A Act when considering an application for development, the consent authority must take into consideration the relevant environmental planning instruments. This section details and responds to the relevant planning framework applicable to the proposal.

4.1. Applicable Environmental Planning Policies, Instruments and Controls

- Environmental Planning and Assessment Act 1979
- Biodiversity Conservation Act 2016
- State Environmental Planning Policies
- Greater Hume Local Environmental Plan 2012
- Greater Hume Development Control Plan 2013
- Strategic Planning Policies

Compliance with the applicable legislation and policies is discussed below.

4.2. Environmental Planning and Assessment Act 1979

Section 4.15 of the EP&A Act 1979 sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

(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 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) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), 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.”*

The matters for consideration identified in Section 4.15(1) of the EP&A Act 1979 are addressed in the following section. Subsections (b) to (e) of Section 4.15(1) of the EP&A Act 1979 are addressed in **Section 5** of this Statement of Environmental Effects.

The proposal is not identified as “designated development”, pursuant to section 4.10 of the EP&A Act. or “integrated development”, pursuant to section 4.46 of the EP&A Act.

4.3. Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (“the BC Act”) sets out a number of specific objects relating to the conservation of biological diversity and the promotion of ecologically sustainable development and importantly, establishes a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity value. In this case, consideration of the BC Act is relevant, as the proposal includes the removal of native trees.

Part 7 of the BC Act provides the environmental assessment requirements for activities being assessed under Part 5 of the EP&A Act 1979. Clause 7.2 of the BC Act states that a development is likely to significantly affect threatened species if:

- (a) *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) *it is carried out in a declared area of outstanding biodiversity value.*

There are three triggers/stages to determine if the proposed development will exceed the Biodiversity Offset Scheme (BOS) and whether a Biodiversity Development Assessment Report (BDAR) is required including:

1. *Determine whether the land is designated within the Biodiversity Values Map (OEH 2017) or an area identified as an ‘Area of Outstanding Biodiversity Value’ (AOBV);*
2. *Consider the amount of native vegetation proposed to be cleared (including native grasses and groundcover) in association with land zoning and specified minimum lot sizes; and*
3. *Determine if the proposed works are likely to have a significant impact on threatened species, communities and their habitat.*

Consideration of the proposed vegetation removal against each of these triggers/stages is provided below. Having regard to the ‘Biodiversity Values Map’, no part of the subject site is identified in a ‘biodiversity values’ area. It is also confirmed that the subject site is not identified as an ‘Area of Outstanding Biodiversity’ in accordance with Part 3 of the Biodiversity Act and Part 3 of the *Biodiversity Conservation Regulation 2017*.

Having regard to the area clearing threshold, trigger for the BOS in a lot within an MLS of less than 1ha is 0.25ha. As the proposal does not include the removal of native vegetation greater than 0.25, it is not a trigger under the BOS. It is noted however that the northern portion of the northern lot has been identified on the Terrestrial Biodiversity Map which generally contains Bowna Creek and no works are proposed on this portion.

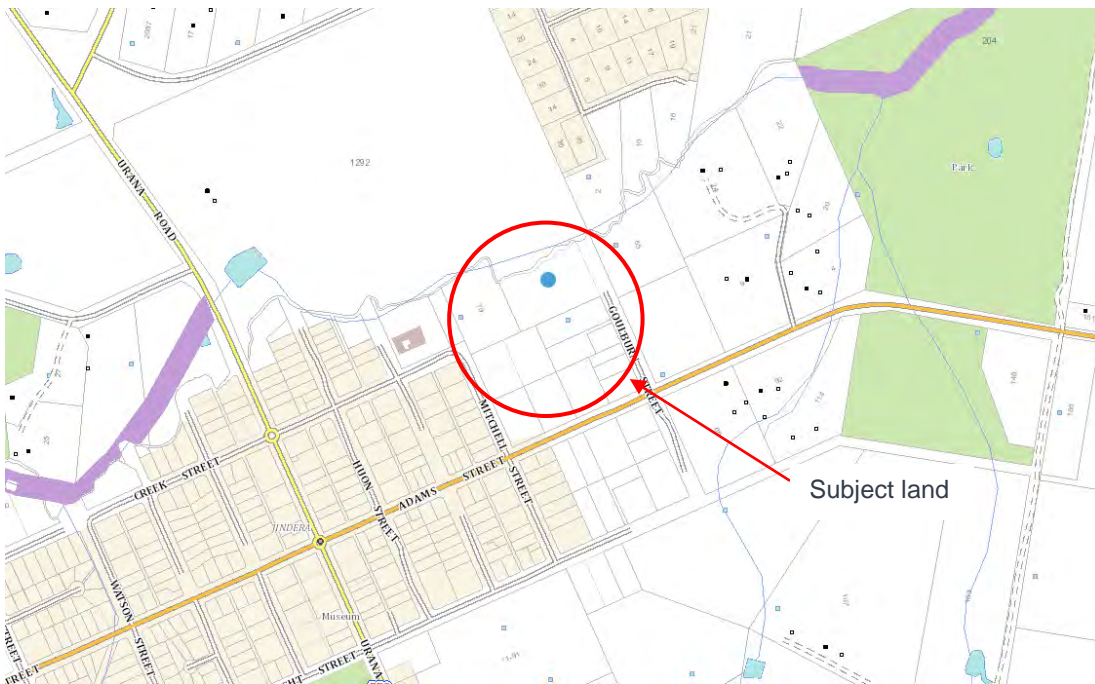


Figure 20 – Extract of the Biodiversity Values Map



Figure 21 – Extract of the Terrestrial Biodiversity Map (BIO_002)

With regard to a 'test of significance' against the criteria at Part 7.3 of the BC act, the vegetation to be removed on the subject land are not considered to be part of a part of a threatened ecological community, and do not contain hollows. It may be utilised only by woodland birds. However, consideration of potential impact, as provided at **Section 5** of this report, has determined that a significant impact on threatened species is not likely. As such, the provisions associated with the BOS is not triggered in this instance.

4.4. State Environmental Planning Policy (Resilience & Hazards) 2021

4.4.1. Chapter 4 – Remediation of Land

Chapter 4 of *State Environmental Planning Policy (Resilience & Hazards) 2021* sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish 'best practice' guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 4.6 of Chapter 4 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose. The SEPP requires the consent authority to consider whether the subject land is contaminated when determining a development application. If the land is contaminated, the consent authority must be 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.

The subject land has been highly modified from the regular domestic maintenance and is currently used for residential purposes, and is not known to be contaminated, nor is it expected to be at risk of contamination given its historical use and surrounding context. Consequently, the land is considered fit for use for its intended purposes and therefore the relevant considerations of SEPP 55 are satisfied by the current proposal.

4.5. State Environmental Planning Policy (Biodiversity and Conservation) 2021

4.5.1. Chapter 2 – Vegetation in non-rural areas

Chapter 2 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* ("the Vegetation SEPP") applies to vegetation in non-rural areas, which includes the RU5 Zone and applies to the removal of vegetation that is declared by a Development Control Plan (DCP) to be vegetation to which the Vegetation SEPP applies.

Chapter 7 of the Greater Hume DCP states that the vegetation to which Clause 5.9 of the LEP applies (5.9AA, which has been repealed and replaced by the SEPP provisions) includes trees located within the RU5 zone, that are 5 metres or more in height, or trunk diameter of 20cm or more 1 metre above the ground, and trees of a River Red Gum species. For the purposes of the SEPP, this represents the relevant 'prescribed vegetation'.

The subject site contains several River Red Gum trees, which will be removed as a result of the proposal, which meet the criteria described by the DCP. As such, a permit from Council is required for their removal under this SEPP, and therefore sought with this application. The remaining trees identified for removal, are not those that are prescribed vegetation of the DCP.

A description of the trees to be removed is included at **Section 3.3** of this report.

4.6. State Environmental Planning Policy (Transport & Infrastructure) 2021


4.6.1. Chapter 2 – Infrastructure

Chapter 2 of *State Environmental Planning Policy (Transport & Infrastructure) 2021* provides a consistent and flexible planning system to facilitate the delivery of infrastructure and services. The policy identifies environmental assessment categories for types of infrastructure, matters to consider when assessing development adjacent to infrastructure and provides for consultation with relevant public authorities.

The Chapter 2 contains provisions relating to approval processes and assessment requirements for infrastructure proposals according to the type or sector of infrastructure. It outlines land-use zones where types of infrastructure are permissible with or without consent and identifies certain works as exempt and complying development.

There are several Clauses under the SEPP that trigger referral and concurrence matters. These are addressed in the table below for consideration.

Table 1 – Matters for consideration under the Infrastructure SEPP

Matter for consideration	Response
<p>Clause 2.48 – Determination of development applications – other development</p>	<p>This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—</p> <ul style="list-style-type: none"> (a) <i>the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,</i> (b) <i>development carried out—</i> <ul style="list-style-type: none"> (i) <i>within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</i> (ii) <i>immediately adjacent to an electricity substation, or</i> (iii) <i>within 5m of an exposed overhead electricity power line,</i> (c) <i>installation of a swimming pool any part of which is—</i> <ul style="list-style-type: none"> (i) <i>within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or</i> (ii) <i>within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,</i> (d) <i>development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</i> <p>Comment:</p> <p>Referral under Clause 2.48 is not required as the subject land is well setback from the electricity infrastructures , as shown in Figure 22.</p>  <p>Figure 22 – Extract of Essential Energy Network Information Portal</p>

Matter for consideration	Response
<p>Clause 2.118 – Development with frontage to a classified road</p>	<p>The objectives of this clause are—</p> <p><i>(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and</i></p> <p><i>(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.</i></p> <p>Comment:</p> <p>The development does not front a classified road, as such referral to TfNSW is not required.</p>
<p>Clause 2.121 – Traffic generating development</p>	<p>This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves—</p> <p><i>(a) new premises of the relevant size or capacity, or</i></p> <p><i>(b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.</i></p> <p>Comment:</p> <p>The proposed development does not trigger the requirement for referral and consideration under Schedule 3.</p>

4.7. Greater Hume Local Environmental Plan 2012

The *Greater Hume Local Environmental Plan 2012* (“the LEP”) is the principal planning instrument that guides development within the LGA. The applicable provisions of the LEP are:

- Clause 2.3 — Land Use and Permissibility
- Clause 2.6 — Subdivision consent requirements
- Clause 4.1 — Minimum subdivision lot size
- Clause 5.10 — Heritage conservation
- Clause 5.21 — Flood planning
- Clause 6.1 — Earthworks
- Clause 6.2 — Terrestrial biodiversity
- Clause 6.7 — Essential services

The below provides an overview of consistency and compliance of the proposal against the relevant provisions.

4.7.1. Clause 2.3 — Land Use and Permissibility

The subject land is within the RU5 Village Zone (“RU5 zone”).

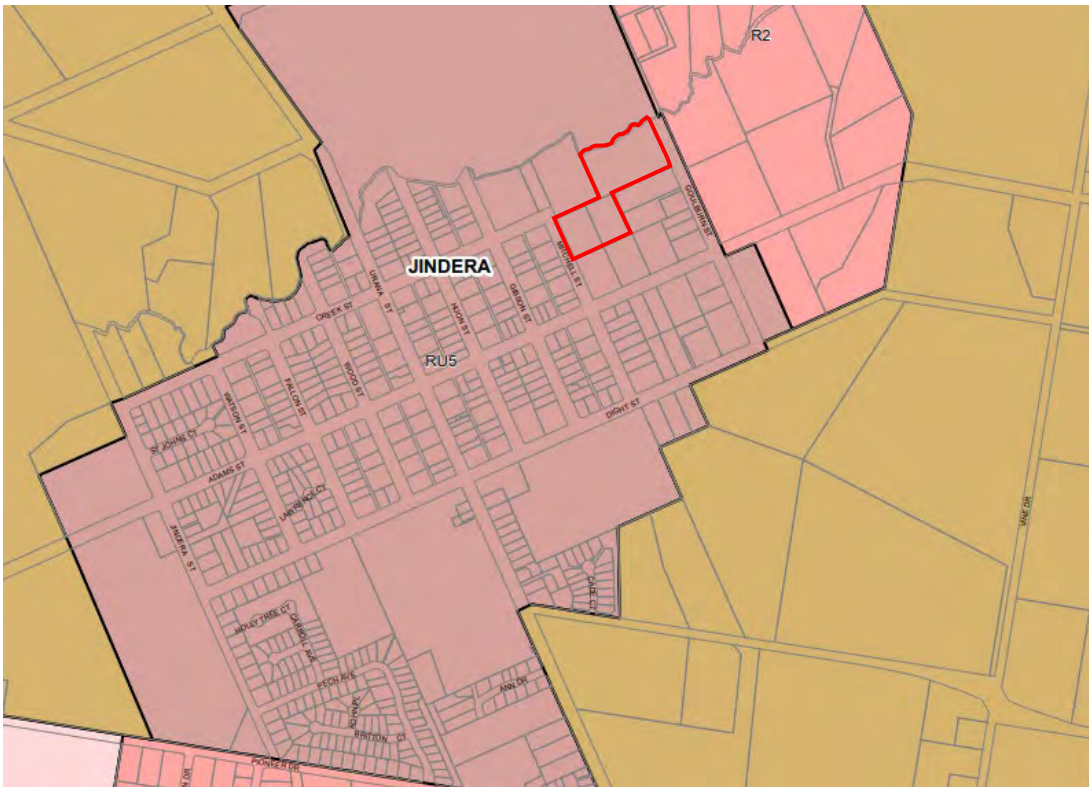


Figure 23 – Extract of the Land Zoning Map (LZN_002C)

The objectives of the RU5 zone are as follows:

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

The development achieves these objectives as the proposal will create new Torrens and Community title lots which will support the development of detached single dwellings.

Any future development on the newly created lots will be appropriately designed to address the newly created streets and incorporate appropriate landscaping treatments to further improve resident amenity. Future residential developments will also be appropriately designed to ensure there are no overlooking or overshadowing impacts to the adjoining land.

It is confirmed that subdivision for residential development is permitted with consent in the RU5 zone.

4.7.2. Clause 2.6 — Subdivision consent requirements

Clause 2.6 of the LEP requires development consent for the subdivision of land where the works are not identified as exempt or complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

The proposed works are not classified as exempt or complying and therefore consent for subdivision is sought by this application.

4.7.3. Clause 4.1 — Minimum subdivision lot size

Clause 4.1 of the LEP relates to minimum subdivision lot size (MLS) and requires that the size of any lot resulting from a subdivision of land is not to be less than the minimum lot size shown on the Lot Size Map of the LEP. In this instance, a 600m² minimum lot size applies to the land.

The development proposes Torrens lots of various sizes ranging from 600m² to over 800m². The lot sizes in this instance have been considered with regard to adjoining lots specifically to the west of the subject land, and demonstrates a site responsive design.

It is noted that the development proposes Community title lots on the northern parcel however, the MLS requirement does not apply to a subdivision under the *Community Land Development Act 1989* and hence is not applicable to the northern parcel. The proposed lots on the northern parcel are considered appropriate and building envelopes have been superimposed on the proposed lots demonstrating that the lots can accommodate a dwelling with appropriate setbacks.

4.7.4. Clause 5.10 — Heritage conservation

Clause 5.10 of the LEP relates to heritage conservation and seeks to conserve the environmental heritage of Greater Hume, the heritage significance of heritage items and heritage conservation areas, archaeological sites and Aboriginal objects and places of heritage significance.

The subject land is not identified as a heritage item nor is it located within a heritage conservation area following a review of Schedule 5 and the Heritage Map of the LEP.

Similarly, matters regarding Aboriginal Cultural Heritage have also been investigated. A review of the Aboriginal Heritage Information Management System (AHIMS) database was undertaken, and it is confirmed that there are no recorded items of Aboriginal cultural significance within 200 metres of the subject site.

Further details regarding environmental impacts are discussed in **Section 5** of this report.

4.7.5. Clause 5.21 — Flood planning

Clause 5.21 of the Greater Hume Local Environmental Plan 2012 refers to Flood Planning and as the subject land is identified as flood-prone, the provision of this Clause applies.

The objectives under this clause are:

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

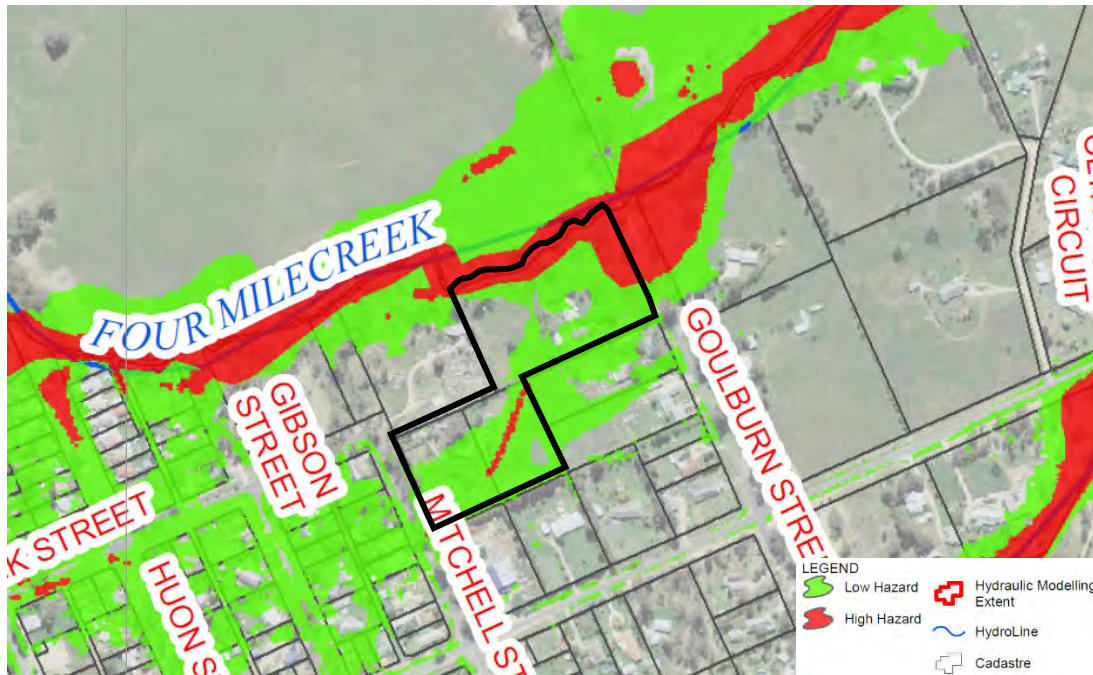


Figure 24 – Extract of the 100 year ARE Flood Event Hazard (Figure A3 of the *Jindera Floodplain Risk Management Study and Plan Report 2017*)

An assessment of the proposed development against the objectives of Clause 5.21 of the LEP is provided in the table below.

Table 2 – Assessment of Clause 5.21 of the GHLEP 2012

Objectives	Comment
<p><i>to minimise the flood risk to life and property associated with the use of land,</i></p>	<p>The proposed subdivision is not expected to create any additional flood risk to life and property and will be constructed with appropriate grades to ensure groundwater is not obstructed.</p> <p>It is expected that a condition will be imposed on the consent that requires a flood study or enforcing any future dwelling on the lots to be constructed to the appropriate flood planning levels.</p>
<p><i>to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,</i></p>	<p>The proposal is for residential subdivision and is considered to be compatible with the flood function and behaviour of the land given its location and surrounding context.</p> <p>Any future development on the newly created lots will be site responsive and will be constructed to ensure there are no impact on the flood function of the land or adjoining parcels.</p>

Objectives	Comment
<i>to avoid adverse or cumulative impacts on flood behaviour and the environment,</i>	<p>As above, the proposal is designed to ensure the natural surface levels are not significantly altered.</p> <p>Any future development of the land will be appropriately designed to ensure there is no adverse impact on flood behaviour and the environment.</p>
<i>to enable the safe occupation and efficient evacuation of people in the event of a flood.</i>	<p>The proposed parcels will be provided with appropriate road access that will allow for efficient evacuation of people in the event of a flood.</p>

4.7.6. Clause 6.7 — Essential services

Clause 6.7 of the LEP refers to essential services and requires that consent must not be granted to development unless the consent authority is satisfied that services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required.

The subject land is already connected to all essential services including reticulated water supply, electricity, reticulated sewerage, and stormwater. As a result of the subdivision, the existing services will need to be extended to the proposed new lots and contained within the proposed road reserves or protected by easements as necessary.

4.8. Strategic Planning Policies

4.8.1. Riverina Murray Regional Plan 2036

The *Riverina Murray Regional Plan 2036* (Regional Plan) was adopted by the NSW Government in 2017 and is the relevant regional strategy that provides the strategic planning framework to guide decision-making and development in the Riverina & Murray regions for the next 15 years.

The Minister's foreword to the document states that the Regional Plan will help support "...investment in major services, facilities and... will distribute the benefits of growth across all centres in the region."

The Regional Plan is underpinned by four (4) key goals including:

- *Goal 1 – A connected and prosperous economy.*
- *Goal 2 – A diverse environment interconnected by biodiversity corridors.*
- *Goal 3 – Healthy and connected community.*
- *Goal 4 – Environmentally sustainable housing choices.*

Each of these goals is supported by a number of different actions, which seek to achieve the objectives of the goal.

The proposed development responds to the plan by aligning with the following directions;

- Direction 22: Promote the growth of regional cities and local centres
- Direction 23: Build resilience in towns and villages
- Direction 25: Build housing capacity to meet demand

- Direction 26: Provide greater housing choice
- Direction 28: Deliver healthy built environments and improved urban design

The proposed development complies with these directions as it encourages the addition of alternative housing options within the main urban area of Jindera that increases the range and type of housing in a central and appropriately serviced location.

4.8.2. Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) helps to guide the growth of Greater Hume over the next 20 years. The LSPS aims to guide future land use planning and influence public and private investment so that it enhances the wellbeing of the community and environment.

To achieve this, the LSPS sets out:

- the 20-year vision for land use
- special characteristics which contribute to our local identity
- shared community values to be maintained and enhanced
- how growth and change will be managed into the future

The LSPS also identifies planning priorities and future strategic planning activities, in the form of studies and strategies. The proposed development aligns with the following Planning Priorities as set out in the LSPS

- Planning Priority One – Housing and Land Supply
- Planning Priority Two – Vibrant Places
- Planning Priority Three – Utility Infrastructure

The proposed development aligns with the relevant objectives, directions and outcomes in the LSPS.

4.9. Greater Hume Development Control Plan 2013

The Greater Hume Development Control Plan 2013 (“the DCP”) provides specific requirements for development within the LGA, including the subject site.

The following chapters of the DCP are applicable to the proposed works:

- Chapter 2 – Residential Development
- Chapter 5 – Township Structure Plans
- Chapter 6 – Subdivision
- Chapter 7 – Vegetation Removal
- Chapter 8 – Flood Liable Land
- Chapter 10 – Notification Policy

These matters are addressed in the following sections below.

4.9.1. Chapter 5 – Township Structure Plans

Chapter 5 of the DCP applies to township structure plans. The township structure plans have been based on those prepared as part of the *Greater Hume Shire Strategic Land Use Plan 2007-2030*, with the overall purpose of the Strategy to guide the future development and use of land in the Shire for the next 20 years and beyond.

Of relevance to the subject proposal is the township Structure Plan for Jindera (see **Figure 25** below).

The proposed subdivision is consistent with the land use recommendations contained within the township structure plan for Jindera, which identifies the land for 'residential infill re-subdivision opportunity'.

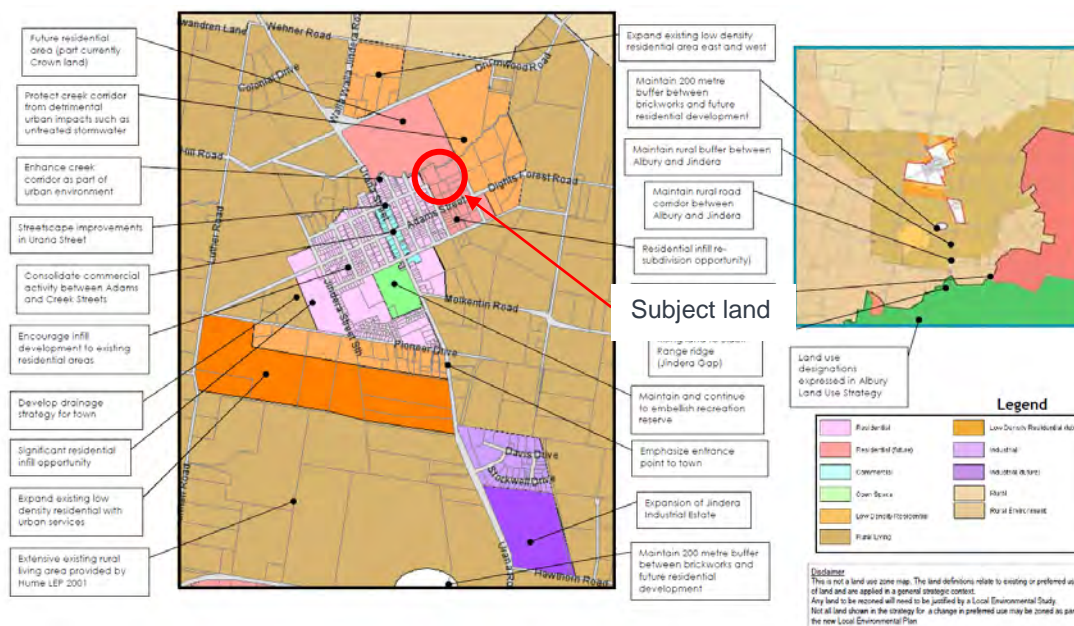


Figure 25 – Extract of the township structure plan for Jindera indicating the subject land

4.9.2. Chapter 6 – Subdivision

Chapter 6 of the DCP refers to subdivision. The purposes of this chapter are to:

- encourage a diversity of lot sizes for residential, industrial and commercial development that is
- compatible with the character of an area and appropriate for the proposed use
- Provide lots with areas and dimensions which protect environmental features and take account of site constraints.
- Have regard to energy conservation principles in the orientation of lots where for residential subdivisions at least 70% of the lots will have favourable solar orientation.
- Ensure public open space, of appropriate quantity and quality, is provided to meet the recreational and social needs of the community.
- Ensure all public utilities for the development of new lots are adequately planned as part of subdivision.
- Ensure the provision of utilities and infrastructure meets minimum standards.
- Provide a road network that places a high priority upon vehicular and pedestrian connectivity, convenience and safety.
- Encourage the use of other transport modes as an alternative to motor vehicle transport.

A detailed assessment against the applicable controls of chapter 6 regarding subdivision is provided at **Appendix D**. In summary, the proposed development complies with the development controls and objectives of part 6 of the DCP.

4.9.3. Chapter 7 – Vegetation Removal

Chapter 7 of the DCP applies to tree removal. The development involves the removal of several trees including River Red Gum trees, which are of the relevant species and size specified as being applicable to this chapter. These trees are 'prescribed' for the purposes of the Vegetation SEPP and a permit is therefore required from Council for their removal.

All trees to be removed are necessary to facilitate development, and two were previously permitted for removal under a previous development consent. The tree removal is also discussed in **Section 3.3** of this report. Furthermore,

consideration of the Vegetation SEPP is provided at **Section 4.5.1** and a response to any anticipated biodiversity impacts is provided at **Section 5**.

4.9.4. Chapter 8 – Flood Liable Land

Chapter 8 of the DCP applies to land that is mapped by Council as being subject to inundation up to a 1 in 100 year ARI flood event. As shown in **Figure 24**, the subject land is considered flood liable land.

The objectives of this chapter are to:

- *provide detailed controls and criteria for the assessment of development applications on land affected by flooding in Greater Hume Shire;*
- *consolidate existing flood planning principles and policies from relevant government agencies into a coherent framework for application at the development control level by Greater Hume Shire Council;*
- *reduce the impact of flooding and flood liability on individual property owners and occupiers;*
- *reduce private and public losses resulting from flooding;*
- *restrict the intensification of development below the FPL;*
- *limit development below the FPL to those activities and works considered to have an essential relationship with the river and its floodplain;*
- *provide specific measures for the control of caravan parks and associated development types within flood affected areas;*
- *provide for the consideration of the cumulative effects of any development on flood affected land, which in or of itself may be considered to be insignificant;*
- *provide for and protect the natural passage, storage and quality of flood waters;*
- *recognise and help sustain the natural ecosystems of floodplains and riparian zones including the protection of associated vegetation and wetlands;*
- *inform the community as to the extent and hazard of flood affected land in Greater Hume Shire;*
- *deal consistently with applications for development on flood affected land, generally in accordance with the Floodplain Management Manual: The Management of Flood Liable Land issued by the New South Wales Government 2005; and*
- *encourage the development and use of land which is compatible with the indicated flood hazard.*

The proposed development includes consideration of the flood risk associated with the subject land. As demonstrated within **Appendix C**, the flood risk can be appropriately managed and minimised in accordance with a flood model to be completed at detailed design.

4.9.5. Chapter 10 – Notification Policy

Chapter 10 of the DCP provide details for notification of development applications. The proposal is not 'advertised development', 'state significant development', 'integrated development' or 'designated development'. It is required to be notified in accordance with the requirements of the DCP.

5. Assessment of Environmental Impacts

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act 1979.

These impacts and mitigating measures have been identified following comprehensive analysis of the site and the proposed plans.

The analysis and impact identification under this section is informed by:

- Site analysis and visual inspection of the subject land and surrounding properties.
- Analysis of the proposed plans for development (provided attached for reference)
- Desktop review of applicable Environmental Planning Instruments
- Consideration of the Councils Development Plans and Policies including the DCP
- Assessment of relevant strategic planning documents.
- Consultation with Council and other authorities

5.1. Context and Setting

The proposed development will have a generally positive impact on the local area through the redevelopment of a currently under-utilised large urban RU5 zoned parcel of land for an efficient high-density detached development. The proposal is site responsive and has been designed to ensure the appropriate provision of private open space and solar access. The development aims to provide new housing with efficient lot areas which promote good design and amenity.

The proposal is within a redeveloping urban area that is presently undergoing urban change to reflect the current zoning and residential preferences for the site as per the Township Structure Plan at Chapter 5 of the DCP. It is considered that the land is within an area of transition, with the lot density proposed not inconsistent with the preferred character of the land.

The proposal is not considered to be out of context with the surrounding area, but rather makes efficient use of existing residential land. The development has also been designed to maintain a consistent visual appearance to the street and ensure continued visual interest and passive surveillance to Mitchell Street.

The development will have a positive impact through the provision of a greater range and type of housing. This will have direct benefits to the township, through providing a housing type that is in short supply.

5.2. Access, Traffic & Parking

The subject land is located within the urban fringe of Jindera and currently has vehicle and pedestrian access from Mitchell Street and Goulburn Street. The proposal will remove the redundant existing crossover during works and provide a new crossover centrally to the site which will directly integrate with the new internal shared road.

Each new lot will be accessible from the new proposed internal road, which will comprise a sealed construction that can provide all-weather access.

Given the nature of the proposal being only for detached residential development, traffic is not anticipated to be significant. Notwithstanding, Mitchell Street is a well-constructed urban-type road which is considered to have adequate capacity for higher levels of traffic. As a result, it is considered that there is sufficient capacity in the road network to accommodate the movements expected from the property as a result of the new lots.

The proposal will not likely result in any significant or unreasonable increase in traffic during construction. Construction works, and the delivery of building supplies, may temporarily increase traffic and parking requirements, but will only be short term and can primarily be accommodated on site

5.3. Infrastructure

Development is to be serviced by existing water and sewer services at the property. A water and sewer connection is provided to the frontage of the property at Mitchell Street. Electrical services, telecommunications will also be provided from existing services.

5.4. Heritage

There are no heritage items or heritage conservation areas in the immediate surrounds.

5.5. Cultural Heritage

Some minor site establishment earthworks will be required to facilitate the siting of new lots in response to the existing topography of the land, as well as to establish the new accessway and services. Disturbance works are contained to urban areas of the city which has already been subject to disturbance from the existing and previous uses. Given the modified nature of the land, the likelihood of disturbing any archaeological items is considered to be low.

In the event an item of archaeological significance is disturbed during construction then the appropriate protection measures will be implemented in accordance with legislation and best practice.

5.6. Soils & Erosion

The proposed works will include site disturbance from site establishment and civil works. These works will be appropriately secured and managed by the appointed contractors to avoid any significant impact on drainage infrastructure. The development will also involve minor excavation works to allow for the construction of the dwelling.

The proposal will require earthworks to establish suitable levels and placement of buildings within the land and to facilitate the construction of new internal driveway accesses. These earthworks will be undertaken in accordance with a Soil and Water Management Plan consistent with Council's guidelines prior to commencing construction works on site.

Potential erosion to exposed areas of the site is low, however, the risk will be minimised by use of sediment control and stabilisation measures, both before and after construction. To ensure all potential impacts are minimised, appropriate Soil and Water Management techniques will be implemented during the construction works, in accordance with Council's guidelines.

Site stabilisation measures will be incorporated into the construction works to prevent soil and sediment movement from the property. The perimeters of the property will also be secured to ensure sediment transfer does not occur to surrounding properties, and erosion within the subject land is minimised.

Following completion of construction, surface water drainage will be collected by new constructed drainage and conveyed to a suitable point of discharge. Grading of the property and landscaping with turf, groundcovers and plantings will also assist in minimising the likelihood of any erosion within the property.

The subject land has been used for residential purposes. There are no activities or storage processes recognised within the land, or known to have been established within the land, that are potentially contaminating. Consequently, there is a high degree of confidence that the land is not contaminated.

5.7. Biodiversity

The property contains planted non-native vegetation, and the development proposes to remove thirty-three (33) trees, including several River Red Gum native species, in the construction of the proposed subdivision. The trees, comprising both exotic and planted native species are not considered to have substantial biodiversity value.

The native species to be removed are not hollow bearing but are native large River Red Gum trees which may provide roosting or foraging habitat for woodland birds. However, given the surrounding urban development and lack of continually connecting corridors, it is not considered likely that these trees would provide habitat for arboreal mammal species. Birds are highly mobile creatures, and the removal of these trees are not likely to be displaced as they can

easily relocate in the event of the removal of these trees. There are more suitable habitat corridors in the surrounds and their removal is not considered significant.

The remainder of the site, including the ground layer, is highly modified from previous residential use, and there is no observable significant biodiversity value aside from the trees described above. In the unlikely event that threatened flora species are observed during works, works will stop and appropriate procedures for such instances be observed.

5.8. Stormwater

As demonstrated within **Appendix C**, stormwater can be appropriately managed and minimised.

5.9. Landscaping

The proposal will include street trees to be provided within the road reserve upon completion of the subdivision. Individual allotments will also include their own landscaping within lot boundaries.

5.10. Flooding

The proposed development includes consideration of the flood risk associated with the subject land. As demonstrated within **Appendix C**, the flood risk can be appropriately managed and minimised in accordance with a flood model to be completed at detailed design.

5.11. Social & Economic Impacts

The development will have an overall positive social impact as it will increase the variety and choice of housing within the local residential market and is consistent with the context and setting of the area.

Positive flow-on effects to the local economy including trades and services during construction, and additional demand for retail activities and services from additional permanent population.

The proposed development represents continued investment in residential development in the Greater Hume Shire, and further expands the choice and availability of housing.

5.12. Suitability of the Site for Development

The subject land is a large land holding within close proximity to Jindera township and serviced by sealed roads and existing services. The site is suitable for development.

5.13. The Public Interest

The public interest is a broad consideration relating to many issues and is not limited to any one particular issue. Taking into account the full range of matters for consideration under Section 4.15C of the Environmental Planning and Assessment 1979 (as discussed within this report), it is considered that approval of the application is consistent with the public interest.

The development of land in an orderly and economic way is in the public interest.

6. Conclusion

The DA seeks consent for the staged subdivision of land and removal of native trees at land described as Lot 1 and 2, section 23 in DP758544, Lot 2612 in DP708334 and addressed as 81-89 Mitchell Street Jindera and 80 Goulburn Street, Jindera.

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

As demonstrated by the detailed assessment above, the proposal satisfies the intent of the provisions of the applicable EPIs and will result in a positive development outcome in terms of social, environmental, and economic impacts.

Having regard for the content of this report, the proposal deserves the support of Council because:

- it is consistent with the relevant environmental planning instruments and development control plan;
- it will provide for a development which is responsive to its context and setting, being a growing residential area;
- it will increase the variety of housing types and densities available to the market in an area that is well serviced and centrally located;
- it will provide a high standard of amenity and not adversely affect that of adjoining properties;
- it will not create any adverse environmental or social impacts;
- it encourages continued future investment in residential development in Jindera and the Greater Hume Shire generally; and

it will have no detrimental impact upon the function of existing services or essential infrastructure.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.

Appendix A: Existing Conditions Plan

Appendix B: Proposed Subdivision Plan

Appendix C: Engineering Issues Statement

Appendix D: Planning Compliance Tables

Table 3 – Compliance table for subdivision – Chapter 6

Standard	Compliance	Comment
6.1 Staging		
Where staging of a subdivision is proposed, a staging plan must be submitted with the development application.	Complies	A staging plan is provided.
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.	Complies	The proposed staging is logical within the context of the subject site and the natural progression of development.
6.2 Movement Network		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	Complies, the development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
All development for subdivision must comply with the Council's standards for road design.	Complies	Complies, the internal road is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
For lots fronting a main road, access shall be from a secondary road where the opportunity exists.	Complies	The lots do not front a main road.

Standard	Compliance	Comment
All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances.	Complies	All lots will have access from a public road or a new community driveway.
Any upgrade or construction of a public road to provide access to a lot shall be at the applicant's expense.	Noted	This is not a control.
6.3 Lot Design		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	Complies, the development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
Multi-lot subdivisions should provide for a range of lot sizes.	Complies	Complies, the proposal incorporates a range of lot sizes.
Lots are to be provided with legal and practical public road access.	Complies	All lots will be provided with legal and practical public road access via the internal road.
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.	Complies	All lots are rectangular in shape and have a minimum lot size of 600m ² and can therefore accommodate a future dwelling and associated outbuildings and structures.

Standard	Compliance	Comment
Residential		
For battle-axe allotments a minimum width of the access handle is to be 4.5m.	Not applicable	No battle-axe blocks are proposed.
Lots are to be able to contain a rectangular building envelope measuring 10 metres by 15 metres, suitable for the erection of a dwelling	Complies	All lots will be able to accommodate a rectangular building envelope of 10 metres x 15 metres.
Lots are to be designed to maximise solar access.	Complies	Each lot will have appropriate solar access due to their orientation and size.
6.4 Infrastructure		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	Complies, the development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
Where a reticulated external potable water supply is provided, all lots shall be connected.	Complies	All the proposed lots will be connected to the reticulated water network.

Standard	Compliance	Comment
Where a reticulated external sewerage system is provided, all lots shall be connected.	Complies	All the proposed lots will be connected to the reticulated sewer network.
6.5 Hazards		
On land mapped as bushfire prone, compliance with the NSW Rural Fire Service guide Planning for Bushfire Protection (2006).	Not applicable	The subject land is not mapped as bushfire prone.
On land considered by Council to potentially being subjected to flooding, an investigation of the land as to the flood risk and consideration of the Floodplain Development Manual: the management of flood liable land (2005).	Complies	The attached Engineering Issues Statement outlines the flood risk within the property.
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).	Not applicable	The subject land is not known to be contaminated.

Standard	Compliance	Comment
6.6 Site Management		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	The development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
Compliance with Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils.	Complies	The proposed subdivision will comply with the Soil and Water Management Guidelines for subdivisions. More specifically, during construction works, appropriate sediment erosion control measures such as silt fencing and the installation of hay bales will be installed prior to works commencing on-site.

mail@greaterhume.nsw.gov.au

Peter and Fay Antone
pfantone@bigpond.net.au
0428760545
60 Adams St / PO Box 85
Jindera NSW 2642

Mr Colin Kane
Director Environment and Planning
Greater Hume Council
ckane@greaterhume.nsw.gov.au

RE: NOTIFICATION OF DEVELOPMENT APPLICATION
81-89 Mitchell Street and 80 Goulbourn Street, JINDERA
Habitat Planning PTY LTD
DA Application number: 10.2023.18.1
30 Lot Staged Subdivision of Land and Demolition and Removal of Trees
Dated 23 March 2023

With respect to the above notification the landowners of 60 Adams Street, Jindera, NSW, 2642 are opposing the proposed Development Application (DA) for 81-89 Mitchell Street and 80 Goulbourn Street Jindera, NSW, 2642.

The environmental considerations for opposing the DA include, however are not limited to the following factors:

- 1. Natural Water Course / Seasonal Creek.** The property 81-89 Mitchell Street has a natural water course through the block, which is evidenced in Figure 24 of the Statement of Environmental Impacts, stating that there is a High Flood Event Hazard. This water course provides natural drainage for run-off for residences in the immediate vicinity. Recent weather events have seen many residents with flooding. Water run-off from Adams Street naturally flows into the 81-89 Mitchell Street, Jindera waterway. There is potential for greater flood impact for residents in Adams Street and Goulbourn Street.
- 2. Proposed remediation of excess water in a rain event.** (refer Jindera Community Forum, 18 April 2023 - Greg Blackie's advice) The proposal to include drainage points for excess water in adjoining properties is likely to require tree removal and damage to existing vegetation on current residents allotments. There is currently established vegetation on the surrounding boundaries and an abundance of wildlife which will likely be disturbed / demolished with the proposed drainage. Damage caused by the installation of drainage into adjoining properties would need to be addressed and remediated to the satisfaction of current land owners.
- 3. Sewerage.** At the front of 60 Adams Street is the last sewerage pumping station for the township, prior to the Jindera sewerage plant. This sewerage pump has failed on numerous occasions due to increased demand on the ageing infrastructure and increase in housing developments. The stench from the failing sewerage point is at times unbearable, causing residents nausea, which has been notified to council. With the addition of another 30 premises, with a conservative estimate of at minimum 60 additional residents, this already unreliable pumping station would be under considerably more strain, and likely fail more often. It is unlikely that the recent

works (Sewerage holding tank for residents in Goulbourn Street), nor the pump upgrades would be sufficient enough to cope with such a potential increase in residents, especially during a weather event.

4. **Habitat for wildlife.** The grasses and trees bring an assortment of native birds and wildlife to the area that include, however are not limited to: Possums, Galahs, Cockatoos, King Parrots, Eastern Rosellas, Crimson Rosellas, Herron, Magpies, Ibis, Plovers and grass finches. Additionally, there is an abundance of ground dwelling native frogs in the area. With the proposed tree removal and development of 30 residences the natural habitat for wildlife would be largely diminished and cause displacement for the species that live in this area which we strongly oppose. If the proposed development also included Street Lights, this could likely impact nocturnal species and their environment too.

5. **Disturbance from Development.** The proposed development will invariably bring small and heavy machinery, trucks and many vehicles, large and small power tools which create noise and airborne particulate matter disturbance for residents on the neighbouring properties. The previous Development Consent for 81-89 Mitchell Street included a provision for the installation of a 1.8m high Colourbond fence around the perimeter of the subdivision, prior to seeking a subdivision certificate for any lot at the expense of the developer. The inclusion of such a provision would not mitigate the disturbance, however, likely reduce impacts on current residents.

6. **Significant Increase in traffic.** The proposed DA will, if all the proposed residences were to be occupied, would have an impact on the roads in and out of the township. The proposal would likely see a significant impact on residents in the Creek, Mitchell and Adams Street vicinity of the proposed development. With a conservative estimate of an additional 60 vehicles, travelling in and out of the town on a near daily basis would further degrade the current state of the roads, which are already in a poor condition. Increases in traffic also brings additional noise for residents in the proximity of the DA. Additionally the road between Mitchell Street and Creek Street would require further remediation to ensure that the roadway was safe.

7. **Water Pressure.** The water pressure for our residence has significantly reduced over the past 9 years. Although Council has taken measures to remediate the drop in our water pressure, there continues to be an overall reduction in water pressure from when we first moved into the residence in 2014. Reduction in the water pressure is thought to be induced by developments that have been occurring in the township over the past few years, that are closer to the Albury fed water source. These developments include Molkentin Road, Pioneer and Anne Drive, where a significant number of dwellings have and are still being built. It is highly plausible that our water pressure would continue to drop, with the proposed additional dwellings.

8. **Site location and Context.** Figure 1 – Context Map contained in the Statement of Environmental Effects highlights the site for the proposed subdevelopment. The inclusion of 30 residential blocks on the parcels of land at 81-89 Mitchell and 80 Goulbourn street is not consistent with the large residential land parcels that surround the proposed allotments (the adjoining land at the end of Mitchell Street, both sides of Adams and Goulbourn Streets and the end of Dight Street). In addition to the context of the area, there are no double storey dwellings in the vicinity of the proposal, therefore the Community Title subdivision is not at all within the context of the surrounds. The Community Title subdivision is very high density for the area of land proposed. If double storey

dwellings were to be built on the proposed lots, this would impact the privacy of surrounding residents.

9. The number of proposed homes in this area with the entrance to these blocks is a one way in and one way out is a very dangerous fire hazard, potentially a disaster waiting to happen.

Personal statement towards opposing the DA - We moved into the Jindera township to enjoy a quiet lifestyle, and specifically purchased our premises due to the semi-rural aspect, being on the outskirts of town, on larger blocks, and not in a built-up residential area. We considered Jindera to be a lifestyle choice as we could have a semi-rural block, close to amenities without the "residential" feel. We currently have six neighbours, and this is enough without another 30 on our adjacent corner. The other residences do not impact on the peace and quiet, due to their proximity from our residence. We did not choose our residence to look out the kitchen window into neighbours en-suites, to hear their children screaming, to see their animals desecrate wildlife and hear their animals bark or fight incessantly during the night.

I feel that there is potential for friction between old and new residents as many current residents have established properties and infrastructure / business entities which may be of nuisance to potential new residents. This includes the operation of the rural supplies, who could potentially have four allotments adjoin their rear boundary.

I would very much support a development application that has a significant reduction in allotments – significantly increasing the allotment size to attract residents also seeking haven in a semi-rural aspect. A significant reduction in the proposed development would likely appease and gain the support of those residents immediately affected, and remain would be reflective of GHSC listening to the concerns of local residents – specifically in respect to the number of proposed dwellings, drainage concerns and the ability for the sewerage system to cope with such a significant increase of residents as it has not coped in the past.

I hope that these reasons for objection are considered, as if the DA is approved, it will have a significant impact on our chosen semi-rural lifestyle, mental health and wellbeing.

Kind regards
Fay and Peter Antone
18 April 2023

Community Title Area – I object to the community title area as Jindera is a lifestyle living and should not be a dense construction of dwellings in one spot.

- 11 Block sizes of 270m² concerns such dense dwellings may create in the future a ghetto style area, with children having no yards or play area, which can lead to mischievous activities.
- Increased noise and car population of at least 22 cars at 2 cars per house, in such a small area with one way in and out.
- Dwelling types, brick veneer, weatherboard, car accommodations, carports and visitors parking.
- Fences, materials to be used? Heights? No access from backyards to rear grass land.
- Floor heights, flood assessment heights.
- Roundabout and road area signs for no parking and bollards to prevent vehicle access to easement and creek area.
- My boundary line to be tree and shrubed screening
- Distance from creek to rear boundary fence line

Lot 20.

- Easement and creek area, who owns it? The developers or gifted to council as a parkland?
- Creek and grass land should be a reserve for flora and fauna as bluetongues, anteaters, lizards, birds, possums, ducks, king parrots, cockatoos, snakes and shrimp in the creek require somewhere to survive.
- Due to increased population of subdivision there may be up to 30 dogs and 30 cats which will hunt the bushland area. Will require signs for no off leash dog area and fines apply.

Mitchell Street Subdivision

- Kerb, footpaths, gutter and upgrading of Mitchell Street will be at the cost of the developer in front of 79 Mitchell street, which I was assured by the town planner Gayan Wickramasinghe that this is the case and 79 Mitchell Street will be up for no costs or future contributions will be charged to 79 Mitchell Street.
- Open grassed area in front of 79 Mitchell St and 80 Creek Street (UPA Gardens Hostel) due to increased population with dogs and cats. This area is already been used as an off leash dog area of the residents of Jindera and the subdivision will only increase the people letting their dogs run free. This will require a NO off leash dog sign with fines apply to keep in under control for the wildlife of the creek and bush area and to prevent dog fights.

Very concerned that the council has not completed a full due diligence on this as every new subdivision in and around the town of late have seen issues to the existing dwellings in and around Jindera and this one stands out to see more.

The dwellings already to the south and west of it are experiencing issues with sewerage and storm water and for this to move forward these must be a priority. Something that stands out is that there is a natural drain already through the area to be subdivided meaning that water already escapes via this to the creek. This would seriously undermine any development and if changed houses nearby including the retirement home could be seriously impacted.

With Bowna creek so close I seriously do not think that this is a good idea and the water that used to join the creek further down has been halted and turned to go down this creek from the top end thus more water will be flowing down past this area. Any development that impacts the creek will impact so many residents including sewerage lines.

As for the trees some of these are massive and they got this way by having access to water below ground. I am thinking that there is an underground creek/drain in the area. They could be trimmed (not removed) but would change Jindera from being a country town into a city wantabe. Animals living in and on them depend on them being there and all it would do again would be an impact to nearby residents with them transferring into their trees, roof structures etc. The trees keep the ground stable and I would object to their removal.

Noise - the local retirement village sits in a pleasant part of town and development would cut down on the residents simple pleasure of being close to nature. Also, the noise of development may impact their quality of life.

So in summary unless the council can correct the current issues with Drainage and Sewer I am totally against this subdivision.

mail@greaterhume.nsw.gov.au

R Buchs & P Kosonen
Petakoz1@gmail.com.au
0433995873
PO Box 686
Jindera NSW 2642

Mr Colin Kane
Director Environment and Planning
Greater Hume Council
ckane@greaterhume.nsw.gov.au

RE: NOTIFICATION OF DEVELOPMENT APPLICATION
81-89 Mitchell Street and 80 Goulbourn Street, JINDERA
Habitat Planning PTY LTD
DA Application number: 10.2023.18.1
30 Lot Staged Subdivision of Land and Demolition and Removal of Trees
Dated 23 March 2023

With respect to the above notification the landowners of 64-66 Adams Street, Jindera, NSW, 2642 are opposing the proposed Development Application (DA) for 81-89 Mitchell Street and 80 Goulbourn Street Jindera, NSW, 2642.

The environmental considerations for opposing the DA include, however are not limited to the following factors:

- 1. Natural Water Course / Seasonal Creek.** The property 81-89 Mitchell Street has a natural water course through the block, which is evidenced in Figure 24 of the Statement of Environmental Impacts, stating that there is a High Flood Event Hazard. This water course provides natural drainage for run-off for residences in the immediate vicinity. Recent weather events have seen many residents with flooding. Water run-off from 64-66 Adams Street naturally flows into the 81-89 Mitchell Street, Jindera waterway. There is potential for greater flood impact for residents in Adams Street and Goulbourn Street.
- 2. Proposed remediation of excess water in a rain event.** (refer Jindera Community Forum, 18 April 2023 - Greg Blackie's advice) The proposal to include drainage points for excess water in adjoining properties is likely to require tree removal and damage to existing vegetation on current residents allotments. There is currently established vegetation on the surrounding boundaries and an abundance of wildlife which will likely be disturbed / demolished with the proposed drainage. Damage caused by the installation of drainage into adjoining properties would need to be addressed and remediated to the satisfaction of current land owners.
- 3. Sewerage.** At the front of 66 Adams Street is the last sewerage pumping station for the township, prior to the Jindera sewerage plant. This sewerage pump has failed on numerous occasions due to increased demand on the ageing infrastructure and increase in housing developments. The stench from the failing sewerage point is at times unbearable, causing residents nausea, which has been notified to council. With the addition of another 30 premises, with a conservative estimate of at minimum 60 additional residents, this already unreliable pumping station would be under considerably more strain, and likely fail more often. It is unlikely that the recent

works (Sewerage holding tank for residents in Goulbourn Street), nor the pump upgrades would be sufficient enough to cope with such a potential increase in residents, especially during a weather event.

4. **Habitat for wildlife.** The grasses and trees bring an assortment of native birds and wildlife to the area that include, however are not limited to: Possums, Galahs, Cockatoos, King Parrots, Eastern Rosellas, Crimson Rosellas, Herron, Magpies, Ibis, Plovers and grass finches. Additionally, there is an abundance of ground dwelling native frogs in the area. With the proposed tree removal and development of 30 residences the natural habitat for wildlife would be largely diminished and cause displacement for the species that live in this area which we strongly oppose. If the proposed development also included Street Lights, this could likely impact nocturnal species and their environment too.

5. **Disturbance from Development.** The proposed development will invariably bring small and heavy machinery, trucks and many vehicles, large and small power tools which create noise and airborne particulate matter disturbance for residents on the neighbouring properties. The previous Development Consent for 81-89 Mitchell Street included a provision for the installation of a 1.8m high Colourbond fence around the perimeter of the subdivision, prior to seeking a subdivision certificate for any lot at the expense of the developer. The inclusion of such a provision would not mitigate the disturbance, however, likely reduce impacts on current residents.

6. **Significant Increase in traffic.** The proposed DA will, if all the proposed residences were to be occupied, would have an impact on the roads in and out of the township. The proposal would likely see a significant impact on residents in the Creek, Mitchell and Adams Street vicinity of the proposed development. With a conservative estimate of an additional 60 vehicles, travelling in and out of the town on a near daily basis would further degrade the current state of the roads, which are already in a poor condition. Increases in traffic also brings additional noise for residents in the proximity of the DA. Additionally the road between Mitchell Street and Creek Street would require further remediation to ensure that the roadway was safe.

7. **Water Pressure.** The water pressure for our residence has significantly reduced over the past 9 years. Although Council has taken measures to remediate the drop in our water pressure, there continues to be an overall reduction in water pressure from when we first moved into the residence in 2014. Reduction in the water pressure is thought to be induced by developments that have been occurring in the township over the past few years, that are closer to the Albury fed water source. These developments include Molkentin Road, Pioneer and Anne Drive, where a significant number of dwellings have and are still being built. It is highly plausible that our water pressure would continue to drop, with the proposed additional dwellings.

8. **Site location and Context.** Figure 1 – Context Map contained in the Statement of Environmental Effects highlights the site for the proposed subdevelopment. The inclusion of 30 residential blocks on the parcels of land at 81-89 Mitchell and 80 Goulbourn street is not consistent with the large residential land parcels that surround the proposed allotments (the adjoining land at the end of Mitchell Street, both sides of Adams and Goulbourn Streets and the end of Dight Street). In addition to the context of the area, there are no double storey dwellings in the vicinity of the proposal, therefore the Community Title subdivision is not at all within the context of the surrounds. The Community Title subdivision is very high density for the area of land proposed. If double storey

dwellings were to be built on the proposed lots, this would impact the privacy of surrounding residents.

Personal statement towards opposing the DA - We moved into the Jindera township to enjoy a quiet lifestyle, and specifically purchased our premises due to the semi-rural aspect, being on the outskirts of town, on larger blocks, and not in a built-up residential area. We considered Jindera to be a lifestyle choice as we could have a semi-rural block, close to amenities without the "residential" feel. We currently have three neighbours, one of which is only there during business hours. The other residences do not impact on the peace and quiet, due to their proximity from our residence. If the DA were approved we could potentially have an additional five dwellings on or rear boundary in close proximity of our dwelling. We did not choose our residence to look out the kitchen window into neighbours en-suites, to hear their children screaming, to see their animals desecrate wildlife and hear their animals bark or fight incessantly during the night.

I feel that there is potential for friction between old and new residents as many current residents have established properties and infrastructure / business entities which may be of nuisance to potential new residents. This includes the operation of the rural supplies, who could potentially have four allotments adjoin their rear boundary, ourselves with five potential allotments on our rear boundary who operate an approved Coffee Roasting Business and have large chicken enclosures across the rear of the property.

I would very much support a development application that has a significant reduction in allotments – significantly increasing the allotment size to attract residents also seeking haven in a semi-rural aspect. A significant reduction in the proposed development would likely appease and gain the support of those residents immediately affected, and remain would be reflective of GHSC listening to the concerns of local residents – specifically in respect to the number of proposed dwellings, drainage concerns and the ability for the sewerage system to cope with such a significant increase of residents.

I hope that these reasons for objection are considered, as if the DA is approved, it will have a significant impact on our chosen semi-rural lifestyle, mental health and wellbeing.

Kind regards

Peta Kosonen and Roger Buchs

18 April 2023

2102 / 2103
Staged

To Whom it may concern,

RE: DA10.2023.18.1 - 33 Lot Staged Subdivision of Land & Demolition & Removal of Trees

I am a resident of Jindera; I currently oppose the proposed DA subdivision submitted to Greater Hume Shire Council due to the inadequate sewer and storm water infrastructure that is currently in place in this area of Jindera. Greater Hume Shire are aware of the inadequate infrastructure and should make it a priority to upgrade all services that will be required to support any further approvals of any subdivisions in this part of town.

In the DA there is no mention or plans of what would be required for this proposed subdivision specifically sewer and storm water infrastructure and what the impact will be on the surrounding properties and creek, this is my biggest concern!

The proposed subdivision and 33 dwellings in Mitchell/Goulburn Streets will put too much pressure on an already overloaded sewerage and storm water system. The sewerage and storm water issue in this part of Jindera is an ongoing concern for many residents of Goulburn, Adam, and Mitchell Streets.

In particular Greater Hume Shire Council needs to seriously address the sewerage matter that is currently being supported by an above ground 15 to 20 thousand litre plastic water tank to hold raw sewerage overflow which is situated beside the pumping station in front of residence 63 Adams Street, the air around this area consistently smells of sewerage.

In February 2022 during the community forum meeting that took place with Council representatives, sewerage and flood effected residents, Council stated that they were financially unable to upgrade the current system. I have been informed that this tank and reflux valve have been installed as a temporary fix by Greater Hume Shire for only a small number of the properties of the low-lying area affected with overflow of raw sewerage into residents' households and surrounds. Residents opposite the pumping station in Adam, Mitchell and Goulburn Streets are continuing today to be impacted by sewerage flows through their properties, sewer odours in and outside of their homes, gurgling toilets and sinks. I am assuming the proposed subdivision will be connected to this pump station (interim fix) as it is the end of the sewer line in this part of the town?

My other concern is the land on which the subdivision is proposed is very low and has a large natural water course through the middle of it that flows towards the creek that borders this proposed subdivision, this supports the storm water from Mitchell and Adams Streets. Most of the storm water in Jindera, including the recent stormwater works in Adams /Watson/Jindera Street is directed to this creek. The creek bordering the subdivision already floods on a regular bases as storm water from the town is directed to this creek causing fast flowing torrents of water most often breaking its banks flooding properties and the land in particular the proposed lot and the land around it.

Greater Hume Shire building requirements to build a dwelling in this area under the latest flood study requirements now require these parcels of land to be raised considerably higher than the existing properties/dwellings surrounding this subdivision. This would impact residents on the lower lying land close to and bordering the subdivision causing significant water runoff and water inundation to their properties. How will Greater Hume Shire support the low-lying residents?

The infrastructure must be upgraded before any further developments can be approved as the current system is struggling and, in our case, only temporarily fixed. Council cannot keep approving these subdivisions and then wait until the infrastructure fails before they realise, they should have upgraded prior to approval.

Please accept my opposed submission as a concerned resident not just for myself but to our community as there are many homeowners still being impacted with sewerage and water issues today.

Kind regards

Concerned Jindera Resident

As a direct neighbor to this proposed development we strongly object.

- Current town water supply pressure is inadequate, additional residential development will make this even worse.
- With higher than expected rainfall over the previous 12 months, Bowna Creek struggles to manage current stormwater volume and is flooding the end of Goulburn St after heavy down pours.
- Stormwater currently backing up into sewerage and overflowing into neighboring backyards after heavy rainfall due to inadequate town sewerage supply systems.

All of the above points are existing, further residential development will force the current services to breaking point.

Along with the above points,

- Stage Two of the current application does not meet Hume Shire Council minimum residential allotment size of 600m².
- The parcel of land currently being sold at the rear of 90 Goulburn St, Jindera as part of this proposal (lot 19) is being sold with conditions of a maximum number of lots (4) which is not being met in this proposal.
- This area of Hume Shire Council is zoned RU5 Rural Village, with minimum lot sizes of 600m², this is clearly being manipulated and disguised under the proposed Torrens Titled, with allotment as small as 270m².
- Currently the eastern side of Mitchell St (north of Dights Forest Rd) has no small residential allotments. And Goulburn St and Dights Forest Rd are only occupied by large rural allotments. This proposal does not compliment its current residential surroundings.

This RU5 Rural Village area invites families looking for a quiet rural lifestyle, the term 'village' does not imply close proximity. We do not believe this proposal supports the current rural setting and therefore should not be approved or considered an asset to the area.

Gday,

We live at 55 Goulburn Street , not immediately affected but indirectly.

Quoting from the Riverina Murray Regional Plan 2041. In the foreward it states ...'recognises the urban and rural lifestyles that people so highly value' This is basically the reason we moved here , the open planning and distribution of housing in the Jindera township.

Strategy 2.1-take account of natural hazards including flooding and climate change. We have heard of Councils plan to divert the storm water issue which previously affected Mitchell Street . By laying a larger diameter stormwater pipe will move the water directly to Bowna Creek but it won't solve the excess build up. Once the water levels in the Bowna Creek rise above the pipe outlet level, the water tide is going to back up , causing flooding back at the entrance point of the pipe. For us at 55 Goulburn Street , it will do nothing to alleviate the flooding, it will only cause the problem of water build up to move to us. It is just our reckoning that there are too many homes being place upon the 2 proposed land sites and that the water flooding issue still remains.

Stratagy 5.3- be integrated with existing urbans areas , protect and enhance local character. By placing this number of home lots on these 2 parcels of land is not in keeping with this strategy . This proposed planning does nothing to enhance local character . This sort of planning belongs to a city area , not in rural Jindera.

Climate change...according to Climate Change.Environment.Nsw.Gov.Au/Murray-Murrumbidgee - there will be risk of severe weather event ...bushfire,floods and drought. In another study by Advanced earth and Space Science published 31 August 2022..they also anticipate increased rainfall for Australia. 18 houses on the one parcel of land , is too high density to cope with futures issues of flooding , notwithstanding sewerage. The fact that the developer tried to squeeze 14 dwellings onto the second stage speaks even to those to are deaf, that this company has no consideration for the rural charcter of this area.

There are noise issues from having people live so closely together , besides the consideration of Councils preferred 18m width for the in/out road, besides the need for a 33m diameter turn around at the end of the cul-de-sac for the rubbish truck.

In concluding, all in all ,this development belongs somewhere else . We moved here because of the quiet lifestyle , the slow pace of Jindera. The fact that Council has a 5 year plan for the sewerage speaks of how far behind are the required Utilities that are at a standard that Council could even condone much to any building in this area. Until there is a 50 year plan that is put forward , no high density housing should not even be on the table. Land is not a commodity onto which houses are squeezed , we are an open air/country style community . We are asking Council to keep it that way.



Department of Planning and Environment

Contact: Department of Planning and Environment—Water
Phone: 1800 633 362
Email: waterlicensing.servicedesk@dpie.nsw.gov.au

Our ref: IDAS-2023-10303
Your ref: 10.2023.18.1

2 August 2023

The General Manager
Greater Hume Shire Council
PO Box 99
HOLBROOK NSW 2644

Attention: Gayan Wickramasinghe

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2023-10303 - Integrated Development Referral – General Terms of Approval

Dev Ref: 10.2023.18.1

Description: Staged 21-Lot Residential Subdivision

Location: Lot 2612 DP 708334 and Lots 1 & 2 Sec 23 DP 758544, 80 GOULBURN STREET AND 81-89 MITCHELL STREET, JINDERA 2642

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find the Department of Planning and Environment—Water's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.46 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, the department requests these GTA be included (in their entirety) in Council's development consent. Please also note the department requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

The Department of Planning and Environment—Water will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s4.46 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, the department recommends the following condition be included in the development consent:

The attached GTA issued by the Department of Planning and Environment—Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the department for a Controlled Activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity.

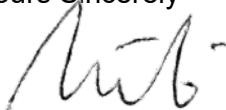
A completed application must be submitted to the department together with any required plans, documents, application fee and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Applications for controlled activity approval should be made to the department, by lodgement of a Controlled Activity Approval – New approval application on the NSW Planning Portal at: <https://www.planningportal.nsw.gov.au/>

The Department of Planning and Environment—Water requests that Council provide a copy of this letter to the development consent holder.

The Department of Planning and Environment—Water also requests a copy of the determination for this development application be provided by Council as required under section 4.47(6) the EPA Act.

Yours Sincerely



For
Sandra White
Manager
Licensing and Approvals
Department of Planning and Environment—Water



General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS-2023-10303
Issue date of GTA:	2 August 2023
Type of Approval:	Controlled Activity
Location of work/activity:	Lot 2612 DP 708334 and Lots 1 & 2 Sec 23 DP 758544, 80 GOULBURN STREET AND 81-89 MITCHELL STREET, JINDERA 2642
Waterfront Land:	Bowna Creek
DA Number:	10.2023.18.1
LGA:	Greater Hume Shire Council

The GTA issued by Department of Planning and Environment—Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the Department of Planning and Environment—Water for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
TC-G001	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment—Water, and obtained, for a controlled activity approval under the Water Management Act 2000.
TC-G004	<p>A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application 10.2023.18.1 provided by Council to Department of Planning and Environment—Water.</p> <p>B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment—Water, must be notified in writing to determine if any variations to the GTA will be required.</p>
TC-G005	<p>A. The application for a controlled activity approval must include the following plan(s):</p> <ol style="list-style-type: none"> i. Detailed civil construction plans; ii. Erosion and sediment control plans; iii. Construction detailed drainage plans; iv. Construction stormwater drainage outlet plan; v. Vegetation Management plan; vi. Construction detailed bulk earthworks plans; <p>B. The plan(s) must be prepared in accordance with Department of Planning and Environment—Water 's guidelines located on the website https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines</p>

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by Department of Planning and Environment—Water for integrated development associated with IDAS-2023-10303 as provided by Council:

- Statement of Environmental Effects, prepared by Habitat Planning Pty Ltd dated March 2023
- Proposed Subdivision Plans, prepared by Spiire, Rev. D, dated 08/02/2023
- Concept Engineering Plans, prepared by Spiire, Rev. A, dated 11/07/2023

Document Name	Document Version Number	Review Date
Contaminated Land Management Policy	1.0.3	August 2028
Date Adopted	Minute Number	Status
15 February 2017	4595	Revised Policy

Purpose

The purpose of this policy is to establish a framework that outlines how Council will act in good faith with the *Contaminated Land Planning Guidelines* when considering the potential of site contamination in its land-use planning and development control decision-making processes.

This policy aims to:

- enable Council to consider the likelihood of land contamination as early as possible in land-use planning and development control processes
- avoid any inappropriate restrictions on land use
- ensure a proposed change in land use or any development will not increase the risk of harm to human health and the environment
- ensure any contaminant is remediated to a level that complies with relevant contamination criteria as required by regulation, thereby ensuring the land is suitable for its intended use
- enable Council to provide accurate and timely information and advice to inform and support decision-making in land-use planning and development control processes
- enable the community to be informed of Council's requirements regarding the management of contaminated land
- enable Council to exercise its land-use planning and development control functions with a reasonable standard of care and diligence.

Scope

This policy provides information to internal and external stakeholders, interested parties and the broader community on Council's position on managing land contamination.

This policy applies to all land within the Greater local government area.

This policy is predicated on the requirements of Chapter 4 ('Remediation of Land') of the *State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)*,¹ as elaborated in its contaminated land planning guidelines.²

This policy is applicable to staff involved in Council land-use planning and development control functions, as well as in waste management and in managing public land and Council assets.

This policy is also applicable to:

- a principal certifying authority
- consultants (for example, strategic and statutory planning, contaminated land practitioners, underground petroleum storage systems practitioners)
- property developers
- landowners and/or managers
- members of the public.

¹ The content of Chapter 4 of the *Resilience and Hazards SEPP* was formerly the *State Environmental Planning Policy No. 55 – Remediation of Land* (guidelines for which can be found in *Managing Land Contamination: Planning Guidelines: SEPP55 – Remediation of Land*, <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/managing-contaminated-land-guidelines-remediation.pdf>).

² These guidelines, referred to in the *Resilience and Hazards SEPP*, are those found in Schedule 6(3) of the *Environmental Planning and Assessment Act 1979*.

Definitions

Term	Definition
Abbreviations	
ARA (appropriate regulatory authority)	Under section 6(3) of the <i>POEO Act</i> , Council is declared as the ARA for matters under the <i>UPSS Regulation</i> .

¹ The content of Chapter 4 of the *Resilience and Hazards SEPP* was formerly the *State Environmental Planning Policy No. 55 – Remediation of Land* (guidelines for which can be found in *Managing Land Contamination: Planning Guidelines: SEPP55 – Remediation of Land*, <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/managing-contaminated-land-guidelines-remediation.pdf>).

¹ These guidelines, referred to in the *Resilience and Hazards SEPP*, are those found in Schedule 6(3) of the *Environmental Planning and Assessment Act 1979*.

PCA (principal certifying authority)	A certifier can be either a council or a registered certifier. A registered certifier is also known as a private certifying authority. Certifiers have statutory obligations and functions under the <i>Building and Development Certifiers Act 2018</i> , the <i>EP&A Act</i> and other legislation, including the <i>Building and Development Certifiers Regulation 2020</i> . This includes issuing construction and occupation certificates under Part 6 of the <i>EP&A Act</i> .
UPSS (underground petroleum storage system)	A system of tanks, pipes, valves and other equipment that is designed to either contain petroleum or to control its passage into, out of, through or within the system. The system includes any structure through which petroleum routinely passes from one part of the system to another.
Legislation	
<i>Contaminated Land Management Act 1997 (CLM Act)</i>	Establishes a process for the EPA to identify, investigate and (where appropriate) order the remediation of land if the EPA considers the land to be significantly contaminated.
<i>Contaminated Land Planning Guidelines</i>	Under Schedule 6 section 3 of the <i>EP&A Act</i> , the Minister can notify the publication of planning guidelines related to contaminated land under the <i>Resilience and Hazards SEPP</i> for purposes of Schedule 6 section 2 ('good faith' provisions) of the <i>EP&A Act</i> .
<i>Environmental Planning and Assessment Act 1979 (EP&A Act)</i>	The principal legislation of the NSW planning system that governs land-use planning and development control functions in NSW.
<i>Protection of the Environment Operations Act 1997 (POEO Act)</i>	Establishes a framework to protect, control and investigate pollution.
<i>Protection of the Environment Operations (Underground Petroleum Storage System) Regulation 2019 (UPSS Regulation)</i>	Establishes a framework for the design, installation, operation, maintenance and decommissioning of an underground petroleum storage system. Also designates Council as the 'appropriate regulatory authority' to administer the requirements of the <i>UPSS Regulation</i> .
<i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Exempt and Complying Development Codes SEPP)</i>	Establishes the rules and standards for exempt and complying development.
<i>State Environmental Planning Policy</i>	Outlines a planning framework for the remediation of contaminated land. Formerly known as SEPP55 – Remediation of Land.

(Resilience and Hazards) 2021 (Resilience and Hazards SEPP)	
Processes	
Category 1 remediation work	Remediation work that requires the consent of Council under the <i>Resilience and Hazards SEPP</i> .
Category 2 remediation work	Remediation work not requiring the consent of Council under the <i>Resilience and Hazards SEPP</i> .
Detailed site investigation	An investigation to define the extent and degree of contamination, to assess the potential risk posed by contaminants to health and the environment, and to obtain sufficient information for developing a remediation action plan if required. Reporting requirements for a detailed site investigation are as outlined in the <i>National Environmental Protection (Assessment of Site Contamination) Measure 1999</i> (amended 2013) and in relevant guidelines made by the EPA regarding reports to be prepared by contaminated land consultants.
Independent review	An evaluation by an independent expert, with the appropriate competencies and qualifications, of the work of a primary consultant for all types of contaminated sites.
Initial evaluation	A process undertaken by Council to consider the potential for land to be contaminated, and the impacts of that contamination on the suitability of the land for proposed uses, when determining development applications or when preparing environmental planning instruments.
Preliminary site investigation	An investigation to identify any past or present potentially contaminating activities; provide a preliminary assessment of site contamination; and, if required, provide a basis for a detailed investigation. Reporting requirements for a preliminary site investigation are as outlined in the <i>National Environmental Protection (Assessment of Site Contamination) Measure 1999</i> (amended 2013) and in relevant guidelines made by the EPA regarding reports to be prepared by contaminated land consultants.
Remediation	The remediation of contaminated land is the (i) preparation of an environmental management plan (if required); (ii) removal, dispersal, destruction, reduction, mitigation or containment of the land contamination; and (iii) elimination or reduction of any hazard arising from the land contamination (including by preventing the entry of persons or animals on the land).
Remediation action plan	A plan that sets out remediation goals and that documents the proposed process for remediating a site. Reporting requirements for a remediation action plan are outlined in the relevant guidelines made by the EPA regarding reports to be prepared by contaminated land consultants.
Validation	The process of determining whether the objectives for remediation and any conditions of development consent have been achieved. A report on the validation is to detail the site work undertaken and demonstrate compliance with the remedial action plan for the site, and compliance with the contaminated land planning guidelines and all other applicable regulatory requirements. Reporting requirements for validation are elaborated in the relevant guidelines made by the EPA regarding reports to be prepared by contaminated land consultants.
Terms	
Authorised officer	Authorised officers have regulatory powers and functions under environment protection legislation, as prescribed in Council's delegations of authority.
Complying development certificate	A certificate indicating approval for straightforward residential, commercial and industrial development, generally for building works larger than exempt development.
Contaminated land	Contaminated land is typically land that have been used for industrial or agricultural activities, or individual sites that store chemicals, such as service stations and dry cleaners <i>Also see - Appendix 2</i>
Contamination	The presence in or under the land of a substance above the concentration at which the substance is normally present in or under that land at the same locality, being a

	presence that poses a risk of harm to human health or any other aspect of the environment (section 5 of the <i>CLM Act</i>). <i>Also see – ‘pollution incident’</i>
Development control plan	Provides detailed planning and design guidelines to support the planning controls in the local environmental plan developed by Council.
Environmental management plan	An environmental management plan for contaminated land documents the mitigation measures and/or monitoring requirements where full clean-up of a site is not feasible or where the onsite containment of contamination is proposed.
EPA guidelines	Guidelines made or approved by the EPA in relation to managing site contamination.
Investigation area	Land declared to be an investigation area by a declaration in force under Part 3 Division 2 of the <i>CLM Act</i> .
Local environment plan	A plan that guides planning decisions for Council through zoning and development controls. Amendments to the local environment plan are through planning proposals.
Newbury test	The Newbury test states that a condition of consent must be imposed for a planning purpose (not an ulterior one); must fairly and reasonably relate to the development that is the subject of the development application; and must not be so unreasonable that no planning authority would have imposed it.
Planning proposal	Council may draft a planning proposal to amend a local environment plan and submit it to the department for Gateway determination.
Pollution incident	An incident or set of circumstances during or as a consequence of which there is or is likely to be a leak, spill or other escape or deposit of a substance, as a result of which pollution has occurred, is occurring or is likely to occur. It includes an incident or set of circumstances in which a substance has been placed or disposed of on premises. <i>Also see – ‘contamination’</i>
Section 10 planning certificates	Formerly section 149 planning certificates. Section 10 planning certificates provides information regarding the development potential of a parcel of land. There are two types of planning certificates – section 10.7(2) and section 10.7(5). These certificates show the zoning of the property, its relevant state, regional and local planning controls and other property constraints such as land contamination, level of flooding and bushfire prone land. Section 10.7(5) certificates also include advice from ‘other authorities’ and certain information that Council holds on a property that is relevant to the land but is not disclosed in a section 10.7(2) certificate.
Sensitive receptor	Receiving environment or sensitive receiver. This is either a use of land for residential, educational, recreational or childcare purposes, or for the purposes of a hospital, or land identified as sensitive environmental land.

Policy Content

1.1. Policy statement

1. Council acknowledges that land contamination poses a risk of harm to human health and the environment.

1.2. Responsibilities

1. Council will act in good faith with the *Contaminated Land Planning Guidelines* by ensuring due care and diligence in considering land contamination in Council’s land-use planning and development control functions.
2. Council will identify, evaluate and manage contaminated land so as to not increase the risk of harm to human health and the environment:
 - a. when preparing or making a planning instrument (including a planning proposal) and a development control plan (Part 3 of the EP&A Act)
 - b. when considering the potential for land contamination in development assessment and consent processes (Part 4 of the EP&A Act) and in environmental impact assessment processes (Part 5.1 of the EP&A Act)
 - c. in building and subdivision certification processes (Part 6 of the EP&A Act)

- d. when managing public land and assets, including land managed or under the control of Council
 - e. when managing waste, including contaminants in soil.
3. Council will not approve a development application or lodge a planning proposal unless it is satisfied, based on information available to it under this policy, that that land is suitable, or can be made suitable, for its proposed use.
 4. Council will consider the potential of land contamination in a process to furnish the contaminated land information that is required on planning certificates (section 10.7 of the *EP&A Act*).
 5. With respect to sites with operational or abandoned underground petroleum storage systems, Council acknowledges that it is the ARA under the *UPSS Regulation*. Council also acknowledges the regulation of these sites is also under various other legislation administered by state departments and agencies, including SafeWork NSW and NSW Fair Trading.

1.3. Information management

1. Council will maintain and update a contaminated land site register so as to comply with section 59(2) of the *CLM Act* in furnishing contaminated land information on planning certificates under section 10.7 of the *EP&A Act*.
2. The contaminated land site register will include information on actual and potential land contamination to inform its land-use planning and development control functions in alignment with the *Contaminated Land Planning Guidelines*.
3. The list of sites in the contaminated land site register will be compiled, maintained and updated in good faith in the interests of responsible land-use planning and development control and is to be used as a first point of reference by Council.
4. Information on actual or potential land contamination contained in Council's contaminated land site register is to be supplied to the public only by either:
 - a. issuing a section 10.7 planning certificate under the *EP&A Act*
 - b. a Council officer with delegation to approve the release of reports identified in Appendix 3 that have been provided to Council
 - c. providing access to information and documents in accordance with *Local Government Act 1993* and *Government Information (Public Access) Act 2009*.

Contaminated land site register

5. Council's contaminated land site register should contain accurate and reliable information for individual parcels of land on:
 - a. land-use history and zoning so as to flag the potential for land contamination for a parcel of land if Council reasonably suspects historical land use or zoning may indicate a use of land involving a potential land use or activity listed in Appendix 2
 - b. artefacts received by Council in relation to
 - i. reports on the assessment of site contamination listed in Appendix 3
 - ii. site audit statements
 - iii. EPA notifications under section 59(1) of the *CLM Act*
 - iv. notification for category 2 remediation works
 - v. notification of completion of category 1 and category 2 remediation works
 - c. any land-use restrictions on the land relating to possible contamination, such as notices issued by the EPA or other regulatory bodies.
6. If an EPA notification under section 59(1) of the *CLM Act* lists reports on the assessment of site contamination, Council will request copies of these reports to be included in its contaminated land site register.
7. Council will either modify an existing record or create a new record in its contaminated land site register if it approves a new or significant modification (as defined by the *UPSS Regulation*) to an existing underground petroleum storage system.
8. Information contained in this register is to be used by Council in

- a. furnishing contaminated land information required on section 10.7 planning certificates under the *EP&A Act*
 - b. determining the suitability of land for its proposed use
 - c. determining conditions of development consent so as to not increase the risk of harm, to human health and the environment, of an approved use of land.
9. Council will consider the potential for contamination of adjacent land in any process prescribed in section 6.3(8).
10. Council will update records in the contaminated land site register with:
- a. information provided to it in relation to the (actual or potential) contamination status of land, including notifications, notices and orders, and reports on the assessment of site contamination
 - b. information obtained from Council's inspection and monitoring of contaminated sites and from the inspection of sites operating underground petroleum storage systems
 - c. information directly obtained by Council in land-use planning and development control processes from
 - i. EPA online databases, in relation to sites subject to an investigation order and/or regulation under the *CLM Act*
 - ii. SafeWork NSW, in relation to underground petroleum storage systems licensed under Schedule 11 of the *Workplace Health and Safety Regulation 2017*
 - iii. NSW Fair Trading, in relation to registered retail fuel service stations
 - iv. other sources of information used as input into an assessment of historical land use.
11. In lieu of a contaminated land site register, Council should identify and assess historical land use using information identified in section 6.3(10)(c) in any process prescribed by section 6.3(8).

Section 10.7 planning certificate

12. Council will furnish contaminated land information required on section 10.7(2) planning certificates including:
- a. whether any adopted Council policy restricts the development of land subject to the planning certificate if Council knows or reasonably suspects land contamination
 - b. information prescribed by section 59(2) of the *CLM Act*
 - c. whether the land was or remains the subject of a preliminary investigation order under section 10(1)(a)–(b) of the *CLM Act*
 - d. whether the land is a remediation site
 - e. information on the potential of contamination of the land subject to the planning certificate due to its historical or current use. This information may be furnished using the annotations provided in Appendix 4 of this policy.
13. Council may furnish additional contaminated land information on section 10.7(5) planning certificates, including:
- a. report(s) possessed by Council and identified in Appendix 3 relating to the assessment or regulation of site contamination of that land or adjacent land
 - b. a statement that the site has been assessed and/or remediated
 - c. a statement that any person relying on the certificate is advised to consider these artefacts and to seek Council's advice regarding further development of the site.

1.4. Council land-use planning function

1. Council will consider land contamination in land-use planning processes in accordance with processes, procedures and standards prescribed by the *Contaminated Land Planning Guidelines*.
2. Council will consider the potential for land to be contaminated when there is a proposed change in the permissible uses of that land.

3. Council will not include land in a zone that would permit a change of use of that land from the existing use unless:
 - a. Council has considered whether the land is contaminated
 - b. if the land is contaminated, Council is satisfied that the land is suitable in its contaminated state or can be made suitable for its proposed use after remediation, for all purposes for which land in the zone concerned is permitted to be used
 - c. if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, Council will impose conditions in development consent and approvals under Parts 4 and 5 of the *EP&A Act* to ensure the land is suitable for its proposed use through remediation prior to or during development works.

Initial evaluation

4. Council will undertake an initial evaluation to investigate the potential for land contamination when preparing or making a planning instrument, development control plan or planning proposal (rezoning proposal) under Part 3 of the *EP&A Act*, using the potential land uses and activities listed in Appendix 2 as a guide in this evaluation.

Preliminary site investigation

5. In alignment with *Local Planning Directions* 4.4 ('Remediation of Contaminated Land'), Council will prepare and submit a preliminary site investigation report with a planning proposal if that proposal seeks to rezone land to a proposed use that is a sensitive receptor (as defined by this policy), and there is no knowledge (or incomplete knowledge) as to whether that and adjacent land involve a land use or activity listed in Appendix 2.
6. The preliminary site investigation is to be carried out in accordance with the requirements of relevant guidelines made or approved by the NSW EPA in alignment with the requirements of the *CLM Act*. The proponent is responsible for engaging a suitably qualified consultant to undertake this investigation.
7. Council will require a preliminary site investigation to be provided if it reasonably suspects, from an initial evaluation, that land may be contaminated because of the land's history (or historical zoning), condition or other information known to Council.
8. If the risk of contamination of land subject to a land-use planning process makes the land unsuitable for its proposed use, and it is not feasible to make the land suitable (that is, remediate the land) for its proposed use, Council will either:
 - a. restrict the range of permissible uses of that land in planning instruments
 - b. elect not to proceed with the planning proposal to rezone that land.
9. If the preliminary site investigation identifies that the land can be made suitable for its proposed use through remediation, Council will include provisions in its local environment plan or development control plan that ensure the potential for contamination and the suitability of land for any proposed use is further addressed prior to the development of that land.

1.5. Council development control function

1.5.1. Development assessment

1. In alignment with section 4.15(1)(c) of the *EP&A Act*, Council shall consider land contamination in subdivision and development applications, particularly when a change in land use is proposed. This is to ensure that contaminated land:
 - a. is suitable for its proposed use in its contaminated state
 - b. can be made suitable for its proposed use through remediation
 - c. presents no increased risk of harm to human health and the environment.

2. Council will undertake an initial evaluation to identify and consider the possibility of all forms of potential contamination based on an assessment of the historical or current use of that or adjacent land, particularly if the historical or current use is a use or activity listed in Appendix 2, and the proposed use is a sensitive receptor.
3. If the initial evaluation identifies a potential for land contamination then, in alignment with section 4.6(4) of the *Resilience and Hazards SEPP*, Council will initiate an assessment of site contamination (as prescribed in section 6.5.4 of this policy) to ascertain the nature and extent of contamination.

1.5.2. Exempt and complying development

1. Development must not be carried out on land designated as 'significantly contaminated land' within the meaning of the *CLM Act* for complying development specified for Codes identified in section 1.19 under Part 1 of the *Exempt and Complying Development Codes SEPP*.
2. During development work on land subject to a complying development certificate, if land contamination is detected or reasonably suspected, Council requires that:
 - a. all development work immediately cease
 - b. Council and the EPA be notified of the potential contamination
 - c. the notification be sent by the PCA or by the person who issued the complying development certificate.
3. Exempt development must not be carried out on land designated as 'significantly contaminated land' within the meaning of the *CLM Act*.

1.5.3. Development consent

1. Council will, under section 4.17 of the *EP&A Act*, impose conditions in development consent to ensure there is no increased risk of harm to human health and the environment associated with:
 - a. development works (including complying development) on land that is known to be or is potentially contaminated
 - b. onsite management of contaminants in soil, including
 - i. soil used as infill at a development site (that is, virgin excavated natural material)
 - ii. soil that may contain asbestos
 - iii. contaminated soil from remediation works
 - c. offsite management of contaminants in soil, including waste material generated during remediation for offsite processing (a waste classification report³ must be provided prior to transporting waste material offsite)
 - d. the detection of contamination on land that is subject to a complying development certificate
 - e. the ongoing operation of an approved use of land that involves a land use or activity listed in Appendix 2.
2. Standard conditions prescribed by Council in development consent related to contaminated land are those either:
 - a. contained in the *Council Guidance on Implementing the Contaminated Land Policy* document
 - b. developed by the NSW Department of Planning and Environment and located in the NSW Planning Portal (voluntary contaminated land conditions)
 - c. developed by Council in accordance with the NSW Department of Planning and Environment's *Guide to Writing Conditions of Consent* and which align with the 'Newbury Test'.

³ <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/contaminated-land/20p2233-consultants-reporting-on-contaminated-land-guidelines.pdf>

3. Council can impose a condition of development consent that requires the applicant to:
 - a. prepare a report on the assessment of site contamination, and to submit this report to Council prior to issuance of a subdivision works or construction certificate
 - b. submit a validation report to Council prepared by a certified consultant prior to commencing development works, confirming the land has been made suitable through remediation for its proposed use, and whether any ongoing monitoring is required to manage residual site contamination
 - c. prior to lodging a construction certificate, provide Council with the design specifications for a new or significantly modified underground petroleum storage system that was prepared by a 'duly qualified person' (within the meaning of the *UPSS Regulation*)
 - d. prior to lodging an occupation certificate, provide Council with
 - i. works as executed plans related to the installation of new or significantly modified underground petroleum storage systems by a 'duly qualified person'
 - ii. a copy of the fuel system operation plan that has been prepared in accordance with the *UPSS Regulation*
 - e. engage an accredited site auditor to review an assessment of site contamination and reports thereon, including a validation report. This is most appropriate for high-risk sites involving a change in land use to a sensitive receptor.

1.5.4. Assessment of site contamination

1. Council will require:
 - a. investigations on the nature and extent of land contamination to be undertaken by appropriately qualified contaminated land consultants
 - b. reports on these investigations to be prepared, or reviewed and approved by, an appropriately qualified and certified consultant in accordance with relevant guidelines made by the NSW EPA.

Preliminary site investigation

2. If the initial evaluation identifies a potential for land contamination, then, in alignment with section 4.6(4) of the *Resilience and Hazards SEPP*, Council will require a preliminary site investigation to be submitted with a subdivision works or development application to carry out development where the land concerned is:
 - a. land that is within an investigation area (within the meaning of the *CLM Act*)
 - b. land on which development for a purpose listed in Appendix 2 is currently being, or is known to have been, carried out
 - c. to the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land
 - i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose listed in Appendix 2 has been carried out
 - ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).
3. Council will also require a preliminary site investigation when:
 - a. Council reasonably suspects the land is contaminated because of its historical use (or zone), its condition or other information known to Council
 - b. the land has been investigated and/or remediated, but there is insufficient information available to Council on the nature and extent of contamination and/or remediation works undertaken, or the circumstances have changed
 - c. there are restrictions on, or conditions attached to, the use of the land by a regulatory or planning authority that are or may be related to contamination, but there is insufficient information available to Council on the nature and extent of contamination
 - d. Council records show that the land is associated with pollution incidents or the illegal dumping of waste

- e. the land is adjacent to land historically or currently being used for a purpose listed in Appendix 2, and Council reasonably suspects it is likely that this use may have contaminated the land subject to the preliminary site investigation
4. The preliminary site investigation is to be carried out in accordance with the requirements of relevant guidelines made or approved by the NSW EPA in alignment with the requirements of the *CLM Act*. The applicant is responsible for engaging a suitably qualified consultant to undertake this investigation.

Detailed site investigation

5. Council will require a detailed site investigation to be undertaken when either:
- a. the results of the preliminary site investigation state the potential for or existence of contamination that may not be suitable for the proposed use of the land
 - b. Council is not satisfied with the content and/or completeness of the preliminary site investigation.
6. Council may request the preliminary and detailed site investigations to be combined when the land is known to be contaminated.
7. The detailed site investigation is to be carried out in accordance with the requirements of relevant guidelines made or approved by the NSW EPA in alignment with the requirements of the *CLM Act*. The applicant is responsible for engaging a suitably qualified consultant to undertake this investigation.
8. A report on the detailed site investigation must include a statement as to whether the land is suitable for its proposed use or if remediation is necessary to make the land suitable for its proposed use. If remediation is required, the report must list the feasible remediation options available.

Remediation action plan

9. A remediation action plan is to be provided to Council if the report on the preliminary or detailed site investigation states that the land is not suitable for its proposed use but can be made suitable through remediation.
10. Prior to determining a subdivision or development application, Council must be satisfied that remedial measures have been or will be undertaken in accordance with the remediation action plan lodged with Council.
11. A remediation action plan must identify, upon completion of remediation works, the need for ongoing land management due to residual contamination. This plan may also include an outline of the environmental management plan.

Validation report

12. A validation report must be lodged with Council after remediation works have been completed.
13. Where applicable, Council will include a condition of development consent requiring this report to be provided to Council prior to issuance of the subdivision works or construction certificate.

Remediation works

14. Remediation work that is ordinarily category 2 remediation work but which is ancillary to designated development that requires development consent under Part 4 of the *EP&A Act* and an environmental impact statement under Part 5 of the *EP&A Act* may, as an applicant chooses, either:
- a. be made part of the subject of the development application for the designated development instead of being made the subject of a separate development application
 - b. be treated as category 2 remediation work, which does not require the consent of Council.

15. All remediation work must be consistent with the *Contaminated Land Planning Guidelines* and carried out in accordance with guidelines made or approved by NSW EPA as required by the *CLM Act*.
16. Council requirements regarding site management of remediation works are outlined in Appendix 5 and are required to be included in a remediation action plan.
17. Council must be notified within 30 days of the completion of remediation works, in alignment with section 4.14(2) of the *Resilience and Hazards SEPP*. This notice is required to include:
 - a. information prescribed in section 4.15 of the *Resilience and Hazards SEPP*
 - b. a validation report.

Category 1 Remediation works

18. Remediation work that requires development consent is category 1 remediation work. Category 1 remediation work is remediation work that is either:
 - a. identified in section 4.8(a)–(f) of the *Resilience and Hazards SEPP*
 - b. not being work to which section 4.11(b) of the *Resilience and Hazards SEPP* applies
 - c. not carried out in accordance with the site management provisions outlined in Appendix 5.

Category 2 remediation work

19. Remediation work that does not require development consent is category 2 remediation work. Section 4.11 of the *Resilience and Hazards SEPP* defines what constitutes category 2 remediation work.
20. Council must be notified of the intent to undertake category 2 remediation work at least 30 days before commencement. This notification is to include the information identified in section 4.13(3) of the *Resilience and Hazards SEPP*.
21. Council also requires the following information to be lodged 14 days before commencing these works:
 - a. a copy of the preliminary site investigation report, detailed site investigation report and remediation action plan for these works
 - b. a copy of the soil and water management plan, where applicable (that is, for the management of flooding and of contaminants in soil)
 - c. the contact details of the contractor responsible for remediation works and of the party responsible for ensuring compliance of remediation work with all relevant regulatory requirements.
22. A validation report is to be submitted to Council upon the completion of category 2 remediation works.
23. For category 2 remediation works associated with underground petroleum storage systems, Council requires:
 - a. if a storage system is to be decommissioned, that the person responsible for the storage system notify Council no later than 30 days before the storage system is decommissioned or removed, and that the notification include both
 - i. a report on the assessment of site contamination, which is likely to be a report on the preliminary site investigation
 - ii. a remediation action plan
 - b. if a storage system is decommissioned, that the person responsible for the storage system either
 - i. submit a site report (preliminary site investigation report) to Council no later than 60 days after the system is decommissioned
 - ii. submit the site report and a validation report to Council if remediation of the site is required, and submit these 60 days after the completion of the remediation works

- c. if a storage system is to be modified and involves the removal or replacement of an underground petroleum storage tank, that the person responsible
 - i. not commission the modified underground petroleum storage system unless the reports prescribed by this clause are submitted to Council
 - ii. submit an updated fuel system operation plan to Council
 - iii. prepare, in accordance with guidelines made by the NSW EPA, the reports prescribed by this clause.

Site audit

- 24. Specific circumstances that may trigger an independent review ('audit') of information pertaining to an assessment of site contamination (including reports thereon) include when Council either:
 - a. reasonably suspects that information provided by the applicant is incorrect or incomplete
 - b. needs to verify that information provided by the applicant adheres to appropriate standards, procedures and guidelines
 - c. does not have the capacity to technically review reports on the assessment of site contamination.
- 25. A statutory site audit is required only when there is a requirement to demonstrate compliance with:
 - a. a requirement under the *CLM Act*
 - b. an approved voluntary management proposal
 - c. a requirement imposed by at least one of the following
 - i. the *CLM Act*
 - ii. the *Resilience and Hazards SEPP*
 - iii. the *EP&A Act* (that is, development consent or any other approval under this Act)
 - d. any other requirement imposed by or under a relevant Act.
- 26. Independent review ('audit') can be undertaken by a consultant with the necessary competencies and qualifications.
- 27. A statutory site audit must be undertaken by a site auditor accredited under the relevant provisions of the *CLM Act*.
- 28. For statutory site audits (within the meaning of the *CLM Act*), Council must be provided:
 - a. the site audit statement that outlines the conclusions of a site audit
 - b. the site audit report that summarises the information reviewed by the accredited site auditor.
- 29. Requirements of site auditors are prescribed in the relevant guidelines made by the NSW EPA on the site auditor scheme under the *CLM Act*.
- 30. Costs associated with an independent review or the site audit process are with the applicant.

Environmental management plan

- 31. An environmental management plan is required when either:
 - a. residual contamination on land requires ongoing management to manage the risk of harm to human health and the environment, especially when onsite containment of contamination is proposed or is in place
 - b. there are restrictions on the use of the land due to contamination.
- 32. An environmental management plan is to consider:
 - a. suitable management systems (active or passive)
 - b. potential for intrusive works, including any works arising from the maintenance of service infrastructure or exempt and complying development works
 - c. ecologically sustainable development
 - d. management of offsite contamination.

33. Council can, under section 4.17 of the *EP&A Act*, include a condition of development consent that requires an applicant to prepare and submit to Council an environmental management plan.
34. An environmental management plan is to be prepared in accordance with the requirements prescribed by the NSW EPA *Practice Note: Preparing Environmental Management Plans for Contaminated Land*.
35. An environmental management plan is to be prepared by an appropriately qualified contaminated land consultant and can be reviewed by an accredited site auditor. Environmental management plans prepared to comply with the *CLM Act* must be prepared, or reviewed and approved by, a contaminated land consultant who is certified under a certification scheme recognised by the NSW EPA.
36. Notations indicating that land is subject to an environmental management plan are required in:
 - a. section 10.7(2) and 10.7(5) planning certificates under the *EP&A Act*
 - b. covenants registered on a land title under section 88B of the *Conveyancing Act 1919*.
37. Provisions of environmental management plans must be legally enforceable. Council can rely on section 4.17 of the *EP&A Act* to include, as a condition of development consent, that an ongoing environmental management plan be prepared and may also consider orders under section 124 of the *Local Government Act 1993*.

6.5.5 Maintaining compliance with development consent

Contaminated land

1. Council will monitor sites subject to an environmental management plan in accordance with any role or responsibility prescribed to it under that plan.
2. Council may monitor sites subject to remediation works to confirm that those works are undertaken in accordance with the site management provisions in Appendix 5.

Underground petroleum storage system

3. Council authorised officers may inspect and monitor these sites to ensure that the operation of underground petroleum storage systems maintains compliance with development consent and does not present an increased risk of harm to human health or the environment through site contamination (for example, through leaks and spills). The following are excluded:
 - a. sites with operational or abandoned underground petroleum storage systems licensed under Schedule 1 of the *POEO Act*
 - b. Council-owned or managed sites with operational or abandoned underground petroleum storage systems for which the NSW EPA is the ARA.
4. The inspection and monitoring of underground petroleum storage systems will focus on:
 - a. retail fuel service stations
 - b. fuel depots
 - c. multipurpose premises with retail fuel service (for example, general stores and post offices).
5. Council monitoring of these sites will be proportionate to the risk of harm posed by the underground petroleum storage system, which is to be determined by Council as a function of:
 - a. the age of underground petroleum storage tanks
 - b. existence of an onsite fuel system operation plan
 - c. evidence of loss monitoring
 - d. evidence leak detection
 - e. proximity to a sensitive receptor, which would also include both
 - i. irrigation channels for agricultural use
 - ii. the use of groundwater for potable water use.

6. Council may determine and/or amend the potential risk of harm for an individual underground petroleum storage system site using information obtained from any of the following:
 - a. an annual inspection
 - b. an inspection at a frequency commensurate with the risk of the site
 - c. an assessment of responses provided to the Council's survey of underground petroleum storage system sites by the person responsible for the underground petroleum storage system, with the survey to be sent every 2 years
 - d. a formal notification received by Council under Part 5.7 of the *POEO Act* in relation to a potential leak in the underground petroleum storage system
 - e. any other notification sent to Council regarding the operation or decommissioning of the underground petroleum storage system
 - f. notifications under sections 91 and 96 of the *POEO Act* in relation to clean-up and prevention notices, respectively
 - g. the finding of an abandoned underground petroleum storage tank on public or private land.
7. Artefacts generated from Council's inspection and monitoring of underground petroleum storage systems are to be kept in Council's electronic document and records management system and linked to Council's contaminated land site register and/or to Council's database of underground petroleum storage systems.

1.6. Duty to notify

1. Where Council considers that contamination on a site triggers the duty to report contamination under clause 60 of the *CLM Act*, and it is not clear whether or not the polluter or site owner has reported the contamination, Council may notify the EPA.
2. Where the land is under Council management and/or control, or Council is the polluter of land, Council will notify the EPA in accordance with clause 60 of the *CLM Act*.

1.7. Public land

1. Community or public land (or part thereof) under Council's control or management that is known to be contaminated will be managed so as to not increase the risk of harm to human health and the environment.⁴

1.8. Use of consultants

1. Contaminated land investigations will be undertaken by, and reports on these investigations are to be prepared, or reviewed and approved by, an appropriately qualified and certified consultant in accordance with relevant guidelines made by the NSW EPA.
2. The design and installation of underground petroleum storage systems will be undertaken by duly qualified persons within the meaning of the *UPSS Regulation*.

2. Documentation

This policy is supported by a range of capacity resources, documents, forms and templates that are either included or referred to in:

- Appendix 1 – 'Best Practice Resources on Managing Contaminated Land' (including the *Council Guidance on Implementing the Contaminated Land Policy*) to assist and inform Council's navigation of the contaminated land regulatory landscape
- Appendix 2 – 'Potential Land Uses and Activities That May Cause Site Contamination'
- Appendix 3 – 'Artefacts Generated in the Process of Managing Contaminated Land'
- Appendix 4 – 'Annotations for Section 10.7 Planning Certificates on Contaminated Land'
- Appendix 5 – 'Site Management Provisions for Remediation Works'.

⁴ <https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/procedures-for-land-managers>

Links to Policy

The following Council policies are relevant to this policy:

- Asbestos policy

Links to Procedure

The following Council procedures are relevant to this policy:

- Engineering guidelines and technical specifications
- Inspection and monitoring procedures
- Flood mapping

Links to Forms

Nil

References

- Asbestos policy
- Engineering guidelines and technical specifications
- Inspection and monitoring procedures
- Flood mapping

Responsibility

Director Environment & Planning

Document Author

Director Environment & Planning

Relevant Legislation

The following legislation and standards are referenced in this policy:

Legislation

- Building and Development Certifiers Act 2018
- Building and Development Certifiers Regulation 2020
- Contaminated Land Management Act 1997
- Conveyancing Act 1919
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Environmentally Hazardous Chemicals Act 1985
- Government Information (Public Access) Act 2009
- Home Building Act 1989
- Local Government Act 1993
- Local Planning Directions
- National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended)
- Protection of the Environment Operations Act 1997
- Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019
- Protection of the Environment Operations (Waste) Regulation 2014
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4 ('Remediation of Land')
- Water Management Act 2000
- Workplace Health and Safety Act 2011
- Workplace Health and Safety Regulation 2017

Guidelines

- Guide to Complying Development (2022)
- Guide to Writing Conditions of Consent (2021)
- Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019 (2020)
- Guidelines for the Vertical Mixing of Soil on Former Broad-Acre Agricultural Land (2003)
- Noise Policy for Industry
- Interim Construction Noise Guideline
- Liquid Trade Waste Management Guidelines (DPIE, 2021)
- Managing Land Contamination: Planning Guidelines: SEPP55 – Remediation of Land (1998) (and its revised form, the Contaminated Land Planning Guidelines, when released)
- Managing Urban Stormwater: Soils and Construction (4th ed., LANDCOM, March 2004)
- Waste Classification Guidelines (2014)
- Statutory guidelines made or approved by the NSW EPA under the *Contaminated Land Management Act 1997*
- Non-statutory guidance documents made by the NSW EPA

Standards

- Australian Standard AS 1940-2017: Storage and Handling of Flammable and Combustible Liquids
- Australian Standard AS 4897-2008: The Design, Installation and Operation of Underground Petroleum Storage Systems
- Australian Standard AS 4976-2008: The Removal and Disposal of Underground Petroleum Storage Tanks.

Best practice resources are available to assist Council in implementing this policy. These resources are listed in Appendix 1.

Associated Records

Appendix 1 – Best practice resources on managing contaminated land

The resources listed in Table A1.1 below are based on *Managing Land Contamination: Planning Guidelines: SEPP55 – Remediation of Land (SEPP55 Guidelines)*, guidelines made or approved by the EPA and on resources developed by the EPA and other NSW councils. They have been updated, where applicable, to reflect changes in the regulatory landscape.

The resources are also provided for processes ancillary to managing contaminated land, including underground petroleum storage systems, onsite and offsite management of contaminants (including waste material) in soil, and the selection of consultants, among other processes.

A draft revision of the *SEPP55 Guidelines* (that is, the *Contaminated Land Planning Guidelines*) was released by the NSW Department of Planning and Environment in 2018 but has yet to be finalised at the time of finalising the model policy. As already noted, the Contaminated Land Framework includes (where appropriate) elements of the draft guidelines.

Table A1.1: Best practice resources available to Council on managing contaminated land and underground petroleum storage systems

Resource	Author	Description
<i>Assessment of Site Contamination Reports</i>	RAMJO-REROC, Ballina and Bathurst CRCB projects	A resource to assist Council to ascertain the completeness of the report and to assist in the interpretation and use of its content. Also includes checklists to provide Council with a degree of confidence and certainty on the report.
<i>Managing Offsite Transport of Soil</i>	Ballina, RAMJO-REROC and	A resource outlining best practices in the offsite management of soil, including soil that includes waste

	FNWJO CRCB projects	materials generated during remediation, for offsite processing.
<i>Managing Asbestos in Development Control Processes</i>	FNWJO CRCB project	A resource for Council on managing asbestos in its operations. It is complementary to the Council <i>Asbestos Management Policy</i> .
<i>A Guide to Selecting a Consultant</i>	RAMJO-REROC and Ballina CRCB projects	An important resource for Council to identify the required competencies and qualifications of consultants for specific stages of the assessment of site contamination, in the design and installation of underground petroleum storage systems, and in managing asbestos.
<i>A Guide to Retail Service Station Owners on Managing UPSS Systems</i>	NSW EPA (updated by RAMJO-REROC and FNWJO CRCB projects)	A quick reference guide on the obligations of owners, operators and site managers of UPSS infrastructure. This guide is a retired NSW EPA resource that has since been updated by RAMJO and its collaborators.
<i>Council ARA Responsibilities and UPSS</i>	RAMJO-REROC CRCB project	A quick reference guide for Council on their responsibilities as the ARA regarding UPSS infrastructure.
<i>Decommissioning an Underground Petroleum Storage Tank or System</i>	NSW EPA	A fact sheet for Council on the process to decommission an underground petroleum storage system.
Statutory guidelines made or approved by the EPA	NSW EPA	The NSW EPA has made or approved a range of statutory guidelines dealing with different types of contamination. These guidelines are to be considered by accredited site auditors, contaminated land consultants, and those with a duty to report contamination to the NSW EPA.
Non-statutory guidelines made or approved by the EPA	NSW EPA	The NSW EPA has made or approved a range of non-statutory guidance documents dealing with different types of contamination. These guidance documents are to be considered by accredited site auditors, contaminated land consultants, and those with a duty to report to the EPA.

Note: RAMJO = Riverina and Murray Joint Organisation; REROC = Riverina Eastern Regional Organisation of Councils; CRCB = Council Regional Capacity Building; FNWJO = Far North West Joint Organisation.

Appendix 2 – Potential land uses and activities that may cause site contamination

Information provided in this appendix is taken from the Department of Planning and Environment's draft *Contaminated Land Planning Guidelines*. This information relates to activities that may cause contamination, as well as industries and associated chemicals that may cause contamination. The coverage of activities, industries and associated chemicals are largely the same when compared to the corresponding table in the *SEPP55 Guidelines*. Differences are presented in *italics*.

The information in these tables is to be used as a guide by Council in an initial evaluation of the potential for site contamination. However, a conclusive find as to whether land is 'contaminated' or 'not contaminated' can only be determined after a preliminary site investigation or a detailed site investigation.

Table A2.1: Activities that may cause site contamination

Acid and alkali plant and formulation	Iron and steel work
Agricultural and horticultural activities	Landfill sites
Airports	Metal treatment
Asbestos production and disposal	Mining and extractive industries
Battery manufacture and recycling	Oil production and storage
Breweries and distilleries	Paint formulation and manufacture
Chemical manufacture and formulation	Pesticide manufacture, formulation and use
<i>Council depots</i>	Power stations
Defence works	Printing shops
Drum reconditioning works	Railway yards
Dry-cleaning	<i>Research institutions (laboratories)</i>
Electrical manufacturing (transformers, capacitors)	Scrap yards
Electroplating and heat treatment premises	Service stations and fuel storage facilities (depots)
Engine works	Sheep and cattle dips
Explosives industry	Smelting and refining
<i>Firefighting training and the use of firefighting foams</i>	Tanning and associated trades
Foundries	<i>Waste processing, storage and treatment</i>
Fuel storage	Water and sewerage treatment plants
Gas works	Wood preservation
<i>Hospitals</i>	

Source: Table 1 in Appendix 1 of the Department of Planning and Environment's draft *Contaminated Land Planning Guidelines*. The use of *italics* indicates an activity not identified in these guidelines but is known to cause site contamination.

Table A2.2: Industries and associated chemicals that may cause contamination

Industry or activity	Main chemical group	Associated chemicals
Agricultural and horticultural activities		See – 'chemical manufacture and use' ('fertiliser', 'fungicides', 'herbicides' and 'pesticides').
Airports	Hydrocarbons	Aviation fuels (total petroleum hydrocarbons, kerosene), <i>PFAS</i>
	Metals	Particularly lead, aluminium, magnesium, chromium, chlorinated solvents

Industry or activity	Main chemical group	Associated chemicals
Asbestos production and disposal	Asbestos	Asbestos (bonded and fibrous). Be aware of assessments in areas of naturally occurring asbestos. ¹
Battery manufacture and recycling	Acids	Sulfuric acid
	Metals	Lead, manganese, zinc, cadmium, nickel, cobalt, mercury, silver, antimony
Breweries and distilleries	Alcohol	Ethanol, methanol, esters
Chemical manufacture and use	Acid and alkali	Mercury; chlorine (chloralkali process); sulfuric, hydrochloric and nitric acids; sodium and calcium hydroxides
	Adhesives and resins	Polyvinyl acetate, phenols, formaldehyde, acrylates, phthalates
	Drum reconditioning works	Chemicals, paints, resins, tars, adhesives, oils, fuels, solvents, drum residues
	Dyes	Chromium, titanium, cobalt, sulfur organic compounds, nitrogen organic compounds, sulfates, solvents
	Explosives	Acetone, nitric acid, ammonium nitrate, pentachlorophenol, ammonia, sulfuric acid, nitroglycerine, calcium cyanamide, lead, ethylene glycol, methanol, copper, aluminium, bis(2-ethylhexyl) adipate, dibutyl phthalate, sodium hydroxide, mercury, silver
	Fertiliser	Calcium phosphate, calcium sulfate, nitrates, ammonium sulfate, carbonates, potassium, copper, magnesium, molybdenum, boron, cadmium, arsenic
	Flocculants	Aluminium
	Foam production	Urethane, formaldehyde, styrene
	Fungicides	Carbamates, copper sulfate, copper chloride, sulfur, chromium, zinc
	Herbicides	Ammonium thiocyanate, carbamates, organochlorines, organophosphates, arsenic, mercury, triazines
	Paints	<u>Heavy metals</u> – arsenic, barium, cadmium, chromium, cobalt, lead, manganese, mercury, selenium, zinc, titanium <u>Solvents</u> – toluene oils, either natural (for example, pine oil) or synthetic, hydrocarbon
	Pesticides	<u>Active ingredients</u> – arsenic, lead, organochlorines, organophosphates, sodium tetraborate, carbamates, sulfur, synthetic pyrethroids <u>Solvents</u> – xylenes, kerosene, methyl isobutyl ketone, amyl acetate, a wide range of chlorinated solvents
	Pharmaceutical	<u>Solvents</u> – acetone, cyclohexane, methylene chloride, ethyl acetate, butyl acetate, methanol, ethanol, isopropanol, butanol, pyridine methyl ethyl ketone, methyl isobutyl ketone, tetrahydrofuran
	Photography	Hydroquinone, sodium carbonate, sodium sulfite, potassium bromide, monomethyl para-aminophenol sulfate, ferricyanide, chromium, silver, thiocyanate, ammonium compounds, sulfur compounds, phosphate, phenylene diamine, ethyl alcohol, thiosulfates, formaldehyde
Plastics	Sulfates, carbonates, cadmium, solvents, acrylates, phthalates, styrene	
Rubber	Carbon black	

Industry or activity	Main chemical group	Associated chemicals
	Soaps, detergents	<u>General</u> – potassium compounds, phosphates, ammonia, alcohols, esters, sodium hydroxide, surfactants (sodium lauryl sulfate), silicate compounds <u>Acids</u> – sulfuric acid and stearic acid <u>Oils</u> – palm, coconut, pine, tea tree
	Solvents	<u>General</u> – ammonia <u>Hydrocarbons</u> – for example, BTEX <u>Chlorinated organics</u> – for example, tetrachloroethene (perchloroethylene) trichloroethene, trichloroethane, dichloroethane, carbon tetrachloride, methylene chloride
<i>Council depots</i>		Hydrocarbons, PAH, asbestos, heavy metals, pesticides, herbicides, <i>PFAS</i>
Defence works		Hydrocarbons, <i>PFAS</i> , asbestos <i>See also</i> – ‘chemical manufacture and use’ (‘explosives’), ‘foundries’, ‘engine works’, ‘service stations and fuel storage facilities (depots)’
Dry-cleaning	Chlorinated solvents	Tetrachloroethene (perchloroethylene), trichloroethylene, 1,1,1-trichloroethane, carbon tetrachloride, white spirit (mixed hydrocarbons)
Electrical manufacturing	Solvents, metals	PCBs (transformers and capacitors), solvents, tin, lead, copper, mercury
Engine works	Hydrocarbons, metals, solvents, acids, alkalis, refrigerants	<u>Refrigerants</u> – chlorofluorocarbons, hydrochlorofluorocarbons, hydrofluorocarbons
	Antifreeze	Particularly aluminium, manganese, iron, copper, nickel, chromium, zinc, cadmium, lead, and oxides, chlorides, fluorides and sulfates of these metals
Foundries	Metals	Particularly aluminium, manganese, iron, copper, nickel, chromium zinc, cadmium, lead, and oxides, chlorides, fluorides and sulfates of these metals
<i>Firefighting training and the use of firefighting foam</i>	<i>PFAS</i>	Hydrocarbons, solvents, chlorinated solvents, inorganics
Gas works	Inorganics	Asbestos, ammonia, cyanide, nitrate, sulfide, thiocyanate, aluminium, antimony, arsenic, barium, cadmium, chromium, copper, iron, lead, manganese, mercury, nickel, selenium, silver, vanadium, zinc
	Organics	BTEX, phenolics, PAHs and coke
<i>Hospitals</i>	Waste	Asbestos, various
	Radioactive material	Diagnostic and therapeutic isotopes
Iron and steel work	Organics, metals	BTEX; phenolics; PAHs; metals and oxides of iron, nickel, copper, chromium, magnesium, manganese and graphite
Landfill sites	Gases, metals, organics	Methane, carbon dioxide, ammonia, sulfides, heavy metals, organic acids, hydrocarbons, asbestos
Marinas	Antifouling paints	Copper, tributyltin <i>See also</i> – ‘engine works’, ‘metal treatments’ (‘electroplating’ metals)
Metal treatment	Electroplating	<u>Metals</u> – nickel, chromium, zinc, aluminium, copper, lead, cadmium, tin

Industry or activity	Main chemical group	Associated chemicals
		<u>Acids</u> – sulfuric, hydrochloric, nitric and phosphoric acids <u>General</u> – sodium hydroxide, 1,1,1-trichloroethane, tetrachloroethylene, toluene, ethylene glycol, cyanide compounds
	Liquid carburising baths	Sodium, cyanide, barium, chloride, potassium chloride, sodium chloride, sodium carbonate, sodium cyanate
Mining and extractive industries		Arsenic, mercury and cyanides. <i>See also</i> – ‘chemical manufacture and use’ (‘explosives’). Aluminium, arsenic, copper, chromium, cobalt, lead, manganese, nickel, selenium, zinc and radio radionuclides. The list of heavy metals should be decided according to the composition of the deposit and known impurities. Consideration should be given to chemicals associated with any mineral processing that also occurred on the mine site. PFAS chemicals associated with firefighting equipment to protect mining infrastructure
Oil production and storage		<i>See</i> – ‘service stations and fuel storage facilities (depots)’
Paint formulation and manufacture		<i>See</i> – ‘chemical manufacture and use’ (‘paints’)
Pesticide manufacture, formulation and use		<i>See</i> – ‘chemical manufacture and use’ (‘pesticides’)
Power stations		Asbestos, PCBs, fly ash metals, water treatment chemicals
Printing shops		Acids, alkalis, solvents, chromium, trichloroethene, methyl ethyl ketone <i>See also</i> – ‘chemical manufacture and use’ (‘photography’)
Railway yards		Hydrocarbons, asbestos, arsenic, phenolics (creosote), heavy metals, nitrates, ammonia
<i>Research Institutions (laboratories)</i>		Various, depending on the nature of work being carried out. A case-specific evaluation is required.
Scrap yards		Hydrocarbons, metals, solvents, asbestos
Service stations and fuel storage facilities (depots)	Petroleum hydrocarbons, PAHs and lead	Aromatic hydrocarbons, BTEX, naphthalene, PAHs, phenols, lead
Sheep and cattle dips		Arsenic, organochlorines, organophosphates, carbamates, synthetic pyrethroids
Smelting and refining		Metals, fluorides, chlorides and oxides of copper, tin, silver, selenium lead, and aluminium
Tanning and associated trades	Various	<u>Metals</u> – chromium, manganese, aluminium <u>General</u> – ammonium sulfate, ammonia, ammonium nitrate, arsenic phenolics, formaldehyde, sulfide, tannic acid
Water and sewerage treatment plants	Metals and chemicals used in water treatment and wastewater	Aluminium, arsenic, cadmium, chromium, cobalt, lead, nickel, fluoride, lime, zinc

Industry or activity	Main chemical group	Associated chemicals
	and biosolids treatment	
<i>Waste processing, storage and treatment</i>	Fire retardants, plastics	Polybrominated diphenyl ethers, PFAS, plasticisers
Wood preservation	Metals	Chromium, copper, arsenic, naphthalene, ammonia, pentachlorophenol, dibenzofuran, anthracene, biphenyl, ammonium sulfate, quinoline, boron, creosote, organochlorine pesticides

Note: PFAS = per- and polyfluoroalkyl substances; BTEX = benzene, toluene, ethylbenzene, xylene; PAH = polycyclic aromatic hydrocarbons; PCB = polychlorinated biphenyl.

Source: Table 2 in Appendix 1 of the Department of Planning and Environment's draft *Contaminated Land Planning Guidelines*. The use of *italics* indicates an activity not identified in these guidelines but is known to cause site contamination.

¹
<https://trade.maps.arcgis.com/apps/PublicInformation/index.html?appid=87434b6ec7dd4aba8cb664d8e646fb06>

Appendix 3 – Artefacts generated in the process of managing contaminated land

Table A3.1 lists artefacts either prepared by or for Council in a process to consider and assess site contamination. These artefacts should be retained in Council's electronic document and records management system and also linked to the respective record in Council's contaminated land site register.

These artefacts can also be provided with section 10.7 planning certificates under the *EP&A Act*.

Table A3.1: Artefacts generated in a process to assess site contamination

Process	Artefact	Prepared by	Description
Initial evaluation	Checklist	Council	To guide Council's consideration of the potential for site contamination.
Preliminary site investigation	Report on the preliminary site investigation	Consultant	Reports the possibility of potential contamination based on historical land use. It includes the development of the conceptual site model.
	Checklist	Council	Confirms whether the requirements of the investigation have been met.
Detailed site investigation	Report on the detailed site investigation	Consultant	Defines the extent and degree of contamination and assesses potential risks posed to health and the environment by contaminants. The investigation is also used to obtain sufficient information for the development of a remediation action plan if required.
	Checklist	Council	Confirms whether the requirements of the investigation have been met.
Remediation	Remediation action plan	Consultant	A plan that sets out remediation objectives and documents the proposed remediation process.
	Validation report	Consultant	Reports on whether the objectives for remediation and any conditions of development consent have been achieved.
Site audit	Site audit report	Consultant	A summary of information reviewed by the accredited site auditor.
	Site audit statement	Consultant	An outline of the conclusions of a site audit.
Environmental management plan		Consultant	Outlines the mitigation measures and/or monitoring requirements where the full clean-up of a site is not feasible or where onsite containment of contamination has been proposed.

Table A3.2 lists key artefacts generated in a process to regulate contaminated land and underground petroleum storage systems.

These artefacts should be retained in Council's electronic document and records management system, and also linked to the respective record in Council's contaminated land site register.

These artefacts may also be included on section 10.7 planning certificates under the *EP&A Act*.

Table A3.2: Artefacts generated in a process to regulate contaminated land and underground petroleum storage systems

Process	Artefact	Prepared by
EPA notices and orders under the <i>CLM Act</i>	Preliminary investigation order	EPA
	Significant contaminated land notice	EPA
	Management order	EPA
	Voluntary management proposal	Landowner, or person managing an activity that caused the site contamination
	Environmental management plan	EPA/landowner
	Revocation of orders under the <i>CLM Act</i>	EPA
Pollution prevention	Waste classification report	Person responsible for remediation
	UPSS inspection form	Council
	Contaminated land investigation form	Council
	<i>POEO Act</i> section 91 clean-up notice	Council/EPA
	<i>POEO Act</i> section 96 prevention notice	Council/EPA
	Leak notification under the <i>POEO Act</i> Part 5.7	Council / UPSS operator
	Fuel system operation plan	Council / UPSS operator
	Loss monitoring reports	Council / UPSS operator
	Leak detection reports	Council / UPSS operator
Decommissioning of a UPSS (category 2 remediation works)	Development application	
	Notifications (leak notification)	UPSS owner
	Validation report	Consultant
Information management	<i>POEO Act</i> section 192 and 193 requests for information	Council
	Survey of UPSS operators	Council
Compliance	Penalty infringement notices	Council

Appendix 4 – Annotations for section 10.7 planning certificates on contaminated land

Council is required to include contaminated land information on section 10.7 planning certificates. This requirement is anchored in:

- the *EP&A Act*
 - section 10.7(2), as elaborated by the *Environmental Planning and Assessment Regulation 2021*
 - section 10.7(5), in relation to advice on other matters affecting the land
 - section 10.7(6), in relation to furnishing of contaminated land information in good faith with Schedule 6 of the *EP&A Act*
- section 10(1) in schedule 2 of the *Environmental Planning and Assessment Regulation 2021* in relation to whether an adopted Council policy restricts the development of land because of site contamination
- the *CLM Act*
 - section 10(1)(a)–(b), in relation to preliminary investigation orders issued by the EPA for the land
 - section 44, in relation to the EPA’s repeal or revoking of orders and notices issued under section 10 of the *CLM Act*
 - section 59(2), in relation to matters that are to be included in section 10.7 planning certificates.

The information required to be included on a planning certificate is outlined in Table A4.1. Council must note that information prescribed under section 59(2) of the *CLM Act* pertains to land that ‘is’ subject – not ‘was’ subject – to the prescribed regulatory processes. However, Council can elect to include this historical information on planning certificates in accordance with its *Contaminated Land Policy*.

Table A4.1: Contaminated land information required on section 10.7 planning certificates

Planning certificate	Contaminated land information
Section 10.7(2)	<p>A statement that Council has adopted a policy to restrict the development of land because of the actual or potential likelihood of that land being contaminated. See Table A4.2 for annotations that Council can use.</p> <p>At the date of issue of the planning certificate, a statement that the land to which the planning certificate relates is:</p> <ul style="list-style-type: none"> • significantly contaminated land within the meaning of the <i>CLM Act</i>, including whether only part or all of the land is significantly contaminated • subject to a management order under the <i>CLM Act</i> • the subject of an approved voluntary management proposal under the <i>CLM Act</i> • subject to an ongoing maintenance order under the <i>CLM Act</i> • the subject of a site audit statement under the <i>CLM Act</i>. <p>Council may elect to include information on the potential of site contamination because the historical use of that land is known or reasonably suspected by Council to be an activity identified in Appendix 2. See Table A4.2 for annotations that Council can use.</p>
Section 10.7(5)	<p>Information provided on section 10.7(2) planning certificates and additional information Council may elect to disclose pertaining to the actual or potential contamination of the land. See Table A4.2 for annotations that Council can use.</p>

Table A4.2: Annotations for additional information on section 10.7 planning certificates for land that is or may be contaminated

Situation	Annotation
<p>Council has identified that the land:</p> <ul style="list-style-type: none"> • has a previous land-use history that could have involved the use of contaminants on the site (for example, the land may have been used for an activity listed in Appendix 2) • is known to be contaminated but has not been remediated. 	<p>‘Council has adopted by resolution a policy on contaminated land that may restrict the development of the land. This policy is implemented when zoning or land-use changes are proposed on lands that have previously been used for certain purposes. Consideration of Council’s adopted policy and the application of provisions under relevant State legislation is warranted.’</p>
<p>Council has identified that the land is known to contain contaminants but that it has been remediated for a particular use or range of uses, and some contamination remains on the site (for example, encapsulated).</p>	<p>‘Council has adopted by resolution a policy on contaminated land that may restrict the development of the land. This policy is implemented when zoning or land-use changes are proposed on lands that are considered to be contaminated or on lands that have been remediated for a specific use. Consideration of Council’s adopted policy and the application of provisions under relevant State legislation is warranted.’</p>
<p>Council records do not contain a clear site history without significant gaps in information, and Council cannot determine whether the land is contaminated and, therefore, the extent to which Council’s policy should apply.</p>	<p>‘Council has adopted by resolution a policy on contaminated land that may restrict the development of the land. This policy is implemented when zoning or land-use changes are proposed on lands that have previously been used for certain purposes. Council records do not have sufficient information about the previous use of this land to determine whether the land is contaminated. Consideration of Council’s adopted policy and the application or provisions under relevant state legislation is warranted.’</p>

Note: The information in this table applies where Council has adopted a policy to restrict the development of land because of the actual or potential likelihood of that land being contaminated.

Appendix 5 – Site management provisions for remediation works

Council can impose site management provisions for proposed remediation works. Council will request that these provisions be included in a remediation action plan that is to be lodged to Council prior to commencing these works. Council will require remediation works to be carried out in accordance with the remediation action plan.

The site management provisions listed in Table A5.1 are taken from the *Resilience and Hazards SEPP* and amended to reflect best practice site management, as included in the draft *Contaminated Land Planning Guidelines* and in other Council contaminated land policies.

Remediation work must comply with the requirements of the:

- *CLM Act*
- *Contaminated Land Planning Guidelines*
- *Resilience and Hazards SEPP*
- *POEO Act*.

Council will also require the validation report to be lodged with Council within 60 days of the completion of remediation works and, where applicable, prior to the issuance of a subdivision or construction certificate.

Table A5.1: Site management provisions to be included in a remediation action plan

Parameter	Provision to be included in a remediation action plan
Air quality	<p>Emissions of dust, odour and fumes from a remediation site are to be appropriately controlled and in accordance with relevant regulations and guidelines made or approved by the EPA.</p> <p>These may include but are not limited to:</p> <ul style="list-style-type: none"> • ensuring no onsite burning of material • maintaining equipment in a functional manner to minimise exhaust emissions • covering vehicles transporting soil (including contaminated soil) and/or infill onsite or offsite • establishing dust suppression and control measures to minimise windborne emissions of dust, having regard to site-specific wind conditions • monitoring and managing odours, including the use of a hydrocarbon mitigating agent on the impacted areas and materials • covering stockpiles of contaminated soil that remain onsite for more than 24 hours (see 'stockpiles' for additional provisions) • regularly monitoring air quality throughout remediation work.
Bunding	<p>Any areas used for remediation or the stockpiling of construction materials or contaminated soils shall be controlled to contain surface water run-off and run-on and be designed and constructed so as to prevent the leaching of contaminants into the subsurface or groundwater.</p> <p>Locate stockpiles and construction materials away from drainage lines and provide bunding of disturbed areas and excavations to prevent run-off to waterways or stormwater where necessary.</p> <p>All surface water discharges from the banded areas to Council's stormwater system shall not contain detectable levels of the contaminants of concern and must comply with the relevant EPA and ANZECC standards for water quality.</p> <p>Any discharge must satisfy the provisions of the <i>POEO Act</i>.</p>
Capping or containment of contaminated soil	<p>Capping of contaminated soil should occur only after alternative remediation works have been investigated, particularly in urban zoning or areas</p>

Parameter	Provision to be included in a remediation action plan
	<p>identified as future growth in Council's local environment plan or development control plan.</p> <p>Contaminated soil is only permitted to be capped if it does not prevent any permitted use of the land and if it can be demonstrated that there will be no ongoing impacts on human or environmental health.</p> <p>Capping of contaminated soil that exceeds zoning permissible levels is classified as category 1 remediation work and may only be permitted with development consent.</p> <p>The soil investigation levels for urban redevelopment in NSW are contained in <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i> (as amended).</p> <p>Where the proposed remediation involves the onsite containment of contaminated material, the need for a continuing monitoring program should be assessed by both the 's consultants and Council. To ensure that future owners of the site are aware of the contaminated material and any ongoing maintenance and monitoring, Council may impose a consent condition on any subsequent development application for the subject site, requiring a covenant to be registered on the title of the land that gives notice of the existence of onsite containment of the contaminated soil. The covenant may also bind the owners or any future owners to the responsibility of ongoing monitoring and maintenance (as described in an environmental management plan) and any future remediation works required.</p> <p>Records of any maintenance undertaken on the site shall be kept for future reference and provided to Council annually.</p> <p>The cost of preparing the covenant is borne by the applicant.</p>
Consultants	<p>Ensure consultants (or contractors) undertaking the remediation works have the required competencies and qualifications.</p> <p>Remediation work requiring validation by a site auditor (that is, a statutory site audit) must use a site auditor accredited under Part 4 of the <i>CLM Act</i>.</p> <p>Validation of remediation work that is not a statutory site audit is to be undertaken by a consultant with the necessary competencies and qualifications.</p>
Consultation	<p>Written notification to adjoining owners and occupants is to occur at least two days prior to commencing remediation works.</p> <p>This notification is to include:</p> <ul style="list-style-type: none"> • the estimated length of remediation work • the hours of remediation work • the contact details of the site manager. <p>Signage visible from the road and adjacent to site access is to display the site manager and remediation contractor contact details for the duration of the works.</p>
Decommissioning of underground petroleum storage systems	<p>The removal of all UPSSs is to be undertaken in accordance with the:</p> <ul style="list-style-type: none"> • <i>UPSS Regulations</i> • SafeWork NSW requirements • <i>Australian Standard AS 4976-2008: The Removal and Disposal of Underground Petroleum Storage Tanks.</i> <p>Decommissioning of an underground petroleum storage tank or system must be undertaken by a duly qualified person who holds a demolition licence from SafeWork NSW and is competent and experienced in the task. Following the removal of an underground petroleum storage tank or system, the site area, which includes bowser lines and fuel lines, shall be assessed, remediated if need be and validated in accordance with the requirements above and with guidelines made or approved by the NSW EPA.</p>

Parameter	Provision to be included in a remediation action plan
	All documents must be submitted to Council, including (but not limited to) a validation report (or tank pit validation) prepared in accordance with relevant guidelines made or approved by the EPA.
Erosion and sediment control	<p>An ESCP shall be prepared and submitted to Council for approval prior to commencing remediation works.</p> <p>The ESCP shall be developed with regard to the requirements detailed in Council's <i>Soil and Water Management Policy</i> and Council's <i>Engineering Guidelines and Technical Specifications</i> and must include leachate collection and disposal.</p> <p>Sediment control structures shall be provided to prevent sediment from entering drainage systems, particularly where surfaces are exposed or where soil is stockpiled.</p> <p>All erosion and sediment control measures must be maintained in a functional condition throughout the remediation works.</p> <p>Vehicles are to be cleaned prior to leaving the site.</p> <p><i>Also see – 'soil and water management' for related provisions.</i></p>
Hazardous material	<p>Hazardous and industrial wastes arising from the remediation work shall be removed and disposed of in accordance with the requirements of the NSW EPA and SafeWork NSW, together with the:</p> <ul style="list-style-type: none"> • <i>Workplace Health and Safety Act 2011</i> • <i>Workplace Health and Safety Regulation 2017</i> • <i>CLM Act</i> and subordinate regulations • <i>Environmentally Hazardous Chemicals Act 1985</i> and subordinate regulations. <p>Under the <i>POEO Act</i>, the transportation of Schedule 1 hazardous waste is a scheduled activity and thereby required by the EPA to be carried out by a transporter licensed by the NSW EPA.</p> <p><i>Also see – 'waste' for additional related site management provisions.</i></p>
Health and safety	<p>All works associated with remediation works must comply with workplace health and safety legislation and other applicable SafeWork NSW requirements.</p> <p>This requires:</p> <ul style="list-style-type: none"> • the preparation of a health and safety plan • site fencing, public safety warning signs and security surveillance (where applicable) to be established for the remediation site.
Hours of work	<p>All remediation work (including the delivery and removal of materials or equipment) shall be limited to the following hours of work (unless through an alternative mutual agreement in writing with Council):</p> <ul style="list-style-type: none"> • Monday to Saturday – 7.00 am to 5.00 pm • Sunday and Public Holidays – no remediation work is permitted <p>Note: The hours of work listed above are in accordance with the <i>Exempt and Complying Development Codes SEPP</i>.</p>
Importation of infill	<p>All fill imported to the site shall be validated as virgin excavated natural material as defined in the <i>POEO Act</i> to ensure that it is:</p> <ul style="list-style-type: none"> • suitable for the proposed land use from a contamination perspective • compatible with the existing soil characteristics for site drainage purposes. <p>Council may, in certain instances, require the details of the appropriate validation of imported fill material to be submitted with any application for the future development of the site. Hence, all fill imported onto a site is to be validated by one or both of the following methods during remediation works:</p>

Parameter	Provision to be included in a remediation action plan
	<ul style="list-style-type: none"> • Imported fill should be accompanied by documentation from the supplier that certifies that the material is not contaminated, based upon analyses of the material or the known past history of the site where the material is obtained. • Sampling and analysis of the fill material should be conducted in accordance with the NSW EPA <i>Sampling Design Guidelines</i> to ensure that the material is not contaminated. <p>Fill should be imported and exported in accordance with the provision of a virgin excavated natural material exemption or an NSW resource recovery order and exemption.</p> <p>Fill is permitted for use provided that it:</p> <ul style="list-style-type: none"> • is not itself contaminated, particularly with waste material (including asbestos) • is weed and pest free • is compatible with the existing soil characteristics so as not to adversely affect site drainage.
Landscaping and rehabilitation	<p>The remediation work site must be stabilised to ensure that no offsite impacts occur on the site after completion. This requires:</p> <ul style="list-style-type: none"> • the preparation of a landscaping plan • landscaping of the site in accordance with the landscape plan • the progressive stabilisation and revegetation of disturbed areas in accordance with the landscape plan. <p>There shall be no removal or disturbance to trees or native understorey without prior written consent obtained through Council's tree preservation order process.</p> <p>All trees that will be retained on the site must be suitably protected from damage during remediation works. This includes the provision of protective fencing to protect the root zone of these trees. The fencing must extend, at a minimum, to the drip line of each tree.</p> <p>No stockpiling, storage, excavation, vehicle parking or vehicle movement is to occur within the root zone protection area. Tree protection fencing must remain in place until the end of remediation works.</p> <p>All exposed areas shall be progressively stabilised and revegetated upon the completion of remediation works.</p>
Noise and vibrations	<p>Any noise and vibrations from the site shall be limited by complying with the NSW EPA's <i>Noise Policy for Industry (2017)</i> and the <i>Interim Construction Noise Guideline</i>.</p> <p>All equipment and machinery shall be operated in an efficient manner to minimise noise from the site on adjoining properties, including (when necessary) ensuring that plant equipment noise is suppressed.</p> <p>The use of any plant or machinery shall not, on any premises, cause vibrations in excess of the relevant NSW EPA guidelines and Australian Standards.</p>
Rodents and vermin	<p>Rodents and vermin are to be adequately controlled and disposed of in an environmentally appropriate manner.</p>
Site access and vehicle use	<p>Vehicle access to the site shall be designated to prevent the tracking of sediment onto public roadways and footpaths. Soil, earth, mud or similar material must be removed from the roadway by sweeping, shovelling or a means other than washing on a daily basis or as required by an appropriate authority. Soil residue from vehicle wheels shall be collected and disposed of in an appropriate manner.</p> <p>All vehicles are to:</p>

Parameter	Provision to be included in a remediation action plan
	<ul style="list-style-type: none"> • enter and exit the site in a forward motion • comply with all road rules, including vehicle weight limits • minimise the use of local roads by using state roads where available • be cleaned pre-work and post-work to prevent the movement of weed seeds • have all loads securely covered or sealed to prevent the release of any dust, fumes, soil or liquid emissions during transportation • conduct deliveries of soil, materials, equipment or machinery during the hours of remediation work (see 'hours of work').
Site security and lighting	<p>The site shall be secured to ensure against all unauthorised access by using appropriate fencing.</p> <p>It is recommended that security lighting be used to deter unauthorised access. If security lighting is used, it shall be shielded to protect the amenity of adjoining landowners.</p>
Soil and water management	<p>All remediation works shall be conducted in accordance with a site-specific soil and water management plan prepared in accordance with the requirements of LANDCOM's <i>Managing Urban Stormwater: Soils and Construction</i>.¹</p> <p>The plan should aim to segregate and manage both contaminated and non-contaminated areas in a manner that minimises the potential dispersal of contaminants and any cross-contamination of contaminated and non-contaminated materials. In some cases, standard erosion and sediment control requirements will be inadequate for managing contaminated soils and water.</p> <p>Where remediation work involves the excavation of soil, the person responsible for the remediation work shall consult Council's flood mapping. Where works are proposed to be undertaken within an area identified by Council as having the potential to be impacted by flood waters (that is, inundation), such works shall be undertaken in alignment with the responsive actions for such potential site inundation as described in the site-specific soil and water management plan.</p> <p>A copy of the remediation action plan and the soil and water management plan shall be kept onsite and made available to Council officers on request. Soil and water management measures for remediation work in relation to stockpiles, site access, excavation pump-out, landscaping and rehabilitation, and bunding are discussed elsewhere in this table.</p> <p>See – 'erosion and sediment control' for related provisions.</p>
Stockpiles	<p>No stockpiles of soil or other materials shall be placed on public land (for example, footpaths, reserves or nature strips).</p> <p>All stockpiles shall be placed away from drainage lines, gutters or stormwater pits or inlets. All stockpiles of soil or other material shall be maintained to prevent dust, odours or seepage. All stockpiles of contaminated soils shall be secured to prevent dust, odour or seepage if being stored for more than 24 hours.</p> <p>Stockpiling of contaminated materials requires special measures to manage the generation of leachate, run-off, vapours, odours and airborne particulates.</p> <p>Store any temporary stockpiles of contaminated soil in a secure area.</p>
Unexpected finds during remediation works	<p>Council is required to be notified of any new information that comes to light during remediation works that has the potential to alter previous conclusions regarding site contamination.</p>
Validation report	<p>The validation report is to be prepared in accordance with relevant guidelines made by the NSW EPA.</p>

Parameter	Provision to be included in a remediation action plan
	<p>A copy of the validation report is to be provided to Council within 60 days of completing the remediation works and prior to commencing development works at the site.</p> <p>The validation report is to:</p> <ul style="list-style-type: none"> • contain a copy of any reports or records taken during remediation or following the completion of validation works • contain a validation statement detailing that all works have been undertaken and completed satisfactorily and in accordance with relevant guidelines made or approved by the EPA • demonstrate that the objectives of the remediation action plan have been achieved, any conditions of development consent have been complied with and whether any further remediation work or restrictions on land use are required • provide evidence confirming that all NSW EPA, SafeWork NSW and other regulatory authorities' license conditions, approvals and/or regulatory requirements have been met, including in respect of managing contaminated soil and other waste material generated by the remediation works • identify the need for continued monitoring in situations where clean-up is not feasible or onsite containment has occurred • state the suitability of the site for its current or proposed use. <p>Successful validation is the statistical confirmation that the remediated site complies with the clean-up criteria set for the site. The full cost of the validation is borne by the applicant.</p>
Vertical mixing (on agricultural land)	<p>The <i>Guidelines for the Vertical Mixing of Soil on Former Broad-Acre Agricultural Land</i> relates to the remediation of large agriculture properties with low-level but broad-spread contamination.</p> <p>The relevant NSW EPA guidelines are not designed or suitable for use in the remediation of contamination, including lead contamination, on small allotments. Therefore, Council will not support remediation action plans relying on this methodology, and an alternative remediation methodology shall be used for small allotments.</p>
Waste	<p>If contaminated soil and other waste material generated by the remediation works are to be treated and managed onsite, the treatment and management of each is to be in accordance with relevant guidelines made or approved by the EPA.</p> <p>If contaminated soil and other waste material generated by the remediation works are to be removed from the site, then this must be in accordance with the <i>POEO Act</i> and its waste regulation. This includes:</p> <ul style="list-style-type: none"> • the preparation of a waste management plan • that the waste classification process complies with the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and is undertaken by an appropriately qualified consultant • record-keeping for waste going to a licensed landfill or a resource recovery facility regarding <ul style="list-style-type: none"> ○ how the waste is to be treated and transported ○ evidence that the landfill is licensed to accept this waste • the requirement that transport of the waste to or from a site must be by a licensed waste transport contractor. <p>Any enquiries associated with the offsite disposal of waste from a contaminated site should be referred to the EPA helpline (phone 131 555).</p>

Parameter	Provision to be included in a remediation action plan
	<p>If contaminated soil or other waste generated by the remediation works is to be transported to Council's landfill or waste management facility:</p> <ul style="list-style-type: none"> • Council's Waste Management Facility only accepts waste in accordance with its Environment Protection Licence (number XXXX). • Section L5 Waste requires that waste be general solid waste. Analysis of the contaminated soil is to be undertaken to verify that the waste is general solid waste. • All documentation is to be provided to Council's Waste Management Team and approved prior to the waste entering the landfill. <p>See – 'hazardous material' for related site management provisions.</p>
Water quality: dewatering – excavation and groundwater pump-out	<p>Only clean and unpolluted waters are to be discharged to Council's stormwater system or any watercourse. Any discharge must satisfy the provisions of the <i>POEO Act</i>.</p> <p>Prior to any dewatering commencing, a dewatering management plan shall be submitted to Council.</p> <p>All pump-out water must be analysed for concentrations of suspended solids, pH and any contaminants of concern. The analytical results must comply with the relevant NSW EPA and ANZECC standards for the quality of water discharged to stormwater. If necessary, the water shall be treated prior to discharge.</p> <p>If the water quality does not comply with the identified criteria, then it cannot be discharged to stormwater. Alternative arrangements for the disposal of water shall be provided, if necessary (for example, offsite disposal by a licensed liquid waste transporter for treatment or disposal at an appropriate waste treatment or processing facility).</p> <p>Dewatering may require a licence from the NSW Office of Water.</p>
Water quality: groundwater	<p>Any contamination assessment, carried out in accordance with the requirements of the relevant guidelines made or approved by NSW EPA in accordance with the <i>CLM Act</i>, shall address the potential for contamination of groundwater at the site.</p> <p>Any work below the water table may require a licence from the NSW Office of Water. Such works include bores for water supply, testing and monitoring, and any dewatering or extraction.</p> <p>If the groundwater at the site is found to be contaminated, then Council, the NSW Office of Water and the NSW EPA are to be notified</p>

Note: ANZECC = Australian and New Zealand Environment and Conservation Council; UPSS = underground petroleum storage system; ESCP = erosion and sediment control plan.

¹ <https://www.environment.nsw.gov.au/research-and-publications/publications-search/managing-urban-stormwater-soils-and-construction-volume-1-4th-edition>

Document Name	Document Version Number	Review Date
Private Swimming Pool Inspection Policy	1.0.2	August 2024
Date Adopted	Minute Number	Status
25 September 2019	5384	Amended policy

Purpose

Scope

- To outline Council's Private Swimming Pool Barrier Inspection Policy which is a statutory requirement imposed upon Council under Section 22B of the Swimming Pool Act 1992.
- To describe what enforcement measures Council will take on detection of non-compliance with swimming pool fencing requirements.

Definitions

Policy Content

On 29 October 2012 the Swimming Pool Amendment Act 2012 introduces a number of changes to the Swimming Pool Act 1992 and there were corresponding changes made to the Swimming Pool Regulation 2008.

This policy has been prepared in response to the inclusion in the Swimming Pool Act 1992 of Section 22B which is outlined below:

22B Mandatory pool inspection program by local authority

1. A local authority must, within 6 months after the commencement of this section, develop and adopt a program for the inspection of swimming pools in its area to ensure compliance with the requirements of this Part.
2. Within 12 months after the commencement of this section, the program must make provision for the inspection, at least once every 3 years, of any swimming pool situated on premises on which there is tourist and visitor accommodation or more than 2 dwellings.
3. The program is not to require the inspection of a swimming pool in respect of which there is a valid certificate of compliance or a relevant occupation certificate.
4. A local authority must inspect swimming pools in its area in accordance with its program.
5. The regulations may make provision for or with respect to the development and adoption of programs for the inspection of swimming pools including:
 - a) the form and content of programs, and
 - b) the manner in which the public is to be consulted during the development of any such program, and
 - c) the carrying out of inspections under the program.
6. In this section:

dwelling has the same meaning as in the Standard Instrument.

Inspection Program

Mandatory Swimming Pool Barrier Inspection Programme

1. Commencing on 30 September 2019 Council undertake Swimming Pool Barrier Compliance inspections on all tourist and visitor accommodation as well as premises with more than 2 dwellings. All of these facilities will be inspected at least once in every 3 years.
2. Commencing on 30 September 2019 Council undertake Swimming Pool Barrier Compliance inspections where pool owners require a Swimming Pool Barrier Compliance Certificate before the sale or lease of their property. Also inspections of swimming pool barriers will be undertaken on request of a property owner.

Annual Auditing Inspection Programme

1. Commencing on 30 September 2019 Council will undertake to inspect for compliance 10 swimming pools barriers in either urban or rural locations in each calendar year. All follow up inspections will be undertaken promptly thereafter.

Inspection Costs

1. For performing either the mandatory or annual auditing inspection program Council will charge the following inspection fees:
 - a) in the case of a first inspection of the swimming pool \$150, or
 - b) in the case of a second inspection of the swimming pool \$100.

Certificates of Compliance

Council will issue a swimming pool barrier certificate of compliance which is valid for a period of three years if it has inspected the swimming pool and it is satisfied that the following requirements have been met:

1. the swimming pool is registered under Part 3A, and
2. the swimming pool complies with Part 2 of the Swimming Pool Act 1992.

Enforcement Procedure

Where Council has undertaken an inspection of a swimming pool and detected non-compliance with the swimming pool barrier the Council will undertake generally the following enforcement procedures:

- First issue a 14 day outstanding works letter to the owners of the land.
- Following this a reinspection occurs and if compliance is not achieved the owner is then served with notices to ensure that they comply with the applicable swimming pool legislation.
- Potential fines and or court action can also occur.

Links to Policy**Links to Procedure****Links to Forms****References****Responsibility**

Director Environment and Planning

Document Author

Colin Kane

Relevant Legislation

Swimming Pool Act 1992

Swimming Pool Regulation ~~2008~~ 2018

Associated Records

Nil, at date adopted.

Document Name	Document Version Number	Review Date
Corporate Credit & Purchasing Card Use Policy		August 2026
Date Adopted	Minute Number	Minor
Click Here to Enter Date	Insert Minute Number Here	Major Revision

Purpose

The use of a Corporate Credit Card or Store Purchasing Card can be an efficient procurement method for the Council, saving Council time and money. Additionally, some services and suppliers, such as booking flights, accommodation and online subscriptions mandate use of a credit card.

Credit cards and purchasing cards must be subject to appropriate controls in order to protect Council funds, maintain the integrity of governance processes and maintain public confidence in Council operations. Council is obliged to maintain an effective system of internal control, in accordance with the Local Government (General) Regulation 2021 to address the significant risks of fraud and misuse of corporate credit cards.

The purpose of this policy is to ensure that Greater Hume Council is able to make use of the procurement efficiencies associated with the use of a Corporate Credit Card and/or Store Purchasing Card while maintaining transparency in the Council's operations and ensuring that the integrity of the Council is maintained. The policy ensures that operational and administrative costs and the risks associated with credit card and purchasing card use are minimised while providing cardholders with an alternative method of purchasing goods and services on behalf of the Council.

Scope

This policy applies to all Greater Hume Shire Council Officers issued with a corporate credit card and/or store purchasing cards. It documents the responsibilities attached to these cards and their acceptable use.

Definitions

Corporate Credit Card means a credit card issued in the name of Greater Hume Council

Store Purchasing Card means a card issued by a specific store/supplier, e.g. Officeworks, to be used to facilitate purchases from the specific store from which the card is issued.

Policy Content

Issuing

The Mayor or the Councillors will not be issued with Corporate Credit Cards.

The issue of a Corporate Credit Card is subject to the authorisation of the General Manager. All staff issued with a Corporate Credit Card are required to comply with **Appendix 1 – Credit Card Terms and Conditions**

The Director Corporate and Community Services is responsible for the issue of Corporate Credit Cards and Store Purchasing Cards to authorised personnel. Each credit card issued shall bear the name of the cardholder and the name of Greater Hume Council.

Corporate Credit Cards are issued to the position not the person. They are not a personal benefit that comes with the job but a Council resource

Responsibilities

It is the responsibility of the General Manager to establish the individual credit/transaction limit having due regard to the anticipated usage of the card and the likely expenditure to be incurred monthly.

Usage

The Corporate Credit Card must be used for official purposes only.

The Corporate Credit Card may be used to meet the costs of official out-of-pocket expenses (including approved entertainment / hospitality costs). The Corporate Credit Card must not be linked to any personal loyalty program such as frequent flyer programs and the like.

The Corporate Credit Card should only be used for the purchase of goods and services where it is impracticable to do otherwise. Store Purchasing Cards are to be used to facilitate the purchase of goods for Council use from specific suppliers where such cards are issued as part of a standard 30-Day business account.

Corporate Credit Cards are not to be used for private expenditure unless where it would prove impractical to split between business and private at the time of payment. All private expenditure is to be immediately identified and billed to the Council officer at time of payment.

Cash withdrawals are to be limited to exceptional circumstances where immediate cash requirements are necessary, e.g. where the card is not accepted. The total of such cash withdrawals must not exceed the estimated cost of the approved expenditure.

Administration

A tax invoice must be provided and retained for each transaction, including purchases made online or over the telephone.

Corporate Credit Card and Store Purchasing Card expenditure is to be acquitted and reconciled by the card holder within one month of incurring the expenditure. Once reconciled, the Monthly Cardholder Statement must be signed and certified by the card holder that all charges shown are correct and were incurred for official purposes. The certified statement and accompanying tax invoices must then be forwarded to the Director to whom the card holder reports for review and final authorisation. The Director is to verify and sign off that all transactions on the statement are incurred on behalf of Greater Hume Council. The authorisation is to ensure the transactions are business related and the cardholder has supplied supporting documentation. Any unusual transactions must be followed up with the cardholder immediately.

In relation to the Directors, the Monthly Cardholder Statement must be forwarded to the General Manager for review and final authorisation. In relation to the General Manager, the Monthly Cardholder Statement must be reviewed and authorised by the Mayor or Deputy Mayor (or one other Councillor).

Cardholders are not, under any circumstances, to make unauthorised deposits to their corporate card accounts.

Council will maintain an accurate Credit Card and Store Purchasing Card Register listing all current cards in use. This register will be reviewed at least annually.

In the event of loss/theft through negligence or non-compliance with these requirements, any liability charged by the provider against Council may be passed onto the Council official. In addition, disciplinary action may be taken against the Council official in accordance with the provisions of the Local Government (State) Award and/or Council's Code of Conduct.

Deliberate misuse of a Corporate Credit Card or Store Purchasing Card will be treated as a breach of the Council's Code of Conduct. In addition, deliberate misuse will be reported to relevant authorities in line with the Council's Fraud Control Policy.

Links to Policy

Fraud Control Policy

Complaints Against Staff Policy

Internal Reporting (Public Interest) Disclosures Policy

Links to Procedure**Appendix 1 – Credit Card Terms and Conditions****Links to Forms**

Nil

References

Credit Card Management in Local Government - NSW Audit Office

Responsibility

Director Corporate & Community Services

Document Author

Director Corporate & Community Services

Relevant Legislation

Section 356, Local Government Act 1993

Clause 209, Local Government (General) Regulation 2005

Associated Records

Nil

Appendix 1 – Credit & Purchasing Card Terms and Conditions

CARDHOLDER NAME: _____

POSITION TITLE: _____

Approval has been granted to issue you with a Council corporate credit card or purchasing card. This card has been issued on the express condition that you will, at all times, comply with the requirements stipulated below.

Important Note - Managers issued with a corporate credit card are in a position of trust in regards to the use of Council funds. All expenditure charged to your credit card is subject to examination to ensure its appropriateness and compliance with the policy conditions, as outlined within the *Corporate Credit Card Use Policy*. Improper use of that trust will result in your card being withdrawn and may render you liable to disciplinary and possible legal action.

I understand and agree that:

1. My credit card is only to be used for official business purposes and that should inappropriate expenditure occur, the value of that expenditure may be recovered from the cardholder.
2. My credit card is only to be used by the person whose name appears on the card.
3. I am personally responsible and accountable for the safe keeping of the card.
4. In the event that my card is lost or stolen, I will report the loss immediately to the bank and the Director of Corporate and Community Services.
5. Any PIN issued with the card (where cash withdrawals are permitted) must not be disclosed or carried with the card.
6. Monthly Cardholder Statements are to be acquitted and reconciled within 15 days of the Statement Date
7. Once reconciled, the Monthly Cardholder Statement will be signed and certified that all charges shown are correct and were incurred for official purposes and then forwarded to the Director Corporate & Community Services for review and final authorisation.
 - a. In relation to the Director Corporate & Community Services, the Monthly Cardholder Statement will be forwarded to the General Manager for review and final authorisation.
 - b. In relation to the General Manager, the Monthly Cardholder Statement will be reviewed and authorised by the Mayor and Deputy Mayor.
 - c. I also understand that repeated failure to acquit monthly statements in a timely fashion may result in my credit card being cancelled.
8. All transaction slips (ATM and merchant purchases) together with supporting Tax Invoices are to be retained and submitted when acquitting the monthly Cardholder Statement.
9. Where no documentation is available to support a particular transaction I will provide a declaration detailing the nature of the expense and that is business related. In the event that suspected unauthorised transactions appear on the Monthly Cardholder Statement I agree to contact the Director Corporate & Community Services immediately and cooperate in the completion of the on-line NAB Transaction Dispute Form as required.
10. I will not exceed credit limits.
11. Cash withdrawals will be kept to the minimum amount in exceptional circumstances to cover the business expense and will only be taken when the expense is imminent.
12. I will not make deposits to the card account.
13. In the event of my termination of employment I will immediately return the credit card and ensure the credit card account is properly reconciled and acquitted.

Signature of Cardholder_____

Name_____

Date_____

Position_____

Authorised by General Manager_____ Date_____

Document Name	Document Version Number	Review Date
Payment of Fees Policy - FDC	1.0.2	December 2024
Date Adopted	Minute Number	Status
Click Here to Enter Date	Insert Minute Number Here	Major Revision

Policy Statement

The policy will guide the practice of the service when reviewing fees to ensure fees are affordable as possible and families have access to any subsidies that are available.

Fees and Charges consist of the educator fee and the service administration levy.

Educators of the service are self-employed, independent contractors who are able to independently set their own fees and are responsible for the collection of their own fees.

Greater Hume Children Services will review levies and charges annually.

All records held at the service will be maintained in accordance with the service Confidentiality and Privacy Policy. Families will be provided with accurate fees statements and clear information regarding fee payment processes.

The setting and payment of fees takes into account all requirements of the Education and Care Services National Regulations, Australian Tax Office, Privacy Act and the guidelines contained within the Child Care Provider Handbook.

Stakeholders

Greater Hume Council, Approved Provider, Nominated Supervisor, Early Childhood Educators, Service Coordination Staff, children and parent/guardians

Definitions

Approved Provider: the approved provider is the legal entity established to operate the service. The approved provider will hold the 'provider approval' and 'service approval' under the National Law

Nominated Supervisor: responsible for day-to-day management of the service under the Education and Care Services National Regulations

Service Manager: the Service Manager is the recognised title under Council and responsible for the overall service operation and has agreed to the responsibility of the Nominated Supervisor

Early Childhood Practice Mentor: referred to as Coordinator in Education and Care Services National Regulations and National Quality Standards; supports and facilitates the overarching needs of Educators and children and assists the Service Manager

Administration and Family Liaison Officer: to provide administrative support and family liaison services to Greater Hume Children's Services

Family Day Care Early Childhood Educators - are registered educators in accordance with service policy and procedure. Self-employed independent contractors

Children: children enrolled with Greater Hume Children Services

Parent/Guardian: has lawful authority to make decisions for the child

Policy Context

Fees and Charges consist of the educator fee and the service administration levy.

Greater Hume Children Services allows educators to act as an agent on behalf of the provider and collect the parent gap fees.

Greater Hume Children Services is responsible for taking all reasonable steps to ensure gap fees are collected by Electronic Funds Transfer (EFT), which includes demonstrating adequate oversight of gap fee collection.

Goal

To enable our service to provide high quality early education and care for children we need to ensure we are financially viable at all times. Our service's financial health and access to our service will be maximised by ensuring families are aware of all fees and fee payment requirements upon enrolment.

Monitoring, Evaluation and Review

This policy will be monitored to ensure compliance with legislative requirements and unless deemed necessary through the identification of practice gaps, the service will review this Policy every 18 months.

Families and staff are essential stakeholders in the policy review process and will be given opportunity and encouragement to be actively involved.

In accordance with R. 172 of the Education and Care Services National Regulations, the service will ensure that families of children enrolled at the service are notified at least 14 days before making any change to a policy or procedure that may have significant impact on the provision of education and care to any child enrolled at the service; a family's ability to utilise the service; the fees charged or the way in which fees are collected.

Links to Policy

Greater Hume Children Services Enrolment and Orientation Policy

Greater Hume Children Services Engagement and Registration of Family Day Care Educators Policy

Links to Procedure

Greater Hume Children Services Payment of Fees Procedure

Greater Hume Children Services Code of Conduct Procedure Including Determining the Responsible Person Present and Participation of Volunteers and Students

Links to Forms

Greater Hume Children Services Family Enrolment Form

Individual Educators Fee Schedule

References

Australian Tax Office

Child Care Provider Handbook

Responsibility

Service Manager – Family Day Care

Document Author

Service Manager – Family Day Care

Relevant Legislation

Education and Care Services National Law Act 2010

Education and Care Services National Regulations: Regulation 168(2)(n)

Family Law Act 1975

Associated Records

Nil



Greater
Hume
Council

Council Annual Review



Q4, 2022/2023

1: Healthy Communities



Objective: Our lifestyle and services nurture the health and wellbeing of the individual and community as a whole

H1: Our communities are welcoming and inclusive to support diversity and social connectedness


H1.1: Foster inclusive communities where everyone can participate in community life

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H1.1.1	Review and update the Greater Hume Health and Wellbeing Profile and Plan including plans for: <ul style="list-style-type: none"> • Healthy ageing • Children and Youth - including a commitment to Child Safe Standards across Council and community • Multicultural 	Review and update the Greater Hume Health and Wellbeing Profile and Plan including plans for: <ul style="list-style-type: none"> • Healthy ageing • Children and Youth - including a commitment to Child Safe Standards across Council and community • Multicultural 	0%		No action taken to date. To be actioned during 2023/2024 year	Director Corporate & Community Services
H1.1.2	Develop partnerships with schools and other community organisations to deliver and promote targeted health and wellbeing programs for youth and engage young people in volunteering	Develop partnerships with schools and other community organisations to deliver and promote targeted health and wellbeing programs for youth and engage young people in volunteering	100%		Adulting 101 project implemented in conjunction with local youth	Customer Relations Coordinator



Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H1.1.3	Undertake a range of events and programs as part of Youth week	Undertake a range of events and programs as part of Youth week	100%		Funding secured for Youth Week activities in addition to a range of School Holiday programs	Customer Relations Coordinator
H1.1.4	Provide at least two training workshops for members of the Youth Committee in areas of relevant interest, and promote the opportunity for any resident aged 12-24 years to attend	Provide at least two training workshops for members of the Youth Committee in areas of relevant interest, and promote the opportunity for any resident aged 12-24 years to attend	50%		In 2022 July and September - Nathan Hulls, Youth Motivations and Teen Speaker was engaged by Council's Youth Services to facilitate four Youth Engagement Training Workshops for students at both Billabong High School Culcairn and St Paul's College Walla Walla. The workshops were designed to firstly involve young people in the planning of future programs, to	Customer Relations Coordinator

Council Annual Review | 2022/2023



DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					increase their confidents and self worth in making decisions and secondly to establish a Youth Advisory Committee. However, the engagement of young people to be on the committee was difficult. Therefore going forward it has been found more beneficial to promote opportunities for young residents using social media platforms - Facebook and Instagram.	
H1.1.5	Support the Youth Committee to hold a minimum of 4 regular meetings per annum, deliver annual planning reports and provide information to young	Support the Youth Committee to hold a minimum of 4 regular meetings per annum, deliver annual planning reports and provide information to young	0%		Youth Committee is not operating at the present time	Customer Relations Coordinator

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	people about the Youth Committee	people about the Youth Committee				
H1.1.6	Develop and enhance cooperative relationships through the Welcoming Cities program	Develop and enhance cooperative relationships through the Welcoming Cities program	100%			Economic Development Coordinator
H1.1.7	Introduce a disability awareness training program for local business operators and new Council staff	Introduce a disability awareness training program for local business operators and new Council staff	0%		No action taken. Action not included in 2023/2024 Operational Plan	Director Corporate & Community Services

Council Annual Review | 2022/2023





H1.2: Empower and support vulnerable and disadvantaged community members to participate in community life

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H1.2.1	Implement the Greater Hume Disability Inclusion Action Plan (DIAP)	Implement the Greater Hume Disability Inclusion Action Plan (DIAP)	100%		DIAP updated and adopted	Director Corporate & Community Services
H1.2.2	In line with Council DIAP implement a program of accessibility improvements to community buildings across the shire	In line with Council DIAP implement a program of accessibility improvements to community buildings across the shire	55%		This project is ongoing and the first item that gets looked at for any upcoming jobs. The Henty Library is currently having its doors changed to be wider and compliant for disability access.	Manager Waste & Facilities



Council Annual Review | 2022/2023

H2: Our infrastructure and services are aligned to the health, wellbeing and safety needs of the community

H2.1: Provide the facilities, spaces and activities that support wellbeing, active and healthy communities

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H2.1.1	Develop and facilitate a range of recreational spaces with relevant program partners including multi-purpose community centres at Burrumbuttock and Jindera	Develop and facilitate a range of recreational spaces with relevant program partners including multi-purpose community centres at Burrumbuttock and Jindera	30%		Investigation only on multi - purpose facilities at Jindera and Burrumbuttock occurring with no financial commitment	Director Engineering
H2.1.2	Replace / upgrade playground equipment at one park or sportsground annually	Replace / upgrade playground equipment at one park or sportsground annually	75%		Burrumbuttock playground delayed by need to complete new toilet due to location of septic system. to be completed by late 2023	Director Engineering
H2.1.3	Commence a review of existing tracks and trails to inform ongoing management and improvement program	Commence a review of existing tracks and trails to inform ongoing management and improvement program	0%		Will be undertaken once resources are allocated	Director Engineering
H2.1.4	Implement a structured footway and cycleway replacement	Implement a structured footway and cycleway replacement	100%		All projects completed	Director Engineering

Council Annual Review | 2022/2023



DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	and extension program across the shire	and extension program across the shire				
H2.1.5	Achieve increased attendances at Council managed swimming pools to promote being more active, more often through events across all pools for all ages	Achieve increased attendances at Council managed swimming pools to promote being more active, more often through events across all pools for all ages	100%		We have aqua aerobics sessions now running in the mornings at 3 pools. Swim vac have run in Henty and Jindera with over 200 people attending Jindera each day. New trainers are running pop up sessions at the pools in planning for introducing sessions into next season. We have had the inflatable moving around pools on weekends increasing numbers.	Manager Waste & Facilities
H2.1.6	Investigate the viability of an integrated bookings system for Council facilities	Investigate the viability of an integrated bookings system for Council facilities	25%		Initial online investigation commenced. Discussions with adjoining councils has also commenced and a demonstration of the software will be scheduled as soon as	Director Corporate & Community Services

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					possible in the 2023/2024 year	

Council Annual Review | 2022/2023




H2.2: Plan and provide services and infrastructure for a changing and ageing population

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H2.2.1	Support Holbrook Meals on Wheels in developing local service delivery models for aged services	Support Holbrook Meals on Wheels in developing local service delivery models for aged services	25%		Discussions have commenced in relation to dementia awareness programs. To be continued during 2023/2024 year	Director Corporate & Community Services
H2.2.2	Provide a range of free events to over 55's to improve health, safety and wellbeing, including an activity to celebrate NSW Seniors Festival	Provide a range of free events to over 55's to improve health, safety and wellbeing, including an activity to celebrate NSW Seniors Festival	100%		A range of events were held during Seniors Week, Activities such as Tech Savy Seniors continue to be provided	Director Corporate & Community Services

Council Annual Review | 2022/2023

H3: Our connection to the local culture and environment fosters positive relationships and learning for sustained health benefits

H3.1: Ensure the community has access to a wide range of learning spaces, resources and activities


DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H3.1.1	Provide support and guidance to enable local community gardens to establish and grow	Provide support and guidance to enable local community gardens to establish and grow	100%		Holbrook Community Garden established and is thriving	Director Corporate & Community Services
H3.1.3	Complete building improvement works at Henty Library	Complete building improvement works at Henty Library	50%		Project scope completed and quotes being called	Manager Waste & Facilities
H3.1.4	Deliver an education campaign to residents to reduce their risk of becoming victims of fraud, including the delivery of three education sessions to seniors groups about identity theft and scams	Deliver an education campaign to residents to reduce their risk of becoming victims of fraud, including the delivery of three education sessions to seniors groups about identity theft and scams	100%		During Seniors week Feb 23 Hume bank were invited to do a presentation to seniors on online fraud and scams. It was well received by participants. Facebook tiles linked to department of fair trading and distribution of little black book of scams across libraries. Fraud and scams included in tech	Director Corporate & Community Services

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					savvy seniors sessions.	




Council Annual Review | 2022/2023

H3.2: Support children's education and care services to ensure a strong foundation for lifelong learning

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H3.2.1	Prepare plans, tender documentation and complete building upgrade works at Holbrook and Culcairn childcare centres	Prepare plans, tender documentation and complete building upgrade works at Holbrook and Culcairn childcare centres	25%		Funding options being investigated and building upgrade options being evaluated	Manager Waste & Facilities

Council Annual Review | 2022/2023

H3.3: Increase, preserve and promote awareness of the community's history and heritage

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H3.3.1	Deliver the Greater Hume Museum Adviser Program (or similar programs) to provide partnership, guidance, training and expertise to our public and private museums and historical society's	Deliver the Greater Hume Museum Adviser Program (or similar programs) to provide partnership, guidance, training and expertise to our public and private museums and historical society's	100%		Greater Hume Digitisation Hub workshops and eHive uploads of significant items from our community museums.	Executive Assistant Tourism & Promotions
H3.3.2	Preserve and maintain a permanent collection of significant items from Greater Hume Council (including items from former Culcairn, Holbrook and Hume Council's)	Preserve and maintain a permanent collection of significant items from Greater Hume Council (including items from former Culcairn, Holbrook and Hume Council's)	100%		A room has been allocated in old Holbrook Council chambers, the collection has been placed in this room. The ongoing cataloguing of items has commenced.	Executive Assistant Tourism & Promotions
H3.3.3	Create awareness of local culture and history of the Aboriginal and Torres Strait Islander people	Create awareness of local culture and history of the Aboriginal and Torres Strait Islander people	100%		Worked with Albury Local Land Council to rename the new Hanel's Lookout to provide an indigenous name the new name will be, Yambla View	Executive Assistant Tourism & Promotions

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					Wambariga Lookout.	

Council Annual Review | 2022/2023

2: Growth & Prosperity

Objective: Our community growth maximises our location and strengths to enable prosperity for all

G1: Our towns and villages are championed to stimulate economic growth, investment and employment opportunities

G1.1: Strengthen economic viability and connections beyond Greater Hume






DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G1.1.1	Support the promotion and actions contained in the Murray Region Newcomer Attraction and Retention Strategy	Support the promotion and actions contained in the Murray Region Newcomer Attraction and Retention Strategy	100%		Provided input to NSW GROW Communications Plan. Promoted the initiative via articles in Greater Business News (newsletter), organised professional photo shoot, written case study. Provided written copy for inclusion in a Murray regional information booklet about Greater Hume.	Economic Development Coordinator
G1.1.2	Promote Greater Hume LGA to the Regional Employment Hub in Western Sydney (NSW GROW Murray Pilot) and in conjunction with Multicultural NSW to support placed-	Promote Greater Hume LGA to the Regional Employment Hub in Western Sydney (NSW GROW Murray Pilot) and in conjunction with Multicultural NSW to support placed-	100%		Economic Development Coordinator is a member of the NSW GROW Murray Pilot Taskforce Committee. A number of actions completed during 2022 2023 in support of the program. Attended all taskforce meetings (2 attended in person, 3 via	Economic Development Coordinator

Council Annual Review | 2022/2023


DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	based resettlement partnerships	based resettlement partnerships			zoom). Provided input to NSW GROW Communications Plan. Promoted the initiative via articles in Greater Business News (newsletter), attended meeting to advocate for participation at Geelong Leather. Officer has conducted interview of newcomer (as talent for NSW Grow campaign), organised professional photo shoot, written case study. Provided written copy for inclusion in a Murray regional information booklet about Greater Hume. Officer planned itinerary for stakeholder visit (and attended) to Walla Walla and Holbrook on 16 March 2023.	

Council Annual Review | 2022/2023


G1.2: Pursue a high standard of planning, urban design and development that supports urban centres and rural localities

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G1.2.1	Prepare new Section 7.11 contributions plan for West Jindera precinct	Prepare new Section 7.11 contributions plan for West Jindera precinct	0%		Due to the staging of tasks this task will commence in 2023-2024.	Director Environment & Planning
G1.2.2	Undertake West Jindera Masterplan	Undertake West Jindera Masterplan	0%		This task will require funding and will need to be deferred until the 23/24 financial year.	Director Environment & Planning
G1.2.3	Prepare Planning Proposal for the rezoning of land in West Jindera Masterplan area	Prepare Planning Proposal for the rezoning of land in West Jindera Masterplan area	25%		Preliminary work has commenced organising quotations for different components to be completed.	Director Environment & Planning
G1.2.4	Prepare Land Use Strategies for Holbrook and Morven	Prepare Land Use Strategies for Holbrook and Morven	80%		The Holbrook Structure Plan is under preparation. The Morven component has been deferred.	Director Environment & Planning
G1.2.5	Subject to final Council approval, undertake Culcairn Residential Estate	Subject to final Council approval, undertake Culcairn Residential Estate	70%		Officers have sought revised subdivision layout to provide for a lower biodiversity offset impact for the	Economic Development Coordinator

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					project. Subdivision layout plan has been revised.	
G1.2.6	Undertake promotion of Jacob Wenke Drive Residential Subdivision Stage 2 and Stage 3 developments	Undertake promotion of Jacob Wenke Drive Residential Subdivision Stage 2 and Stage 3 developments	80%		Officer manages the interested parties enquiries list. Valuation report for Stage 2 allotments has been actioned. Detailed feasibility report compiled, and reported to Council at August meeting. Tenderer to construct Stage 2 for next 10 allotments appointed and all infrastructure works ie services, roadway, lighting, and footpath completed. Persons on the interested parties list notified of Council's decision to appoint the tenderer to construct Stage 2 and Council's decision (once titles available) to auction two allotments and take EOI's for the	Economic Development Coordinator

Council Annual Review | 2022/2023



DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					<p>remaining 8 allotments. As at end of June 2023, Council awaits final plan of subdivision and registration of titles prior to appointment of agent and promotion of Stage 2 public auction of two lots and EOI process to call for offers to purchase the remaining 8 lots.</p> <p>In relation to Stage 3, Engineering staff have requested final subdivision plans and electrical plans for Stage 3 (the final stage) of the development.</p>	
G1.2.7	In conjunction with RivJO investigate options for an Affordable Housing Strategy for Greater Hume LGA	In conjunction with RivJO investigate options for an Affordable Housing Strategy for Greater Hume LGA	0%		<p>Not Due to Start.</p> <p>In 2021 the Riverina JO and REROC prepared the Eastern Riverina Regional Housing Strategy and the officer participated in 3 workshops contributing to the</p>	Economic Development Coordinator

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					project. Council officers have provided input to the NSW Department of Regional NSW Regional Housing Delivery Plan being developed for the Albury Wodonga Functional Economic Region (FER), which will inform any future Affordable Housing Strategy for Greater Hume LGA.	

Council Annual Review | 2022/2023


G1.3: Support business and industry to be economically, socially and environmentally responsible

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G1.3.1	Conduct two business training workshops annually	Conduct two business training workshops annually	100%		Two business events were held in February 2023.	Economic Development Coordinator
G1.3.2	Conduct two business after hours events for business and industry	Conduct two business after hours events for business and industry	100%		Two events originally planned for November 2022 but due to flooding were postponed to February 2023. Business After Hours event at Culcairn Hotel on 23 February, 22 people attended. Business Breakfast held on 16 February at The Ten Mile, 10 people attended.	Economic Development Coordinator

Council Annual Review | 2022/2023



G2: Our liveability boosts quality of life for today's and future generations

G2.1: Support local job creation by creating industrial areas and employment opportunities

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G2.1.2	Actively promote and support vocational education programs through local high schools	Actively promote and support vocational education programs through local high schools	70%		The Stronger Country Community grant - Adulting 101 is still progressing with three RSA and one First Aid Course held at local high schools between February - June 30. Further programs will be held to spend all funds by December 31. All programs have been actively promoted though the local high schools. Programs still to be completed include: Cooking on a budget, Self Defence Classes, and Stress Management.	Customer Relations Coordinator

Council Annual Review | 2022/2023

G2.2: Encourage social enterprises and businesses to grow local employment



DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G2.2.2	. Subject to final Council approval, proceed with 26 lot subdivision at Jindera Industrial Estate	Subject to final Council approval, proceed with 26 lot subdivision at Jindera Industrial Estate	75%		Building Better Regions grant program was shelved by the Australian Government. In May 2023 Council submitted an EOI for grant funding under the NSW Government Growing Regional Economies Fund to fund 75% of a \$9.6M project for a 46 lot industrial subdivision, intersection upgrade, Hawthorn Road upgrade and trunk haul of NBN fibre to the estate. Council will be notified in July 2023 if it will be eligible to submit a detailed application for funding.	Economic Development Coordinator
G2.2.3	Partner with TAFE to promote awareness of VET programs, provide traineeship and apprentice opportunities and link with local business	Partner with TAFE to promote awareness of VET programs, provide traineeship and apprentice opportunities and link with local business	50%		Have partnered with TAFE to promote VET programs through social media platforms. Council is currently providing traineeship for Hayden Honeywill	Customer Relations Coordinator

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					<p>who has to date complete a Cert 3 in Business and is due to complete a Cert 3 in Library Studies in December 2023. A student from St Paul's College is currently undertaking a Cert 3 in Business through TAFE NSW while working at the Henty Library as a Student Bases Trainee. For all of 2022 a student from Billabong High School also volunteered each Tuesday at Culcairn Library. In September 22 Greater Hume Council partnered with Intereach Albury to hold at Billabong the annual Sportsability Day. Sporting code representative from AFL, Wheelchair Basketball, Netball, and Rugby League attended the day.</p>	

Council Annual Review | 2022/2023



G2.3: Improve streetscapes of our towns and villages

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G2.3.1	Construct new Holbrook CBD toilet	Construct new Holbrook CBD toilet	0%		Project has been delisted by Council and will not be undertaken	Director Engineering
G2.3.3	Undertake Liveability Action Plan for Holbrook	Undertake Liveability Action Plan for Holbrook	0%		No action to date. Alternatively, Council has undertaken Holbrook Structure Plan project, currently underway. Working with the Director Environment and Planning, the Officer prepared the Stakeholder Engagement Plan for the project including collatorals as follows: flyer, website copy and media release, as well as preparing reports to Council.	Economic Development Coordinator

Council Annual Review | 2022/2023




G3: Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

G3.1: Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G3.1.1	Encourage development, promotion, funding and management skills of events and cultural programs to grow the visitor experience and provide a point of difference	Encourage development, promotion, funding and management skills of events and cultural programs to grow the visitor experience and provide a point of difference	100%		Have now finalised the funding acquittal for the 17 events held in Greater Hume who received funding under the Reconnecting Regional NSW - Community Event Program.	Executive Assistant Tourism & Promotions
G3.1.2	Maintain and promote the Greater Hume Events Calendar and provide advice on Hosting an Event in Greater Hume	Maintain and promote the Greater Hume Events Calendar and provide advice on Hosting an Event in Greater Hume	100%		Achieved and Ongoing, supporting over 105 Greater Hume events in the 2022-2023 period.	Executive Assistant Tourism & Promotions

Council Annual Review | 2022/2023

G3.2: Promote Greater Hume as a great place to live, work, visit and invest





DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G3.2.1	Review and implement contemporary Visitor Centre Services to extend tourism assistance across Council's heritage, culture and tourism facilities and locations	Review and implement contemporary Visitor Centre Services to extend tourism assistance across Council's heritage, culture and tourism facilities and locations	100%		Ongoing assistance has been provided to our Visitor Information Points. It is planned to review the VIP network in 2024.	Executive Assistant Tourism & Promotions
G3.2.2	Hold an event to welcome new residents to Greater Hume including newcomer residents	Hold an event to welcome new residents to Greater Hume including newcomer residents	100%		The early discussions had with Henty Street party event planned for first quarter 2023, to work in with this event. Collaboration with Connecting Womens program and NSW GROW Murray Taskforce did not eventuate.	Economic Development Coordinator
G3.2.3	Develop promotional / marketing campaigns and collateral to hero Greater Hume's natural environment, history and heritage, walk / bike / ride / drive itineraries,	Develop promotional / marketing campaigns and collateral to hero Greater Hume's natural environment, history and heritage, walk / bike / ride / drive itineraries,	100%		Working on a Spring/Summer Campaign with Murray Regional Tourism.	Executive Assistant Tourism & Promotions

Council Annual Review | 2022/2023


DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	agritourism, tourism operators and experiences	agritourism, tourism operators and experiences				
G3.2.4	Review the Greater Hume Visitor Experience Plan	Review the Greater Hume Visitor Experience Plan	0%		To be actioned in 2024	Executive Assistant Tourism & Promotions
G3.2.5	Conduct visitor information workshops / meetings for tourism operators, community members and Greater Hume Council staff to provide them with knowledge when assisting with enquiries from visitors	Conduct visitor information workshops / meetings for tourism operators, community members and Greater Hume Council staff to provide them with knowledge when assisting with enquiries from visitors	100%		Planning to organise a tourism operator workshop in August 2023	Executive Assistant Tourism & Promotions

Council Annual Review | 2022/2023

G3.3: Promote the diversity and quality of retail offerings and local products

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G3.3.1	Encourage individuals and agricultural businesses to develop farm gate and niche produce	Encourage individuals and agricultural businesses to develop farm gate and niche produce	100%		An agritourism workshop for Greater Hume Operators is planned for August 2023.	Executive Assistant Tourism & Promotions
G3.3.2	Promote and support local producers and giftware through the Greater Hume Visitor Information Centre	Promote and support local producers and giftware through the Greater Hume Visitor Information Centre	100%		Held over to 2024 for planning to develop local produce hampers to be sold at Greater Hume Visitor Information Centre.	Executive Assistant Tourism & Promotions
G3.3.3	Ensure all tourism operators and experiences have a digital presence through the Australian Tourism Data Warehouse	Ensure all tourism operators and experiences have a digital presence through the Australian Tourism Data Warehouse	100%		Ongoing development of tourism database for inclusion onto Australian Tourism Data Warehouse, Buy Local and Visit Greater Hume website	Executive Assistant Tourism & Promotions
G3.3.4	Ensure all retailers and tourism operators are listed in Buy Local in Greater Hume Business Directory	Ensure all retailers and tourism operators are listed in Buy Local in Greater Hume Business Directory	100%		Audit and update of business database has been completed. Buy Local Directory template updated. Revised directory uploaded to website.	Economic Development Coordinator

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
		Ensure all retailers and tourism operators are listed in Buy Local in Greater Hume Business Directory	100%		Ongoing development of tourism database for inclusion onto Australian Tourism Data Warehouse, Buy Local and Visit Greater Hume website	Executive Assistant Tourism & Promotions





Council Annual Review | 2022/2023

3: Natural & Built Environment




Objective: Our natural and built environment is preserved and maintained in harmony with sustainable practices.

N1: Our infrastructure and facilities are maintained and built in harmony with the natural environment

N1.1: Develop and implement long term Asset Management Plans for all infrastructure categories


DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N1.1.1	Plan and undertake activities to build resilience in the asset base in response to environmental challenges	Plan and undertake activities to build resilience in the asset base in response to environmental challenges	0%		Awaiting appropriate staff resources to commence	Director Engineering
N1.1.2	Implement the program for asset revaluations	. Implement the program for asset revaluations	50%		Consultants appointed to help Staff update Asset Management Plans On target for completion at end of 2023	Director Engineering
N1.1.3	Plan for activities required to introduce strategic asset management programs	Plan for activities required to introduce strategic asset management programs	20%		Consultants appointed to help staff develop programs	Director Engineering
N1.1.4	Refine distribution of asset renewal funding to align with asset	Refine distribution of asset renewal funding to align with asset	0%		Awaiting appropriate staff resources to commence	Director Engineering

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	categories and asset life cycle modelling	categories and asset life cycle modelling				
N1.1.5	Develop a strategy for organisation-wide asset management literacy	Develop a strategy for organisation-wide asset management literacy	15%		Consultants appointed to help deliver plans	Director Engineering
N1.1.6	Complete upgrade works to water reservoir at Black Street Culcairn	Complete upgrade works to water reservoir at Black Street Culcairn	100%		Business case completed, Grant application to be submitted in second half of 2023	Director Engineering
N1.1.8	Complete Plan of Management for Crown lands under the control and management of Council	Complete Plan of Management for Crown lands under the control and management of Council	100%		Plans of Management completed and being reviewed by Crown Lands	Director Corporate & Community Services




Council Annual Review | 2022/2023

N1.2: Expand waste water treatment systems into villages

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N1.2.1	Continue to investigate options to sewer Gerogery, Woomargama and Burrumbuttock	Continue to investigate options to sewer Gerogery, Woomargama and Burrumbuttock	50%		IWCM Project nearing finalization. Assessment of sewerage in Gerogery, Woomargama, and Burrumbuttock are included in IWCM	Director Engineering

Council Annual Review | 2022/2023


N1.3: Support local adoption of clean energy solutions

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N1.3.1	Promote programs to enable citizens to adopt energy efficiency and renewable energy technologies	Promote programs to enable citizens to adopt energy efficiency and renewable energy technologies	100%		Wymah solar and battery project completed. Council continues to participate in the REROC Energy group	Director Corporate & Community Services
N1.3.2	Continue to implement the Greater Hume Energy Savings Action Plan and investigate the feasibility of further expansion of solar photovoltaic systems and batteries at various community facilities	Continue to implement the Greater Hume Energy Savings Action Plan and investigate the feasibility of further expansion of solar photovoltaic systems and batteries at various community facilities	100%		Wymah solar and battery project completed. Council continues to participate in the REROC Energy group	Director Corporate & Community Services
N1.3.3	Review opportunities to support electric vehicle charging points at Council offices and depots to facilitate integration of electric vehicles into Council's fleet	Review opportunities to support electric vehicle charging points at Council offices and depots to facilitate integration of electric vehicles into Council's fleet	25%		Joint funding application lodged through REROC to facilitate installation of free community charging stations at a number of locations across Greater Hume LGA	Director Corporate & Community Services

Council Annual Review | 2022/2023

Council Annual Review | 2022/2023



N1.4: Encourage and provide local reuse and recycling infrastructure

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N1.4.1	Investigate funding opportunities to process organic material	Investigate funding opportunities to process organic material	100%		Council has received a grant of \$227,163 from NSW EPA to assist with the education of the organics bin rollout.	Director Environment & Planning

Council Annual Review | 2022/2023

N2: Our road and transport network is maintained and accessible

N2.1: Develop 5-year Strategic Road Strategy



DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N2.1.1	Implement asset maintenance and renewal programs in accordance with adopted budgets and capital works programs	Implement asset maintenance and renewal programs in accordance with adopted budgets and capital works programs	100%		Road construction / maintenance being undertaken as per works program, Updated Road Strategy completed	Director Engineering
N2.1.2	Seek external funding for identified priority road projects including: <ul style="list-style-type: none"> • Jingellic Road (various sections) • Brocklesby - Balldale Road (construction of final 4km) • Coppabella Road (rehabilitation of first 4km) • Henty - Cookardinia Road (Henty - HMFD) • Culcairn - Holbrook Road (Willow Creek Bridge widening) • Benambra Road (Weeamera Road to Cummings Road) 	Seek external funding for identified priority road projects including: <ul style="list-style-type: none"> • Jingellic Road (various sections) • Brocklesby - Balldale Road (construction of final 4km) • Coppabella Road (rehabilitation of first 4km) • Henty - Cookardinia Road (Henty - HMFD) • Culcairn - Holbrook Road (Willow Creek Bridge widening) • Benambra Road (Weeamera Road to Cummings Road) 	100%		External Funding has been applied for under Fixing Local and Fixing Countries Road Programs for road upgrades Council successful under both programs for some projects	Director Engineering

Council Annual Review | 2022/2023




Council Annual Review | 2022/2023

N3: Our communities share responsibility to increase sustainability and minimising our environmental impacts

N3.1: Develop planning and operational controls to protect and support a sustainable environment

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N3.1.1	Implement the Riverina & Murray Weeds Action Program	Implement the Riverina & Murray Weeds Action Program	100%		Due to extended staff leave site inspections have been limited. Field days have been undertaken to address an alligator weed. Weed staff have new equipment for mapping weed infestations which is a requirement of implementing the Riverina and Murray Weeds Action Program. Recently an ATV has been purchased which will allow for improved performance in implementing the Riverina and Murray Weeds Action Program.	Director Environment & Planning
N3.1.2	Provide resources and support to landcare groups engaged in on-	Provide resources and support to landcare groups engaged in on-	100%			Director Environment & Planning

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	ground activities across the shire	ground activities across the shire				
N3.1.3	Complete rehabilitation works at Funks Pit quarry	Complete rehabilitation works at Funks Pit quarry	90%		Works are nearing completion.	Director Engineering
N3.1.4	Review the Greater Hume Integrated Water Cycle Management Plan and associated planning controls to provide best practice water cycle management for new development	Review the Greater Hume Integrated Water Cycle Management Plan and associated planning controls to provide best practice water cycle management for new development	95%		IWCM is nearing completion	Director Engineering
N3.1.5	Investigate and consult with our community on a stormwater management services charge to support flood mitigation works and improvements to the drainage system	Investigate and consult with our community on a stormwater management services charge to support flood mitigation works and improvements to the drainage system	0%		Awaiting appropriate staff resources to implement	Director Engineering


Council Annual Review | 2022/2023

4: Leadership & Communication



Objective: Our leadership and communication cultivates confidence in our future direction

L1: Our decision-making is inclusive, collaborative and encourages ownership of our future

L1.1: Support local decision making through transparent communication and inclusive community engagement

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L1.1.1	Establish relevant Communications Engagement and Events policies, protocols and processes	Establish relevant Communications Engagement and Events policies, protocols and processes	100%		In the last 12 months we have introduced more digital platforms to allow for greater engagement with the Community. This ranges from email updates for key stakeholders in major projects to digital newsletters and video updates. This has allowed Council to capture feedback quicker, use community priorities to inform decision making and encourage ownership and participation by the community in projects.	General Manager


Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L1.1.2	Develop strategies to identify new technologies to open up digital communications and engagement channels	Develop strategies to identify new technologies to open up digital communications and engagement channels	70%		Migration to Office 365 has been commissioned which will include integration of Microsoft Teams into day to day business operations. Development of an ICT Roadmap and Strategy has also commenced	Director Corporate & Community Services
L1.1.3	Source and develop innovative methodologies to involve the community in two way decision-making processes	Source and develop innovative methodologies to involve the community in two way decision-making processes	100%		First Greater Hume Community meeting led to a list of priority projects. The next step to establish a decision framework that Council can use to evaluate the projects. It is intended once finalised this framework will be promoted to inform and improve future Community conversations.	General Manager

Council Annual Review | 2022/2023


L2: Our communication is open, effective and purposeful to connect and educate our community

L2.1: Support leadership and mentoring initiatives that build and strengthen the capacity of individuals, businesses and communities

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L2.1.1	Develop a Volunteer Management and Support Strategy	Develop a Volunteer Management and Support Strategy	0%		No action to date. Listed for development during 2023/2024 year	Director Corporate & Community Services

Council Annual Review | 2022/2023





L2.2: Collaborate with partners to deliver positive outcomes for the community, economy and environment

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L2.2.1	Actively lobby State and Federal members of parliament on issues of importance to our community	Actively lobby State and Federal members of parliament on issues of importance to our community	100%		We have been fortunate to secure a significant amount of funding to start key works on Jingellic Road as well as repairing pot holes and completing heavy patching. We also successful in securing additional funding to make up the short fall on the North Henty Crossing project.	General Manager
L2.2.2	Actively participate in regional strategic planning and collaborative initiatives through REROC / RivJO, Riverina Regional Library and government agencies	Actively participate in regional strategic planning and collaborative initiatives through REROC / RivJO, Riverina Regional Library and government agencies	100%		Appointed to the REROC Executive with the expectation that Greater Hume will play a larger role in the strategic direction of this regional group	General Manager

Council Annual Review | 2022/2023


L3: Our leadership and advocacy

L3.1: Undertake integrated, long term planning and decision making, reflective of community needs, resources and aspirations

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L3.1.1	Develop and implement a performance monitoring system for four year Delivery Program reporting	Develop and implement a performance monitoring system for four year Delivery Program reporting	100%		Pulse system implemented	Director Corporate & Community Services
L3.1.2	Develop and implement the Greater Hume Council Workforce Management Plan	Develop and implement the Greater Hume Council Workforce Management Plan	100%		Workforce Management Plan updated and adopted as at 1 July 2022. Actions to be implemented over the course of the 2022 - 2026 period	Director Corporate & Community Services
L3.1.3	Develop and implement an Asset Management Improvement Program	Develop and implement an Asset Management Improvement Program	20%		Consultants appointed with improvement program being developed	Director Engineering
L3.1.5	Undertake asset class revaluation for Buildings	Undertake asset class revaluation for Buildings	100%		Revaluation completed	Director Environment & Planning





Council Annual Review | 2022/2023

L3.2: Ensure responsible, sustainable, ethical and open local government

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L3.2.2	Implement the Department of Planning, Industry and Environment ePlanning Portal integration to support access to information	Implement the Department of Planning, Industry and Environment ePlanning Portal integration to support access to information	100%		Further integration has occurred. The process of integration is one that will be ongoing for a while as the Department continues to bring more aspects of development assessment onto the portal.	Director Environment & Planning

Council Annual Review | 2022/2023

L3.3: Deliver efficiency, effectiveness and probity in Council processes and services

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L3.3.1	Identify and complete at least one service and efficiency review within each Department annually with particular emphasis on removing manual workloads within Council processes	Identify and complete at least one service and efficiency review within each Department annually with particular emphasis on removing manual workloads within Council processes	100%		Major asset management review commissioned during 2022/2023 with final reports due to be submitted September 2023	Director Corporate & Community Services
L3.3.2	Undertake a program on Internal Audit projects and provide advice on risk and control, economy, efficiency and effectiveness across all service elements of Council	Undertake a program on Internal Audit projects and provide advice on risk and control, economy, efficiency and effectiveness across all service elements of Council	100%		A number of Internal Audit projects have been completed with reports submitted to meetings of Audit, Risk & Improvement Committee during the course of the year	Director Corporate & Community Services
L3.3.4	Implement reporting and dashboard tools to support administrative processes and decision making	Implement reporting and dashboard tools to support administrative processes and decision making	100%		Financial snapshot reporting included with all quarterly budget review reports	Director Corporate & Community Services
L3.3.8	Investigate an integrated Cemetery	Investigate an integrated Cemetery	0%		This action has not commenced. The	Director Environment & Planning

Council Annual Review | 2022/2023

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	Register that allows all cemetery records to be captured in one location and available online	Register that allows all cemetery records to be captured in one location and available online			action has been deferred to allow for consideration of the Interment Industry Scheme Licensing. The Licensing Scheme will need to be addressed during the period 1 October - 31 December 2023.	

Council Annual Review | 2022/2023

Council Annual Review | 2022/2023

GREATER HUME SHIRE COUNCIL

Schedule of the Director Corporate Community Services' Schedule of Information to Council Meeting -
Wednesday 16th August, 2023.


COMBINED BANK ACCOUNT FOR THE MONTH ENDED 31st July, 2023**CASHBOOK RECONCILIATION**

	General Fund	Trust Fund
General Ledger Cashbook Balance as at 1st July 2023	-21,849.27	44,215.26
Cashbook Movement as at 31st July, 2023	-22,873.34	0.00
Less: Term Deposits included in Cashbook Balance (Trust only)	0.00	0.00
General Ledger Cashbook Balance as at 31st July, 2023	<u>-44,722.61</u>	<u>44,215.26</u>

BANK STATEMENT RECONCILIATION

Bank Statement Balance as at 31st July, 2023	NAB	\$0.00	44,215.26
	Hume	\$3,183.22	
	Bendigo	\$0.00	
	WAW	\$0.00	
	Total	<u>3,183.22</u>	<u>44,215.26</u>
(LESS) Unpresented Cheques as at 31st July, 2023		-53,668.93	0.00
(LESS) Unpresented EFT Payments as at 31st July, 2023		0.00	0.00
PLUS Outstanding Deposits as at 31st July, 2023		5,763.10	0.00
PLUS / (LESS) Unmatched Cashbook Transactions 31st July, 2023		0.00	0.00
Cashbook Balance as at 31st July, 2023		<u>-44,722.61</u>	<u>44,215.26</u>

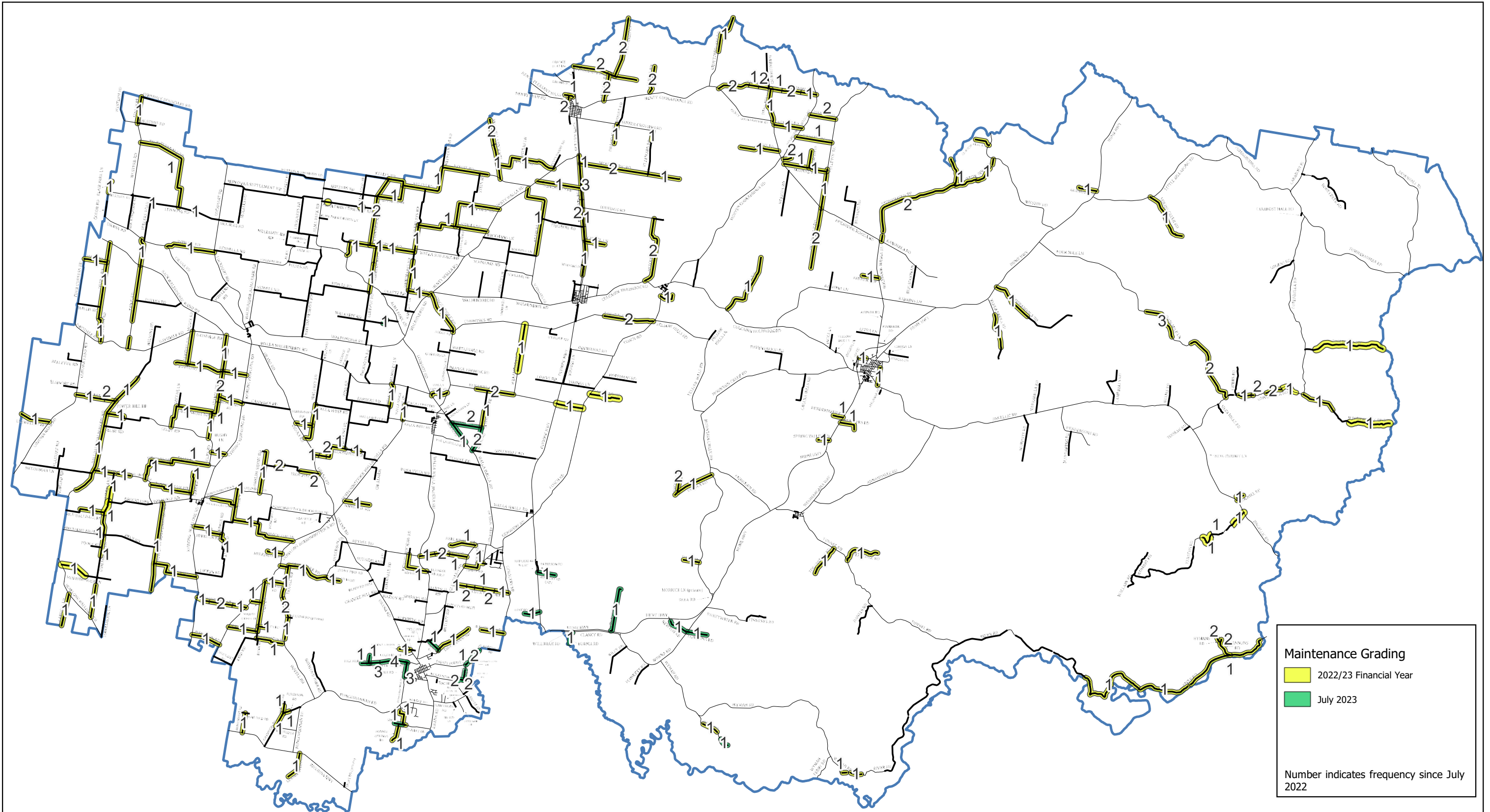
I certify that all of Council's surplus funds have been invested in accordance with the Act, the regulations and Council's investment policies and that all cheques drawn have been checked and are fully supported by vouchers and invoices and have been certified for payment.


 Responsible Accounting Officer
 3 August 2023

This is page no.1 of Schedule No.1 of the Director Corporate & Community Services' Schedule of Information to Ordinary Council Meeting held on 16th August, 2023

GENERAL MANAGER

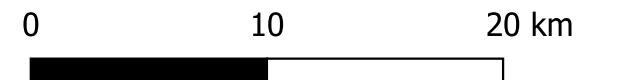
MAYOR



Greater Hume Council

Greater Hume Local Government Area

Maintenance Grading 2023 - July



Electronic Version is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy verify that it is the current version.	Document Name	Working doc file path	Version Number	Date of Issue	Review Date
	Maintenance grading - July	G:\Projects&Maps\## Maintenance Grading\Maintenance Grading.gqz	3	2023-08-07	2024-08-07

GHC Capital Works and Forward Program 2023/2024

6/07/2023

Project No	Location	Job Description	Status	Crew / Contractor	Date Completed	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
CONSTRUCTION PROGRAM - Annual		ROADS TO RECOVERY/GRANTS															
	Brocklesby Balldale Road Stage 1	Reconstruction of 4km from Brocklesby Goombargana Rd to Woodlands Rd		Jindera H/M													
15	Brocklesby Balldale Road Stage 2	Reconstruction of 3.25km from Woodlands Rd to start of seal		Jindera H/M													
16	Jingellic Road - 5 Bridges	Widening of Wantigong Bridge and Replacement of 4 other bridges		Contractor													
CONSTRUCTION PROGRAM - URBAN																	
REGIONAL ROADS WORKS		BLOCK GRANT															
MAIN ROADS CAPITAL																	
	Jingellic Road- Rehabilitation (Repair Program and Grant)	From Hulms Road to Coppabella Road		Holbrook													
	Jingellic Road - Bridge/Culvert Upgrades (Grant)	5 Locations - Wantagong Straight		Contractor													
Main Roads (General)		BLOCK GRANT															
	MR 125 Urana Road																
	MR125 Urana Road																
	MR 125 Urana Road	Heavy patching areas to be decided															
	MR 211 Holbrook Wagga Road	Heavy patching areas to be decided															
	MR 331 Jingellic Road	Heavy patching areas to be decided															
	MR 331 Walbundrie Jingellic Road	Heavy patching areas to be decided															
	MR 370 Howlong Kywong Road	Heavy patching areas to be decided															
	MR 384 Tumberumba Road	Heavy patching areas to be decided															
	MR 547 Walla Jindera Road	Heavy patching areas to be decided															
Main Roads (Resealing)		BLOCK GRANT															
	MR125 Urana Road	Start 900m North of Property 3899 for 4km (Walla Rd Intersection) (CH 39850 to CH 43905)		Contractor													
	MR331 Culcairn Holbrook Road	Start Property 1750 to Purtell St Morven (CH 17480 to CH 21170)		Contractor													
				Contractor													
STATE ROADS (ORDERED WORKS)		RMCC															
Main Road 78 (Olympic Way)																	
RMCC WO	Segment 255 (Culcairn Caltex)	Rehab of Segment - TfNSW now doing this work - TBA		TfNSW													
RMCC WO	Segment 290 (Baird Street)	Drainage upgrade - TBA		Contractor													
RMCC WO	Heavy Patching Various Segments	Heavy Patching - TBA		TfNSW													
	Reseals Main Road 78 (Olympic Way)																
RMCC WO	MR78 Olympic Highway	Segment 290		Contractor													
Main Road 284 (Tumba Road)																	
RMCC WO	Various Segments	Heavy Patching - TBA		TfNSW													
	Reseals Main Road 284 (Tumba Road)																
RMCC WO	MR284 Tumberumba Road	Segment 20		Contractor													
RMCC WO	MR284 Tumberumba Road	Segment 60		Contractor													
RMCC WO	MR284 Tumberumba Road	Segment 110		Contractor													
TRAFFIC FACILITIES		BLOCK GRANT															
TBA	Regional Roads	Linemarking Various Locations		Contractor													
TBA	Local Roads	Linemarking Various Locations		Contractor													
TBA	Urban Streets	Linemarking Various Locations		Contractor													
BITUMEN RESEALING PROGRAM - REGIONAL		COUNCIL RESEAL PROGRAM															
54	MR125 Urana Road	Shire Boundary to Molkentin Rd (4.9km)		Contractor													
	MR211 Holbrook Wagga Road	Rankins Ln to 1.2km North of Kanimbla Rd (6.2km)		Contractor													
55	MR331 Culcairn Holbrook Road	400m West of Mitchells Road to Property 2420 (1.27km)		Contractor													

GHC Capital Works and Forward Program 2023/2024

Project No	Location	Job Description	Status	Crew / Contractor	Date Completed	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
BITUMEN RESEALING PROGRAM - RURAL		COUNCIL RESEAL PROGRAM															
10	Hovell Road	From Bungowannah Rd to End of Seal (CH0-CH5890)		Contractor													
11	Moorwatha Road	From Hovell Rd to Unsealed Section (CH0-CH180)		Contractor													
12	Jennings Road	Start 1km from Olympic Hwy to end of seal 501km (CH1000-CH6100)		Contractor													
13	Burrumbuttock Walla Walla Road	From 106km north of Hamdorf Rd for 3km (CH3000-CH6000)		Contractor													
14	Morven Cookadina Road	From Wagga Holbrook Rd south for 2.58km (CH12600-CH15185)		Contractor													
15	Four Mile Lane	From 15.5km from Hume Hwy for 2km (CH11180-CH17580)		Contractor													
16	Yenches Road	Start of seal 2.1km from Jingellic Rd (CH2150-CH2500 and CH5030-CH6420) total fo 1.74km		Contractor													
17	Henty Walla Road	1km South from Hickory Hill Rd for 5km towards Walbundrie rd (CH12550-CH17550)		Contractor													
18	Mountain Creek Road	1.17km from Hume Hwy for 2.4km (CH1170-CH3600)		Contractor													
19	Tunnel Road	Ferndale Rd to Tin Mines Trail (CH6020-CH10025)		Contractor													
20	Trigg Road	Start 925m from Urana Rd, sealed section over bridge to end of seal (CH7180-CH8650)		Contractor													
21	Sweetwater Road	From Narrow seal to road end (CH900-CH4625)		Contractor													
BITUMEN SEALING PROGRAM - URBAN		COUNCIL RESEAL PROGRAM															
	Balfour Lane, Culcairn	Railway Pde to McBean St		Contractor													
	Princes Street, Culcairn	Gordon St to road end (CH0-CH195)		Contractor													
	Croft Street, Holbrook	Bowler St to Spurr St (CH0-CH350)		Contractor													
	Wilson Street, Holbrook	Bowler St to road end (CH0-CH350)		Contractor													
	Hay Street, Woomargama	Woomargama Way to South St (CH0-CH420)		Contractor													
	Dickson Street West, Woomargama	Hay St to Hume St (CH0-CH450)		Contractor													
	Dickson Street East, Woomargama	Berry St to road end (CH0-CH160)		Contractor													
	Yarra Street, Holbrook	King St to Purtell St (CH0-CH190)		Contractor													
	Adams Street, Jindera	Dights Forest Rd (50kph signs to just west of School) (CH0-CH1885)		Contractor													
	Hume Street, Woomargama	Berry St to Edward St (CH0-CH317)		Contractor													
GRAVEL RE-RESHEETING		COUNCIL RESHEETING PROGRAM															
	River Road	Ongoing Program		Maintenance													
	Coppabella Road	Sections (CH5410 -CH5850, CH6065- CH6670 and CH7860-CH9240) Just east of Cribbs Rd		Contractor													
	Cannings Road	Full Length (CH0-CH4100)		Contractor													
	Brittas Reserve Road	Full Length (CH0-CH7860)		Contractor													
	Graetz Road	Full Length (CH0-CH2185)		Contractor													
	Brringa Road	Full Length		Contractor													
	Hanels Road	Full Length (CH0-CH3156)		Contractor													
	Stewarts Road	Daysdale Rd to Hudsons Rd (CH-0CH3210)		Contractor													
	Seidels Road	Full Length (CH0-CH4950)		Contractor													
	Scholz Road	Full Length (CH0-CH1800)		Contractor													
	Ryan Road	Full Length (CH0-CH4695)		Contractor													
	Glenelg Road	For Approx 1.55km off Hume Hwy		Contractor													
	Thugga Road	Full Length		Contractor													
	Shoemarks Road	Part Section Scholz Rd to Graetz Rd (CH3340-CH3970)		Contractor													
	Holbrook Airpark	Gravel Resheeting		Contractor													
Bridge / Major Culvert		BRIDGE PROGRAM															
Footpath Construction		COUNCIL PROGRAM															
52	Urana St, Jindera	Creek St to Pioneer Park (Playground) East Side - 200m															
Kerb and Gutter		COUNCIL PROGRAM															
Bus Shelters		COUNCIL PROGRAM															
Various Locations		COUNCIL PROGRAM															
Town Services - Villages Vote		COUNCIL PROGRAM															
	Brocklesby	Replace Septic System in Blacksmith Park with AWTS															
Stormwater Drainage		COUNCIL PROGRAM															
1	Balfour Street, Culcairn	Replace Kerb & Channel & install drainage (Fraser St to Stock Route North Side to connect new residential area)		Contractor													
2	Holbrook Flood Mitigation	Construction of levee& associated drainage infrastructure		Contractor													
51	Henty Cookadina Road	New Culvert to the east of Henty		Contractor													

GHC Capital Works and Forward Program 2023/2024

Project No	Location	Job Description	Status	Crew / Contractor	Date Completed	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	Yenches Road	New Culvert over Water Creek		Contractor													
Villages Sewer Supply																	
	Burrumbuttock Sewer	New Oxidation Ponds and Tree Lot															
	Jindera Sewer	Sewer Main Relining/Investigation/Manhole Raising (stormwater infiltration investigation)															
	Jindera Sewer	Switchboard Upgrade/Replacement (SPS 1,2,3,4) 1986-40yrs															
	Culcairn Sewer	Replace Pontoon and Aerators															
	Culcairn Sewer	PS No3 - Pump 1 Replacement (1999-25yrs)															
	Culcairn Sewer	PS No3 - Pump Replacement (1999-25yrs)															
	Culcairn Sewer	Reuse Analyser Replacement															
	Culcairn Sewer	Reuse Storage Tank Liner Replacement															
	Culcairn Sewer	Sewer Main Relining															
	Henty Sewer	Sewer Main Relining															
	Henty Sewer	Replace PLC & Switchboard Upgrade (2004-20yrs)															
	Henty Sewer	Reuse Analyser Replacement (2009-15yrs)															
	Henty Sewer	Replace Pontoons and Aerators															
	Holbrook Sewer	Sewer Main Relining															
	Holbrook Sewer	Smoke Testing															
	Holbrook Sewer	Mains Repairs/Replacement															
	Holbrook Sewer	Solar Pontoon for tertiary pond															
	Holbrook Sewer	SPS 1-Inlet Works															
	Holbrook Sewer	SPS 2- 2Pumps and Upgrade															
	Walla Sewer	Sewer Main Relining															
Villages Water Supply																	
	Villages Water Supply	Jindera Rec Ground - Loop WM between Dight St to Pech Ave Access Lane (250m)															
	Villages Water Supply	Hawthorn Rd - Upgrade 50mm WM to 100mm X 1250m															
	Villages Water Supply	Jindera Gap upgrade of ladders to comply with WHS															
	Villages Water Supply	Little Brock Reservoir - Access Ladders															
	Villages Water Supply	4 Reservoirs - Level Monitoring and Things Board															
	Culcairn Water Supply	Water Mains Replacement															
	Culcairn Water Supply	Water Service Replacement															
	Culcairn Water Supply	Bore 2 Pump Replacement (2018 - 6yrs)															
	Culcairn Water Supply	Dosing Shed Replacement															
Parks and Gardens																	
4	Jindera Rec Ground	Install all ability swing in Adventure Playground		Contractor													
5	Eric Thomas Park, Culcairn	Culcairn Rail Footbridge Relocation		Contractor													
6	Jindera Pioneer Park	Install Concrete Path		Contractor													
7	Jindera Playground/Skatepark	Install CCTV System		Contractor													
Local Road and Community Infrastructure Projects																	

Applications Approved



c_dm073

Approved Between 1/07/2023 and 31/07/2023

02/08/2023

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
DA/2022/201	Applicant: Hahn Constructions 20 Third ST HENTY Lot: 170 DP: 12560	New Verandahs x2	\$30,000	2/03/2023	Approved	10/07/2023	42	89	42
DA/2023/38	Applicant: D M Reincastle 116 Greenwood RD GEROGERY Lot: 2 DP: 1273275	New Kit Home and Shed	\$300,000	4/04/2023	Approved	17/07/2023	29	76	29
DA/2023/45	Applicant: Daclas Pty Ltd 1 Sladen Street East HENTY Lot: 1 DP: 652787	Business Premises-Internal Alterations & Additions Incl New Laundromat	\$55,000	19/04/2023	Approved	5/07/2023	40	38	40
DA/2023/62	Applicant: Afonso Building Solutions 15 Ribery CT JINDERA Lot: 708 DP: 1202940	Dual Occupancy	\$358,510	4/05/2023	Approved	3/07/2023	28	33	28
DA/2023/65	Applicant: 888 Survey Pty Ltd 23 Nyhan ST HOLBROOK Lot: 13 Sec: 15 DP: 758522 Lot: 12 Sec: 15 DP: 758522	Exempt Development - 2 Lot Subdivision	\$5,000	23/05/2023	Approved – Exempt Development	7/07/2023	46	0	46
DA/2023/70	Applicant: Walpole Surveying Pty Ltd 873 Schnaars RD CULCAIRN Lot: 101 DP: 1068428	Two (2) Lot Torrens Title Subdivision	\$0	7/06/2023	Approved	25/07/2023	49	0	49
DA/2023/72	Applicant: A L Mellington 93 Commercial ST WALLA WALLA Lot: 14 DP: 2551	Demolition of Dwelling House and Sheds	\$40,000	22/06/2023	Approved	18/07/2023	27	0	27
DA/2023/73	Applicant: Peter Bowen Homes	New Dwelling & Garage	\$717,810	13/06/2023	Approved	5/07/2023	23	0	23

Applications Approved



c_dm073

Approved Between 1/07/2023 and 31/07/2023

02/08/2023

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days
	48 Wilson ST HOLBROOK Lot: 1 DP: 503816							
DA/2023/74	Applicant: C M Pumpa 790 Howlong Balldale RD BALLDALE Lot: 1 DP: 519839	Two (2) Lot Torrens Title Subdivision	\$0	9/06/2023	Approved	6/07/2023	28	0 28
DA/2023/75	Applicant: M Pitman 251 Hueske RD JINDERA Lot: 2 DP: 1279635	New Colorbond Shed	\$27,930	26/06/2023	Approved	21/07/2023	26	0 26
DA/2023/76	Applicant: Maxand Pty Ltd 15 Bowler ST HOLBROOK Lot: 10 Sec: J DP: 4843	New Shed	\$55,755	28/06/2023	Approved	20/07/2023	23	0 23
DA/2023/78	Applicant: M Pitman 20 Wagner DR JINDERA Lot: 217 DP: 1280394	New Shed	\$36,557	16/06/2023	Approved	13/07/2023	28	0 28
DA/2023/80	Applicant: Walpole Surveying Pty Ltd 166 Wenkes RD WALLA WALLA Lot: 861 DP: 850144	Two (2) Lot Torrens Title Subdivision	\$0	23/06/2023	Approved	20/07/2023	28	0 28
DA/2023/94	Applicant: Bald Hill Quarry 10721 Hume HWY HOLBROOK Lot: 7 DP: 1129439	Extractive Industry - Section 4.55(1) Modification	\$0	26/06/2023	Approved	21/07/2023	26	0 26
CDC/2023/33	Applicant: Hadar Homes 15 Wagner DR JINDERA Lot: 211 DP: 1280394	New Dwelling and Garage	\$526,894	6/07/2023	Approved – Private Certifier	6/07/2023	1	0 1

Applications Approved



c_dm073

Approved Between 1/07/2023 and 31/07/2023

02/08/2023

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
CDC/2023/34	Applicant: I & M Pools Pty Ltd 8 Protea CT JINDERA Lot: 905 DP: 1264008	New Swimming Pool	\$43,500	11/07/2023	Approved – Private Certifier	11/07/2023	1	0	1
CDC/2023/35	Applicant: BMM Group , HENTY Lot: 23 DP: 753725	New Telecommunications and communication fac	\$250,000	31/07/2023	Approved – Private Certifier	31/07/2023	1	0	1

Report Totals & Averages**Total Number of Applications :** 17**Total Estimated Cost :** 2,446,956.00

Average Elapsed Calendar Days: 40.12


Average Calendar Stop Days: 13.88

Average Adjusted Calendar Days: 26.24

Total Elapsed Calendar Days: 682.00

Total Calendar Stop Days: 236.00

Total Adjusted Calendar Days: 446.00


 Director Environment & Planning
 Greater Hume Shire Council

Colin Kane
 Accreditation No. BPB 0878

CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE MEETING 27TH JUNE 2023, 7PM, CULCAIRN COUNCIL CHAMBERS

PRESENT: Michelle Godde, Glenice Miller, Jennifer Christensen, Phil McCartney, Les Fraser, Terry Weston, Ken Scheuner, Paul Wilksch, Ian Forrest, Kirsty Wilksch

No apologies tabled.

MINUTES OF PREVIOUS MEETING 16th May 2023 were accepted on the motion of Phil, seconded Paul, all in favour, carried.

BUSINESS ARISING FROM MINUTES

1. Moving of pile of dirt at Showgrounds-too wet, Ian said it's on Greg Blackie's agenda, we need to remind him once the weather improves.
2. Coronation Drive Celebration went very well, about 40 people attended. Justin Clancy has mentioned it in the NSW Senate. A vote of thanks to Jennifer, all in favour.
3. Andrew Yates-re the money to repay Council from grant for the Culcairn Streetparty. (unspent amount) the original amount requested was around \$2,800 which included the GST we had paid on invoices. We are a Reference Committee of Council and as such don't have an ABN or able to claim GST ourselves. Andrew to get back to Ken about Council claiming the GST and therefore the amount we have to pay back is around \$500. Email has been received from Council requesting financial information for end of financial year-haven't done it before as there was little money in the Account.

GENERAL BUSINESS.

1. Balfour Street drainage project, new footpaths, new ramps. Ramp for Foodworks and Newsagents done, they are progressing along well. PLAZA email last week, with seating ideas and general layout. Seat suggestions look good, the preference being the seats that lap over the front of the cement/or a lip over the front of the cement. Planters look quite large...Questions for Council-colour of the cement of the planters-pigment in it the same as the grey of the pavement? Additional Seating, more on planters under the 2 trees, or allowance for it to be added at a later date. Seats made of aluminium made to look like wood, like the new seats in Alan Fifield Park/Bus Terminal? Empty/wasted space on western end, a few ideas, either the kerb and planter be angled like eastern side. This was moved by Michelle, seconded Glenice, all in favour, carried. A later idea sent around via email, make this area a park for motorbikes or a small car (like in front of Target in Albury-for the small car or in front of Photo supplies-for the motorbikes) and the first eastern car park will still be a disabled one-does this need a bit more space to allow for wheelie walkers or wheelchairs-make the planter a bit smaller, kerb in a bit more? These questions and ideas sent to Executive email at Council as the contractors are up to the Plaza and were discussing it this morning with one of the Council Engineers. Now is the time!!
2. Walla Solar Farm Community Fund, Kirsty yet to follow up on this.
3. ARTC-no news from Council yet as to any meetings lately with ARTC or the Traffic Management Committee re the suggestions of 40km zone for Balfour Street or traffic calming ideas for Railway Parade.
4. Pebbled pots/planters, request that they be stored until the streetscape is finished to see where they would look the best.
5. List of priorities/ideas/vision/goals held over until next meeting.

6. Enter tidy towns an idea for the future. Phil to bring a list of current grants to next meeting, what requirements are and cut off dates to next meeting.
7. Budget-Council Priorities, probably too late for next year-on the list at the moment-dog park (a fenced area) and the work on the walking track (along Holbrook Road). One suggestion-Roundabout facelift-

MEETING CLOSED 8.30PM

NEXT MEETING 18TH JULY 2023 7PM. BRING ALONG IDEAS FOR FUTURE PLANNING

CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE MEETING 18TH JULY 2023 7PM CULCAIRN COUNCIL CHAMBERS

PRESENT: Jennifer Christensen, Michelle Godde, Ken Scheuner, Terry Weston, Nicole Pope, Philip McCartney, Ian Forrest, Kirsty Wilksch

APOLOGIES: Les Fraser, Glenice Miller, these were accepted on the motion of Terry, seconded Phil, carried.

MINUTES FROM PREVIOUS MEETING 27TH JUNE 2023 were accepted on the motion of Jennifer, seconded Michelle all in favour, carried.

BUSINESS ARISING FROM THE MINUTES

1. Refund from the Poisoned apple, have to doublecheck the account, but looks like it hasn't been received as yet.
2. Invoice from Council for 2,810.27-for unspent monies for the Streetparty-Ken has spoken to Andrew Yates again, (as ¾ of this amount is GST) Andrew is still awaiting an answer from the NSW Government about it. Council or NSW Government need to claim the GST and then we will pay the remaining amount. Invoice not due yet he said.
3. Plaza-concreting all done! Colours of the cement bricks for the planter boxes, Kerrie yet to send through details on this, Kirsty to followup via email. The street seats that have been moved (under palm trees) will they be refurbished? They are steel and timber-the timber needs a sand back and a re-seal. Kirsty to ask in an email to Greg. It was suggested that we could ask the Mens Shed to help with this, if allowed. It was noticed after meeting that the grating in the original diagram isn't there in the Plaza (in line with the new kerb and gutter) In email to Greg, question the drainage of rain for that area. At the moment it appears that north and south areas slope into where this grating would be.. so it would pool there until it evaporates??
4. Letter of appreciation for Kerrie, Nicole moved that we write one, seconded Michelle, all in favour, carried.
5. Walla Solar Farm, a 355 Reference Committee is being set up for it (and the Jindera one) to decide how the VPA community funding is spent. Phil was interested in applying for a position, but now will wait for the committee to be set up for the Culcairn Solar Farm.
6. Council budget will be on display early August.

NEW GENERAL BUSINESS

1. Jennifer Christensen shared the Community Recognition Statement presented to the NSW Legislative Assembly by Justin Clancy in June 2023 with regards to the unveiling of the plaques for Coronation Drive. Very impressive! Suggested a copy of it be displayed in the Library.
2. How can we show gratitude to those who support Culcairn, such as start a new business? Honour Board? Business of the month? Kids from school?
3. Storage space- behind the Craft Shop/Feed the Soul. Phil will put lights there in spring.
4. A town celebration when the main street drainage project is finished? Cutting a ribbon at least!

GOALS/VISIONS/PRIORITIES/

Silhouettes of trains (metal cut outs) under the palm trees

Recognise our pioneers-historical/heritage plaques for buildings and people (honour board as above?)
Balfour family, Fifields, Mackies, Rex Hartwig (Tennis)

Landscaping-beautifying the roundabout somehow? Mound on north eastern corner of Roundabout with Culcairn on it.

Traffic calming Railway Parade.

Wellness Centre in the Pool area, covered area over the pool (sun protection), new toilets, gym, area for Pilates etc. Adelong Pool is a swipe in/out set up for adults only.

Signage-town entrances-Lions club to be requested to organise a clean up the Welcome signs in the interim to new ones being put there. Ken to talk to Lions about some of the Alan Fifield money being made available to do this? Does it fit the criteria?

More walking tracks, creative space for clubs to run events.

Tennis courts-covered for summertime.

Phil mentioned that there are grants around, ANZ up to \$15,000, Nutrien Ag Solutions up to \$5,000, Essential energy up to \$5,000 or more than \$5,000. Planning is everything, being ready to apply...

Start with the town entrance signage and beautifying the pool area?

Meeting closed 9pm.

NEXT MEETING 15TH AUGUST 2023 7PM, CULCAIRN COUNCIL CHAMBERS

Holbrook District Community and Business Group Meeting 06/06/2023

Present: Rita Bowler, Graham Perritt, Marilyn Perritt, Vicki Schuur, Kristy Preston,, Gail Chynoweth.

Apologies: Stephen Lum, Lea Parker, Elizabeth Maclean.

MINTUES FROM 4th April 2023, 1. Gail Chynoweth, 2 Marilyn Perritt

Business Arising:

Date has been set for the 2024 Festival by the Sub...4th March

Festival by the Sub: Still working out the end of festival profit and loss. Lea Parker has the final paperwork to submit to council. We hope to have this sorted out by the next meeting.

Grants for the 2024 Festival by the Sub. Riverina Water. Essential Energy. Australia Post. Vicki and Kristy to look into.

What's on in Holbrook. 2023 Interstate square dance "Dance Off" Square Dance 2023 held here in Holbrook 27th / 28th June. Lots of visitors to Holbrook with nearly all the accommodation sold out. Anyone can pop in and watch the dancing.

Vicki spoke in length about the Holbrook Happenings and how the current Holbrook Happeningssub group is running and the fortnightly publication will be back running in the next week or two. We will ask Leonie Hibberson to come along to the next meeting to report how its all going.

Meeting Closed 7:35pm

Next Meeting . 4th July 2023