



Planning Proposal – Amend Greater Hume LEP 2012 for reclassification of certain public land



Pt Lot 5812 DP1181658
Commercial Street
WALLA WALLA



This Report has been prepared for:

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BioPlan Ref No.: 23002
09 June 2023

Document Control

Version	Date	Title	Author	Review	Issued
1	05 June 2023	Draft for client review	POD	PJN	
2	08 Jun 2023	Updated draft	POD	PJN	
3	9 June 2023	Final for lodgement	POD	POD	POD



CONTENTS

1.	INTRODUCTION	1
1.1	Basis of Proposal	1
1.2	Subject Land	2
2.	PLANNING PROPOSAL	4
2.1	Part 1 – Objectives or Intended Outcomes	4
2.2	Part 2 – Explanation of Provisions	4
2.3	Part 3 – Justification of Strategic and Site-Specific Merit	5
	SECTION A – NEED FOR THE PLANNING PROPOSAL	5
1.	Is the planning proposal a result of any strategic study or report?	5
2.	Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	5
	SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK.....	8
3.	Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?	8
4.	Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?	8
5.	Is the planning proposal consistent with any other applicable State and regional studies or strategies?	9
6.	Is the planning proposal consistent with applicable State Environmental Planning Policies?	9
7.	Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?.....	11
	SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT.....	14
8.	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	14
9.	Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	14
10.	Has the planning proposal adequately addressed any social and economic effects?	15
	SECTION D – INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH).....	15
11.	Is there adequate public infrastructure for the planning proposal?.....	15
	SECTION E – STATE AND COMMONWEALTH INTERESTS.....	15
12.	What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?	15
2.4	Part 4 – Maps	16
2.5	Part 5 – Community Consultation	19
2.6	Part 6 – Project Timeline	20
3.	CONCLUDING COMMENTS.....	21
	APPENDIX 1: Title Particulars	
	APPENDIX 2: Photos	
	APPENDIX 3: Property Report	



1. INTRODUCTION

This planning proposal has been prepared on behalf of PJN Steel Fabrication in support of an amendment to the Greater Hume Local Environmental Plan 2012 (GHLEP) so as to facilitate the reclassification of part of Lot 5812 DP1181658, Commercial Street, Walla Walla from Community Land to Operational Land.

Consistent with the provisions of Section 3.33 (2) of the Environmental Planning and Assessment Act 1979 (the “EP&A Act”) this planning proposal includes the following components:

- Part 1 – A statement of the objectives and intended outcomes of the proposed instrument;
- Part 2 – An explanation of the provisions that are to be included in the proposed instrument;
- Part 3 – The justification for those objectives, outcomes and the process for their implementation;
- Part 4 – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies;
- Part 5 – Details of the community consultation that is to be undertaken on the planning proposal; and
- Part 6 – Project timeline

In addition to the Act, this report has also had due regard to relevant matters as provided for within

- NSW Department of Planning, Infrastructure & Environment Local Environmental Plan Making Guideline (December 2021) (the “Guide”) &
- LEP Practice note (PN 16-001) relating to the *Classification and reclassification of public land through a local environmental plan*

1.1 Basis of Proposal

The proposal seeks to reclassify Council owned land from Community Land to Operational Land to allow for the sale of land to an adjoining landowner. The purpose of the sale of the land in question is so as to consolidate this parcel with adjoining land to accommodate proposed future development of industrial land within the Walla Walla township.

Under the provisions of the Local Government Act 1993 all public land must be classified by Council as either “community” or “operational” land (s.25 – 26). The main effect of classification is to restrict the alienation and use of the land.

Community land is land that is generally intended for public access and use, or where other restrictions applying to the land create some obligation to maintain public access (such as a trust deed, or dedication under section 7.11 of the EP&A Act). This gives rise to the restrictions in the Act, intended to preserve the qualities of the land. For instance, Community land:



- cannot be sold, exchanged or otherwise disposed of;
- cannot be leased, licenced or any other estate granted over the land for more than 21 years;
- must have a plan of management prepared for it.

Operational land on the other hand has no special restrictions on council powers to manage, develop, dispose, or change the nature and use of such land.

1.2 Subject Land

The subject land (Figure 1) comprises a 5m wide x 91.24 m long strip of land situated along the eastern side of Commercial Street, Walla Walla and is identified as being a part of Lot 5812 DP1181658 (Appendix 1). The land in question is a rectangular shaped parcel with an area of approximately 456.2m² (subject to final survey). Adjoining the strip of land to the north is land identified as No.104 Commercial Street (Lot 5811 DP1181658). The subject land is fenced along both northern and southern boundaries (Appendix 2) and separates No.104 Commercial Street from land further to the south, identified as Lot 2 DP1287711.



Figure 1. Locality Plan (Subject land highted red)

Although access is somewhat constrained from Commercial Street (see photos at Appendix 2) the strip of land is occasionally used as an informal thoroughfare for people accessing the sportsground area to the east. This land is currently zoned RU5 – Village under the provisions of the GHLEP (Appendix 3).

Situated across Commercial Street to the west are two residential lots with one containing a commercial shed and the other an older style detached dwelling. Both properties are also affected by the RU5 – Village zone. To the east beyond the 91.2m long strip, the land opens out is occupied in part by netball courts which form a part of the overall Walla Walla Sportsground complex (Figure 2).



The parent lot being Lot 5812 is an irregular shaped parcel that is 1.062ha in area and has legal frontage along the western boundary to Commercial Street (Maps 1 & 2). Practical access is available from off William Street to the north. This lot was created in 2013 following a previous reclassification of land (ie former Lot 581 DP606508), agreed to by Council at its meeting of 10 October 2010. That decision eventually led to Amendment 3 of the former Culcairn LEP 1998 (11 November 2011). The subsequent subdivision of former Lot 581 led to the creation of Lots 5811 and 5812 DP1181658 in 2013.

The adjoining property to the north is currently occupied by PJN Steel Fabrication the proponent of this Planning Proposal. To the south is vacant land that is currently being considered by Council for a proposed 5 Stage – 44 lot subdivision (DA10.2023.53.1) ¹ Proposed Lot 1 situated within Stage 1 of the proposed subdivision is intended to be acquired by PJN Steel Fabrication to facilitate the expansion of the manufacturing business at No.104 Commercial Street. The subject land would be consolidated with this proposed southern lot as a part of any future development.



Figure 2. Site context

¹ Planning Portal - Department of Planning and Environment (Online) URL: <https://www.planningportal.nsw.gov.au/daex/under-consideration/da102023531-5-stage-44-lot-subdivision> (accessed 07 June 2023)



2. PLANNING PROPOSAL

2.1 Part 1 – Objectives or Intended Outcomes

The intended outcome of this planning proposal is to reclassify Council owned land located in Commercial Street, Walla Walla. The reclassification of the land to Operational will enable the transfer of the land ownership to an adjoining landowner as part of a proposed expansion of the manufacturing business situated at No.104 Commercial Street.

2.2 Part 2 – Explanation of Provisions

The planning proposal involves the reclassification of Council owned land from Community to Operational. Table 1 below provides a summary of the proposed amendment.

Location	Title Particulars	Proposed land use	Zone	Permissible land use – Yes/No	Proposed change	Origin
Commercial Street, Walla Walla	Part of Lot 5812 DP 1181658	Manufacturing	RU5 Village (Appendix 3)	Yes	Community to Operational	Council resolution 19/04/2023

Table 1: Planning Proposal summary

The planning proposal does not involve any changes to the Land Zoning Map. The proposed amendment is limited to the written instrument, in particular Schedule 4 of the GHLEP. The proposed amendment to Schedule 4 is as follows:

Schedule 4 Classification and reclassification of public land

Insert the following entry into Part 1:

Part 1 Land classified, or reclassified, as operational land – no interests changed

Column 1

Locality

Walla Walla

Column 2

Description

Part Lot 5 DP1181685 as shown edged heavy black on the map marked “Greater Hume Local Environmental Plan 2012 (Amendment No XX)” deposited in the office of Greater Hume Shire Council.



2.3 Part 3 – Justification of Strategic and Site-Specific Merit

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, and the process for their implementation. The questions to which responses have been provided are as outlined within Table 3 of the Guide.

SECTION A – NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is an outcome of request of Council to consider the sale of land adjoining an existing manufacturing business to facilitate a future business expansion. To allow for a possible sale of the land, it will be necessary for a reclassification of the subject land.

At the meeting of 19 April 2023 it was subsequently resolved that Council:

1. *Indicates that it is in agreement that a planning proposal be undertaken to reclassify the portion of land highlighted in the report from community land to operational land*
2. *Will be informed by community consultation through this process*
3. *Agrees that PJN Steel Fabrication will meet all associated costs to undertake the planning proposal*
4. *Will receive further reports in relation to the outcome of the planning proposal and future sale of the land.*

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Reclassification of the site to Operational with the amendment of Greater Hume LEP 2012 Schedule 4 is the only way to achieve the objectives / intended outcome of the planning proposal.

Table 2 below provides the required information to reclassify land through an LEP in accordance with the Department of Planning and Environment's LEP Practice Note PN 16-001.

ISSUE	RESPONSE
1. The current and proposed classification of the land.	Proposed reclassification from Community to Operational – (no interests changed).
2. Whether the land is a 'public reserve' (defined in the LG Act).	No – Freehold title on deposited plan (Appendix 1).
3. The strategic and site specific merits of the reclassification and evidence to support this;	The subject land comprises a 5m wide x 91.2m long vacant strip of Council owned land that separates two privately owned freehold parcels of land. The subject land has been identified by the owner of adjoining No.104 as being integral to future business expansion which will also include the proposed purchase of part of Lot 2 DP1287711 further to the south.



ISSUE	RESPONSE
4. Whether the planning proposal is the result of a strategic study or report.	Council resolved on 19 April 2023 to support the preparation of a Planning Proposal to reclassify the land from Community to Operational. The Planning Proposal will allow Council to be further informed by the consultation process prior to subsequently determining whether or not to support a transfer in ownership of the subject strip of land.
5. Whether the planning proposal is consistent with council's community plan or other local strategic plan.	See the response to Question 4 in the Planning Proposal.
<p>6. A summary of council's interests in the land, including:</p> <ul style="list-style-type: none"> - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution) - if council does not own the land, the land owner's consent; - the nature of any trusts, dedications etc. 	<p>The subject land Lot 5812 was created in 2013 following the subdivision process that created adjoining No.104 Commercial Street (ie Lot 5811 DP1181658). The land had previously formed a part of Lot 581 DP 606508 that was owned by Council. The part of Lot 581 that was excised and subsequently consolidated to form Lot 5811 had been previously reclassified from Community Land to Operational Land via Amendment 3 to Culcairn LEP 1998 (Gazetted 11 November 2011)</p> <p>Council owns the land.</p> <p>There are no trusts, dedications etc.</p>
7. Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.	There are no interests in the land that require discharge.
8. The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);	<p>The subject land serves no practical public purpose other than providing occasional informal pedestrian access from Commercial Street through to the sportsground area to the east. The parent lot will retain pedestrian and vehicular access from the laneway off William Street to the north.</p> <p>While there would be little material effect on the general public in terms of the disposal of this land, the proponent is nonetheless committed to providing a better, more suitable entry point in its place by way of road construction as provided for in the proposed subdivision layout (Map 4). To this end the Walla Sportsground Committee has been consulted on this matter and to date have indicated in principal support.</p>
9. Evidence of public reserve status or relevant interests, or lack thereof applying to the land	Title particulars are attached at Appendix 1.
10. Current use(s) of the land, and whether uses are authorised or unauthorised.	The subject land is vacant and fenced off from adjoining land to the north and south (Photo 3 - Appendix 2). Apart from a number of trees the land is otherwise undeveloped as is only utilised on an occasional and informal basis by pedestrians.



ISSUE	RESPONSE
11. Current or proposed lease or agreements applying to the land, together with their duration, terms and controls	None applicable.
12. Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).	<p>At this stage there are no formal business dealings as such between Council and the adjoining landowner concerned.</p> <p>Council has however resolved to consider a Planning Proposal for the reclassification of the land which may possibly lead to the sale of the land to facilitate possible business expansion.</p>
13. Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	No associated rezoning
14. How council may or will benefit financially, and how these funds will be used.	Council has yet to determine whether the transfer of the land will proceed, and/or how any funds might possibly be used.
15. How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Yet to be determined.
16. A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.	See Map 3
17. Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	Not applicable

Table 2 - Reclassification Information – DPE LEP Practice Note PN 16-001



SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Riverina Murray Regional Plan 2036 (RMRP) provides a 20-year blueprint for the Riverina Murray. Among other things the RMRP provides a framework and context to guide the preparation of new LEP's.

Relevant to this planning proposal it is noted that the RMRP promotes an outcome of whereby strong regional cities are supported by a network of interdependent centres, including local centres, towns and villages. This is evidence by the stated goals, directions and nominated actions of the RMRP which include:

GOAL 4 – Strong, connected and healthy communities

Under this Goal the following directions are of some relevance namely:

DIRECTION 22: Promote the growth of regional cities and local centres.

DIRECTION 23: Build resilience in towns and villages.

While the strategic focus of the RMRP is clearly aimed at the three largest cities within the region, namely Albury, Wagga Wagga and Griffith the plan also includes discussion relevant to smaller settlements including the following commentary:

“Population growth across the region will not be evenly distributed, with Albury, Wagga Wagga and Griffith projected to experience the highest rates of growth, followed by the Murray River Local Government Area. Investment in major services, facilities and industrial activity will drive growth in these places, distributing benefits across the region.

The population across other smaller towns and villages is likely to remain relatively stable or, in some cases, decline. However, these numbers don't reflect the dynamic nature of some communities, with high levels of transient workers and populations that fluctuate at different times of the year.”

In summary it is concluded that in having regard to the above, the Planning Proposal does not contradict the overall purpose of the RMRP or any Direction relating to the management of land by councils under the LG Act. That is, the Planning Proposal can be regarded as representing an orderly planning outcome that will contribute to further business expansion within the Walla Walla township.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Relevant to the Planning Proposal it is noted that the endorsed Greater Hume Local Strategic Planning Statement 2020 (LSPS) discusses the future prospects for the southern towns and villages, such as Walla Walla to be able to take advantage of the fast-growing Albury and Wodonga cities. The LSPS states that:



“...they are expected to experience pressure for growth over the next 20 years. It is anticipated that with the population growth, there will be opportunities to grow and diversify the local business economy and upgrade existing community facilities to improve services to residents.”

Further the LSPS notes that opportunities also exist in Walla Walla which contains:

“.. tracts of land surrounding existing industrial processes that leverage its location alongside the national freight network. Council will investigate future industrial land opportunities to provide a diverse economy in these areas.”

In addition, it is also relevant to note that Greater Hume Community Strategic Plan 2022-32 (CSP) is Council’s local community strategic planning document. The CSP is based on four Strategic Directions and Themes, including Theme 2 - Growth and Prosperity.

Among other things the CSP notes under this Theme that:

“G1 | Our towns and villages are championed to stimulate economic growth, investment and employment opportunities.”

Theme 4 of the CSP relates to Leadership & Communication. In this respect the preparation and subsequent exhibition of the Planning Proposal can be regarded as being consistent with the relevant strategy to:

“Support local decision making through transparent communication and inclusive community engagement.”

In summary the Planning Proposal is considered to be consistent with the above, in this instance seeking to follow through on an opportunity to support appropriate business growth in in the Walla Walla township.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The planning proposal is not inconsistent with any other State or regional study or strategy, including but not necessarily limited to:

- Future Transport Strategy 2056,
- NSW Net Zero Plan - Stage 1: 2020-2030,
- State Infrastructure Strategy 2022-2042,
- A 20 Year Economic Vision for Regional NSW (2021). The subject land is located within the Functional Economic Region of Albury Wodonga. In particular it is noted that relevant to anticipated growth around Jindera, that:

“For regional NSW, the choice of residential location is expanded if people are able to work, study or shop online.”

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following Table 3 provides an assessment of the Planning Proposal against all State Environmental Planning Policies (SEPP’s). In summary, the majority of SEPP’s are not applicable to the subject land and those that are, are generally not applicable to the circumstances of the Planning Proposal.



STATE ENVIRONMENTAL PLANNING POLICY	COMMENT
SEPP (Biodiversity and Conservation) 2021	Noted. The planning proposal does not seek to deviate from any relevant SEPP aims, development consent requirements and assessment criteria.
SEPP (Building Sustainability Index: BASIX) 2004	Noted. The planning proposal does not conflict with the aims and development consent requirements relating to BASIX affected building(s).
SEPP (Exempt and Complying Development Codes) 2008	Noted. The planning proposal does not seek to deviate from any relevant SEPP aims and functions with respect to exempt and complying development provisions.
SEPP (Housing) 2021	Noted. The planning proposal does not seek to deviate from any relevant SEPP principles or development standards.
SEPP (Industry and Employment) 2021	Noted. The subject land is not located within the Western Sydney employment area. The Planning Proposal does not seek to deviate from any relevant SEPP aims, development consent requirements and assessment criteria for advertising and signage.
SEPP No 65—Design Quality of Residential Apartment Development	Not applicable.
SEPP (Planning Systems) 2021	Noted. The subject land is however not related to an identified State or Regional development and/or mapped Aboriginal Land. Further the subject land is not situated within Kosciuszko National Park and alpine resorts or the Gosford City Centre.
SEPP (Precincts—Central River City) 2021	Not applicable.
SEPP (Precincts—Eastern Harbour City) 2021	Not applicable.
SEPP (Precincts—Regional) 2021	Noted. The subject land is however not located within a State Significant and/or Activation precinct.
SEPP (Precincts—Western Parkland City) 2021	Not applicable.
SEPP (Primary Production) 2021	Noted. The planning proposal does not seek to deviate from any relevant SEPP aims, development consent requirements and assessment criteria.
SEPP (Resilience and Hazards) 2021	<p>Noted.</p> <p>Chapter 2. The subject land is not located with a Coastal management area.</p> <p>Chapters 3 & 4. In respect of hazardous or offensive development and/or contaminated land the planning proposal does not seek to deviate from any relevant SEPP aims, strategies, development consent, assessment and location provisions.</p>
SEPP (Resources and Energy) 2021	Noted. The Planning Proposal does not conflict with the aims, permissibility, development assessment requirements



STATE ENVIRONMENTAL PLANNING POLICY	COMMENT
	relating to mining, petroleum production and extractive industries as provided for in the SEPP.
SEPP (Transport and Infrastructure) 2021	Noted. The Planning Proposal does not conflict with the aims, permissibility, development consent, assessment and consultation requirements, capacity to undertake additional uses, adjacent, exempt and complying development provisions as provided in the SEPP.

Table 3: State Environmental Planning Policy Assessment

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

The Minister for Planning, under section 9.1(2) of the EP&A Act may issue directions that a Council must follow when preparing planning proposals for new LEPs. The directions as of March 2022 cover a range of Focus Areas across the following broad categories:

- Planning systems;
- Design & place;
- Biodiversity & conservation;
- Resilience & hazards;
- Transport & infrastructure
- Housing
- Industry & employment
- Resource & energy
- Primary production.

The following Table 4 provides commentary against relevant s.9.1 Directions as follows:

DIRECTION	REQUIREMENTS	COMPLIANCE
1. Planning Systems		
1.1 Implementation of Regional Plans	Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.	Consistent (refer above Sec B – Question 3)
1.2 Development of Aboriginal Land Council land	Not applicable.	Not applicable
1.3 Approval and Referral Requirements	A planning proposal must: <ul style="list-style-type: none"> • not contain provisions requiring concurrence, consultation or referral of a Minister or public authority. • identify development as designated development unless 	Consistent. The planning proposal does not introduce concurrence, consultation or referral requirements. The planning proposal does not relate to designated development.



DIRECTION	REQUIREMENTS	COMPLIANCE
	justified.	
1.4 Site Specific Provisions	Not applicable	Not applicable
1.5 – 1.17 Planning Systems – Place-based	Not applicable	Not applicable
2. Design and Place (N/A)		
3. Biodiversity and Conservation		
3.1 Conservation Zones	<p>(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land.</p>	Consistent. The Planning Proposal does not apply to land within a conservation zone.
3.2 Heritage Conservation	Planning proposal must incorporate provisions that facilitate the conservation of European and Aboriginal heritage items or places.	<p>Consistent. The Planning Proposal does not seek to vary the existing provisions in the GHLEP at clause 5.10 that already facilitate the conservation of</p> <ul style="list-style-type: none"> • <i>heritage items and heritage conservation areas, including associated fabric, settings and views,</i> • <i>archaeological sites</i> • <i>Aboriginal objects and Aboriginal places of heritage significance.</i>
3.3 Sydney Drinking Water Catchments	Not applicable	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	Not applicable
3.5 Recreation Vehicle Areas	Not applicable	Not applicable
4. Resilience and Hazards		
4.1 Flooding	Note applicable.	Not applicable as the land is not mapped as flood prone.



DIRECTION	REQUIREMENTS	COMPLIANCE
4.2 Coastal Management	Not applicable	Not applicable
4.3 Planning for Bushfire Protection	Note applicable.	Not applicable as the land is not mapped as bushfire prone.
4.4 Remediation of Contaminated Land	A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land.	Consistent. The planning proposal does not apply to land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997.
4.5 Acid Sulfate Soils	Not applicable	Not applicable
4.6 Mine Subsidence and Unstable Land	Not applicable	Not applicable
5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Not applicable	Not applicable
5.2 Reserving Land for Public Purposes	A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or a nominated officer).	Consistent. The planning proposal will not create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable	Not applicable. No aerodromes are located within proximity of the subject land.
5.4 Shooting Ranges	Not applicable	Not applicable. No shooting ranges are located adjacent or adjoining the subject land.
6: Housing		
6.1 Residential Zones	This direction requires consideration because the Planning Proposal affects land in an existing residential zone.	Consistent. The Planning Proposal does not reduce the opportunities for residential development within the RU5 - Village zone.
6.2 Caravan Parks and Manufactured Home Estates	The planning proposal must retain provisions that permit development of caravan parks.	Consistent. The Planning Proposal does not reduce the opportunities for caravan parks and manufactured homes estates.



DIRECTION	REQUIREMENTS	COMPLIANCE
7: Industry and Employment		
7.1 Business and Industrial Zones	Not applicable	Not applicable
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	Not applicable
8. Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable	Not applicable as the Planning Proposal does not impact on mining.
9: Primary Production		
9.1 Rural Zones	Not applicable	Not applicable
9.2 Rural Lands	Not applicable	Not applicable
9.3 Oyster Aquaculture	Not applicable	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	Not applicable

Table 4: Section 9.1 Directions Assessment

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject land comprises a strip of land 5m wide and 91.24m long within the urban boundaries of the Walla Walla township. It is evident that there are no elements of critical habitat that will be impacted upon nor will the Planning Proposal impact upon any threatened species, populations or ecological communities, or their habitats.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no particular identified environmental effects that are relevant to the planning proposal. Should the land be sold by Council to the adjoining landowner, the retention of any of the trees along the current property boundary would be a matter for consideration at and possible future DA stage.



10. Has the planning proposal adequately addressed any social and economic effects?

If the land was reclassified as operational and subsequently sold to an adjoining landowner there will likely be a positive social and economic effect for the Walla Walla community stemming from the expansion of an established business. The loss of the land as potential public open space and drainage is not considered to have a detrimental social impact as the Walla Walla Sportsground and Showground is adjacent and readily accessible. There will also be a positive social impact through the reinvestment of funds realised from the sale of the land.

SECTION D – INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH)

11. Is there adequate public infrastructure for the planning proposal?

This planning proposal does not give rise to a direct demand for public infrastructure. If sold off, the subject land would be consolidated with adjoining private land that is already connected to all required services of adequate capacity to accommodate any possible development of the subject land.

Other essential services such as health, education and emergency services are also available within the Walla Walla township area.

SECTION E – STATE AND COMMONWEALTH INTERESTS

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No public authorities have been consulted prior to submitting the Planning Proposal to Council for support and subsequent request for a Gateway Determination.

The proposal is otherwise considered to be of a relatively minor nature and any further referrals will likely be at the discretion of Council.



2.4 Part 4 – Maps

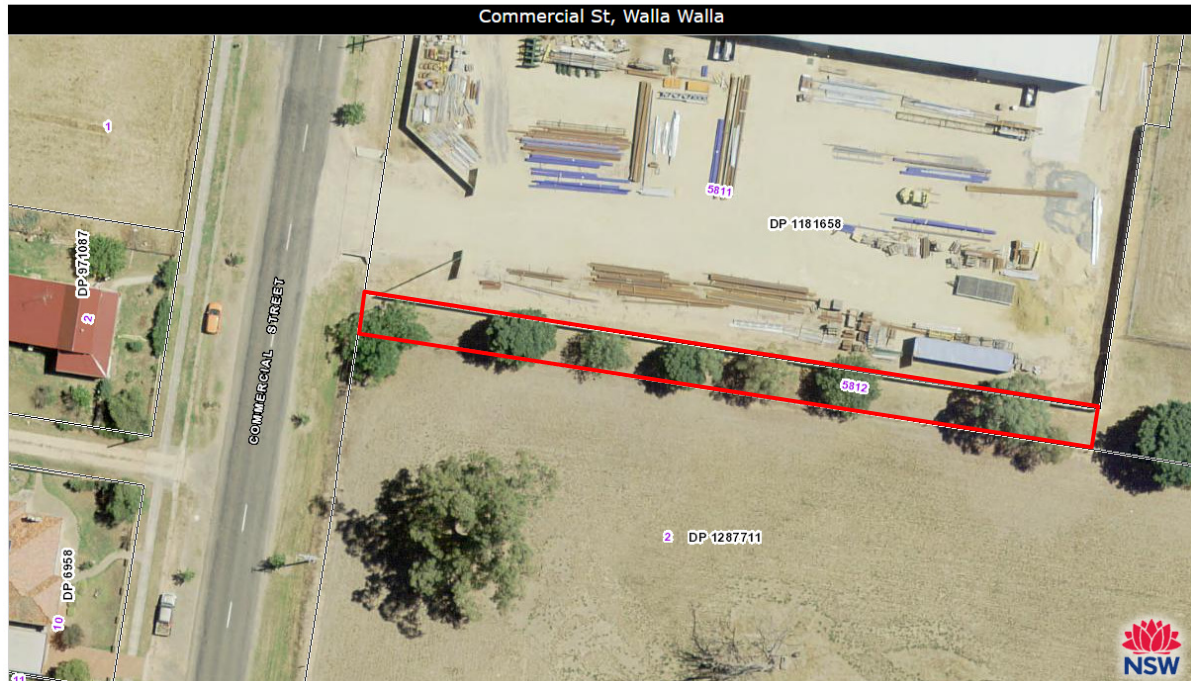
The planning proposal is limited to ordinance changes. The following maps are provided in support of the Planning Proposal.

Lot 5812 DP1181658

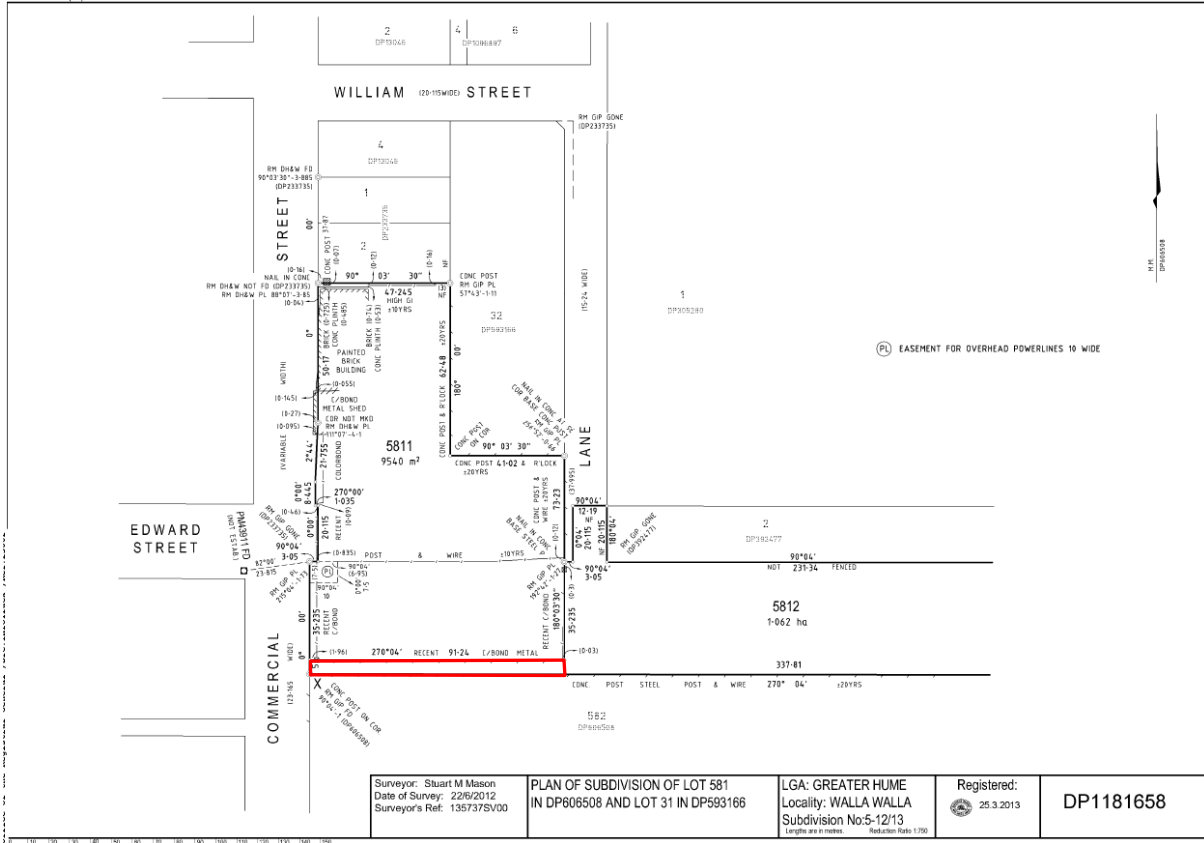


MAP 1: LOCALITY PLAN (Subject land hatched)

Part of Lot 5812 DP1181658

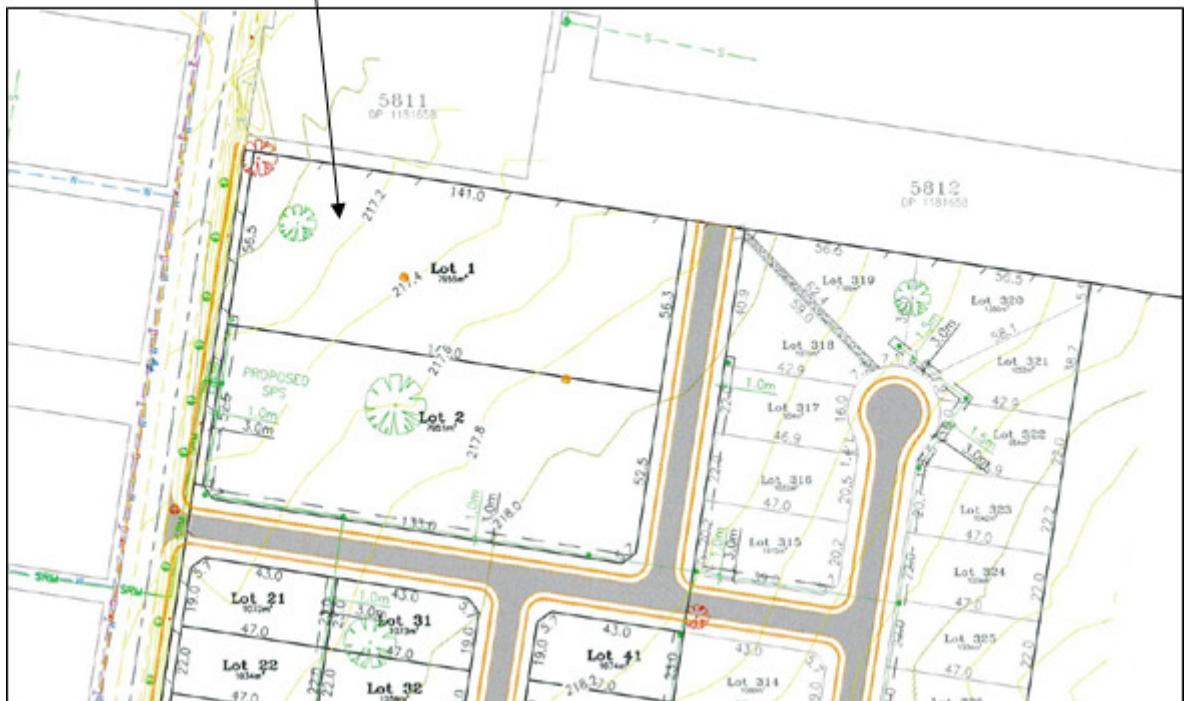


MAP 2: SUBJECT LAND (Highlighted red)



MAP 3: DRAFT LAND RECLASSIFICATION (PART LOTS) MAP

(Part of Lot 5812 DP1181658 proposed to be reclassified Operational highlighted red.)



MAP 4: Extracts of DA10.2023.53.1 (Source: NSW Portal <https://www.planningportal.nsw.gov.au/daex/under-consideration/da102023531-5-stage-44-lot-subdivision>)



2.5 Part 5 – Community Consultation

The planning proposal is considered to be “Standard” as described at Section 1 of the Guide and as a consequence an exhibition period of 28 days is considered appropriate (EP&A Act Schedule 1 Cl.4)

Consultation will be carried out in accordance with the statutory requirements set by the EP&A Act and its regulation.

The proposed consultation strategy for this proposal will include:

- written notification to affected and adjoining landowners;
- notification of the proposal on Council’s website
- notification of the proposal on the Planning Portal
- consultation with relevant Government Departments and agencies, service providers and other key stakeholders, as determined in the Gateway determination;

The LG Act (s.29) also provides that a council must arrange a public hearing in respect of a planning proposal under Part 3 of that EP&A Act to reclassify community land as operational land, unless a public hearing has already been held in respect of the same matter.

At the conclusion of the community consultation phase Council staff will consider submissions made with respect to the Planning Proposal and prepare a report to Council.



2.6 Part 6 – Project Timeline

The project timeline for the planning proposal is outlined below in Table 5.

Typical of the strategic planning process however it needs to be noted that there are indeed many factors that can influence compliance with the timeframe including the cycle of Council meetings, consequences of agency consultation and consequences of public exhibition.

As a consequence, the following project timeline in respect of this planning proposal should be regarded as providing an indicative outline only as a mechanism to monitor the progress of the planning proposal through the plan making process.

MILESTONE	DATE/TIMEFRAME
Anticipated commencement date (date of Gateway determination)	1 month following Council resolution to request Gateway determination.
Anticipated timeframe for the completion of required studies (if required)	No studies required
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	2 months from Gateway determination
Commencement and completion dates for Commence public exhibition period	3 months from Gateway determination
Dates for public hearing (if required)	At some point within the public exhibition period.
Timeframe for consideration of submissions	2 weeks following completion of exhibition
Timeframe for the consideration of a proposal post exhibition	1 month following completion of exhibition
Anticipated date RPA will make the plan (if delegated)	2 weeks following consideration of proposal
Anticipated date RPA will forward to the department for notification (if delegated).	1 month following consideration of proposal

Table 5: Suggested Project Timeline



3. CONCLUDING COMMENTS

The Planning Proposal has been prepared to allow for further consideration by Council in respect of the possible sale of a strip of land identified as part of Lot 5812 DP1181658, Commercial Street, Walla Walla.

An amendment to the GHLEP is necessary to achieve this outcome as the subject land is currently classified as 'Community' under the LG Act.

In summary opportunities that may derive from a reclassification of the land can be outlined as follows:

- the subject land has no formal use or established function from a public perspective;
- the strip of land in question serves no practical purpose other than occasional informal access between Commercial Street and the Sportsground area. This function can be maintained elsewhere as a consequence of proposed subdivision of land to the south (DA DA10.2023.53.1) and the construction of road from off Commercial Street to the southern boundary of the Walla Sportsground (refer also Map 4).
- the proposed new road will afford much better access to the sportsground not only from Commercial Street but also from the proposed new housing estate. This road will be another vehicular access point to the Sportsground including emergency vehicle access including fire & ambulance.
- in principle support for the above has been obtained from the Walla Sportsground Committee;
- the open space needs of residents in the Walla Walla township will not be compromised by the reclassification of the land.
- having regard for the 'highest and best' use of the circumstances of the subject land the benefits of consolidating land either side to facilitate possible future business expansion is considered preferential.
- the informal function of the land for access purposes can be appropriately met elsewhere
- acquisition of the subject land by an adjoining landowner the subject land will have a positive impact upon possible future expansion of an established business within the Walla Wala Township.
- there will be a net benefit for the Walla Walla community.

Having regard to the above it is concluded that the planning proposal is appropriate and well-considered and warrants the support of Council before proceeding to a Gateway Determination.



APPENDIX 1

TITLE PARTICULARS



FOLIO: 5812/1181658

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
5/6/2023	11:05 AM	1	26/3/2013

LAND

LOT 5812 IN DEPOSITED PLAN 1181658
AT WALLA WALLA
LOCAL GOVERNMENT AREA GREATER HUME SHIRE
PARISH OF CASTLESTEAD COUNTY OF HUME
TITLE DIAGRAM DP1181658

FIRST SCHEDULE

GREATER HUME SHIRE COUNCIL

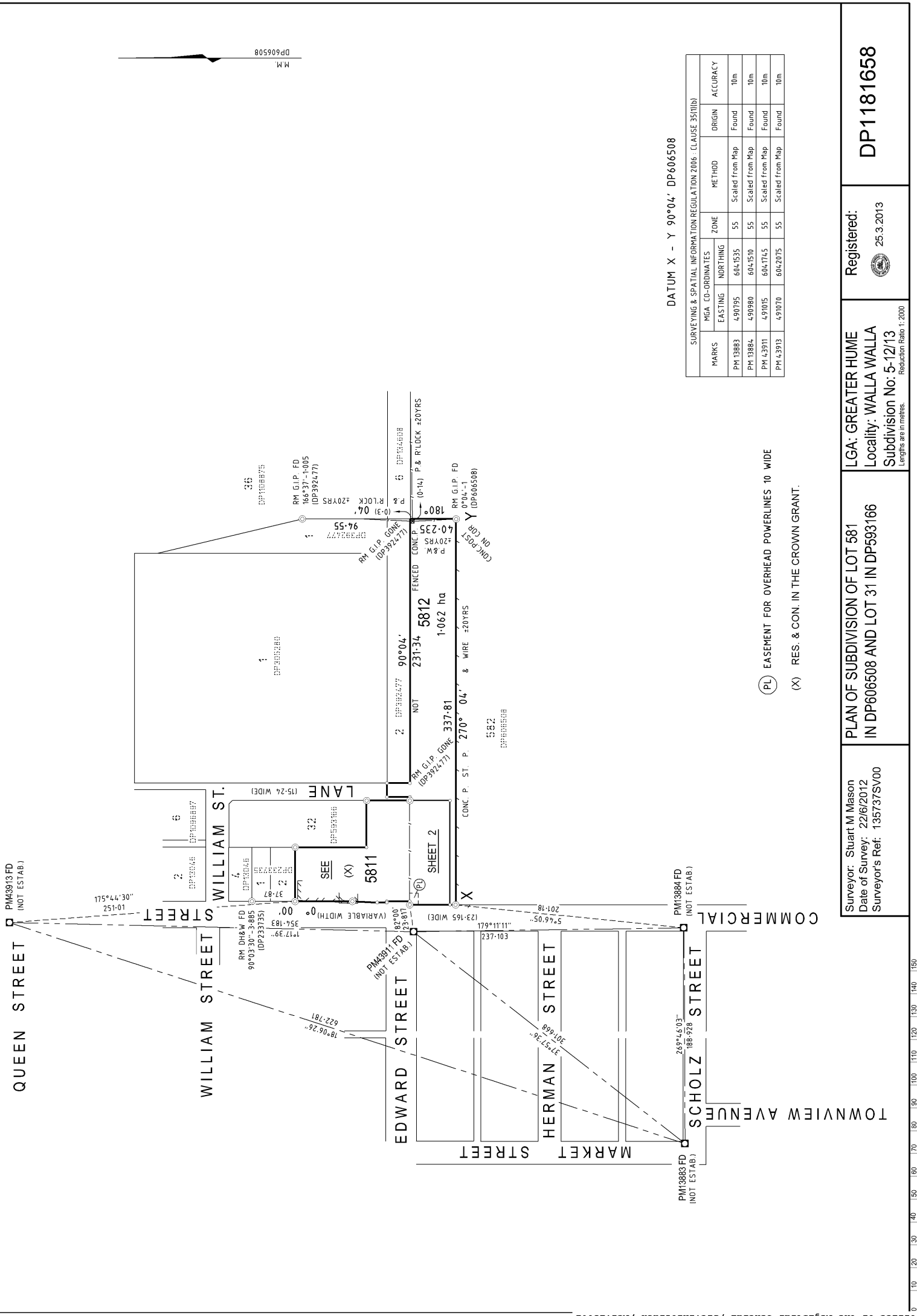
SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



DATUM X - Y 90°04' DP606508

MARKS	SURVEYING & SPATIAL INFORMATION REGULATION 2006 - (CLAUSE 35(1)(b))				
	MGA CO-ORDINATES	ZONE	METHOD	ORIGIN	ACCURACY
PM 13883	490795	6041535	55	Scaled from Map	Found 10m
PM 13884	490980	6041510	55	Scaled from Map	Found 10m
PM 43911	491015	6041745	55	Scaled from Map	Found 10m
PM 43913	491070	6042075	55	Scaled from Map	Found 10m

(PL) EASEMENT FOR OVERHEAD POWERLINES 10 WIDE

(X) RES. & CON. IN THE CROWN GRANT.

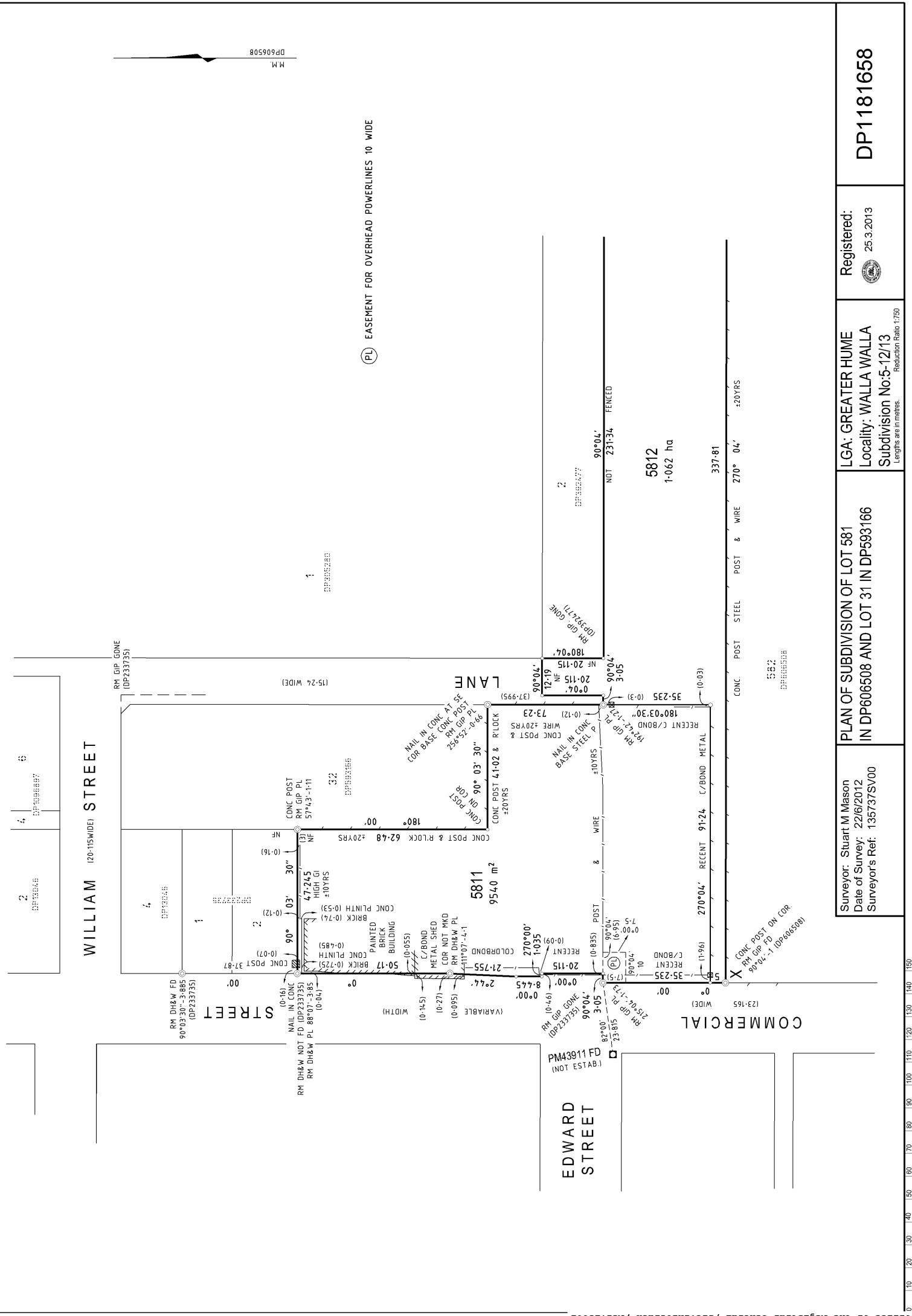
Surveyor: Stuart M Mason
 Date of Survey: 22/6/2012
 Surveyor's Ref: 135737SV00

PLAN OF SUBDIVISION OF LOT 581
 IN DP606508 AND LOT 31 IN DP593166

LGA: GREATER HUME
 Locality: WALLA WALLA
 Subdivision No: 5-12/13
 Reduction Ratio: 1:2000
 Lengths are in metres.

Registered:
 25.3.2013

DP1181658



Surveyor: Stuart M Mason
 Date of Survey: 22/6/2012
 Surveyor's Ref: 135737SV00

PLAN OF SUBDIVISION OF LOT 581
 IN DP606508 AND LOT 31 IN DP593166

LGA: GREATER HUME
 Locality: WALLA WALLA
 Subdivision No: 5-12/13
 Reduction Ratio 1:750
 Lengths are in metres.

Registered:
 25.3.2013

DP1181658

PLAN FORM 6


WARNING: Creasing of folding will lead to rejection


DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, public reserves, and drainage reserves, or create easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE :
 1. EASEMENT FOR OVERHEAD POWERLINES 10 WIDE.


 CA HEATHER WILTON
 MAYOR


 STEVEN PINNUCK
 GENERAL MANAGER



Use PLAN FORM 6A for additional certificates, signatures, seals and statements

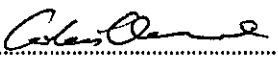
Crown Lands NSW/Western Lands Office Approval

I.....in approving this plan certify
 (Authorised Officer)
 that all necessary approvals in regard to the allocation of the land shown herein have been given
 Signature:.....
 Date:.....
 File Number:.....
 Office:.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed.....Subdivision.....set out herein
 (insert 'subdivision' or 'new road')


 * Authorised Person/General Manager/Accredited Certifier


Consent Authority: GREATER HUME SHIRE COUNCIL
 Date of Endorsement: 11/10/2012
 Accreditation no:
 Subdivision Certificate no: 5-12/13
 File no: DA 6-12/13

* Strike through inapplicable parts

Office Use Only

DP1181658

Office Use Only

Registered:  25.3.2013
 Title System: TORRENS
 Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOT 581 IN DP606508 AND LOT 31 IN DP593166


LGA: GREATER HUME
 Locality: WALLA WALLA
 Parish: CASTLESTEAD
 County: HUME

Survey Certificate

I, Stuart M. Mason
 of CPG Australia Pty Ltd, 445 Townsend Street, Albury, NSW 2640
 a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on: 22nd June 2012

The survey relates to Lots 5811 & 5812

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)


 Signature.....Dated 4/12/12
 Surveyor registered under the Spatial Information Act, 2002

Datum Line: X - Y
 Type: Urban/~~Rural~~

Plans used in the preparation of survey/compilation-

- DP233735 DP606508
- DP247656 DP1089793
- DP305280
- DP392477
- DP393092
- DP393166

If insufficient space use Plan Form 6A annexure sheet

Surveyor's Reference: 135737SV00

PLAN FORM 6A (Annexure Sheet)

WARNING: Creasing of folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 581
IN DP606508 AND LOT 31 IN DP593166

Office Use Only

DP1181658

Registered:  25.3.2013

Office Use Only

Subdivision Certificate No: 5-12/13

Date of Endorsement: 11/10/2012

Executed by Jazzwell Pty Limited (ACN 096 278 590)
in accordance with the Corporations Act 2001:

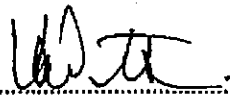


Director - Phillip John Nadebaum

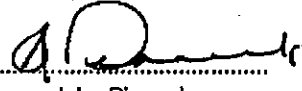


Director - Katrina Nadebaum

THE SEAL of GREATER HUME SHIRE COUNCIL
(ABN 44 970 341 154) was affixed in accordance with Reg 400
Local Government (General) Regulation 2005 and witnessed
by the following persons:



Heather Wilton
Mayor



Steven John Pinnuck
General Manager





APPENDIX 2

PHOTOS



Photo 1: Looking easterly towards subject land from Commercial Street frontage



Photo 2. Aerial view looking south easterly at entrance of subject land from Commercial Street



Photo 3. Looking westerly along subject land . .

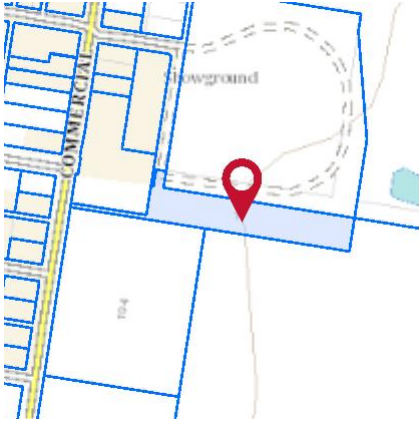


APPENDIX 3

PROPERTY REPORT

Property Report

1 COMMERCIAL STREET WALLA WALLA 2659



Property Details

Address:	1 COMMERCIAL STREET WALLA WALLA 2659
Lot/Section /Plan No:	5812/-/DP118165 8
Council:	GREATER HUME SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Greater Hume Local Environmental Plan 2012 (pub. 12-10-2012)
Land Zoning	RU5 - Village: (pub. 24-2-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	2 ha 600 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Terrestrial Biodiversity	Biodiversity

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

1 COMMERCIAL STREET WALLA WALLA 2659

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Bushfire Prone Land	Vegetation Buffer Vegetation Category
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	ALBURY AND DISTRICT
Regional Plan Boundary	Riverina Murray

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Backflow Prevention Policy

Document Name	Document Version Number	Review Date
Backflow Prevention Policy	1.0.0	June 2023
Date Adopted	Minute Number	Status
19 June 2019	5310	New Policy

1. Background

Backflow is the undesirable reverse flow of water from a potentially polluted or contaminated source to Council's potable water supply system. Backflow into the reticulation network presents a public health risk to drinking water supplies. Backflow is typically caused by cross-connections or a failure of backflow prevention devices. Backflow may allow the ingress of pathogens, chemical contaminants or detritus into the reticulation network, and increases the health risks for all customers.

The management of backflow prevention requires both the identification of risk associated with a customer's premises as well as monitoring of backflow prevention devices.

2. Policy Objectives

The objectives of this policy are to:

- Ensure the integrity of the potable water distribution system by minimising the risk of backflow from customers' properties.
- Specify when testable backflow prevention devices are required to be installed at properties, i.e. for medium and high hazard ratings.
- Provide information to members of the public, plumbers and other stakeholders about Council's requirements and role on backflow prevention.
- Ensure that non-complying properties are brought into line with the requirements of this procedure, Plumbing Code of Australia and the Australian Standard AS 3500 Part 1.
- Maintain backflow records/register.
- Ensure backflow prevention containment devices are fit for purpose.
- Ensure annual testing is carried out by an **Authorised Person**, where required, and information is added to the Council backflow register.
- Investigate non-compliance and ensure enforcement of this policy/procedure.

2.1 Purpose

This policy deals with the prevention of backflow of water from customers' properties back into Greater Hume Council's potable water distribution system. This policy is not intended to provide guidance regarding the prevention of hazardous backflow within a customer's service.

2.2 Scope

This policy includes the prevention of backflow of water into Council's potable water distribution system, including responsibilities of Council and the customer. Council operates two drinking water supply systems:

- Culcairn supply
- Villages supply (Jindera, Burrumbuttock, Brocklesby, Gerogery, Gerogery West)

Other townships within the Council area are supplied drinking water by Riverina Water. Customers serviced by Riverina Water should consult the Riverina Water Backflow Prevention Policy on their website for guidance.

Backflow Prevention Policy

2.3 Principles of Backflow Prevention

The drinking water distribution system operated by Council relies on appropriate backflow prevention as one of the important measures to maintain the safety of the water supply to all consumers.

Backflow prevention may be provided by a number of layers, depending on the hazard:

- *Individual Protection*: Used to protect a water service from a specific hazard from a fixture, appliance or other device
- *Zone Protection*: Used to protect the water supply within a residential or commercial service from backflow from one or more hazards within the facility
- *Containment Protection*: Used to protect Council's drinking water system from backflow hazards from connected services.

In addition to containment protection to protect Council's water distribution system, backflow prevention using zone protection or individual protection should be applied within customer boundaries as required based on the level of risk to maintain the safety of the service (refer Figure 1).

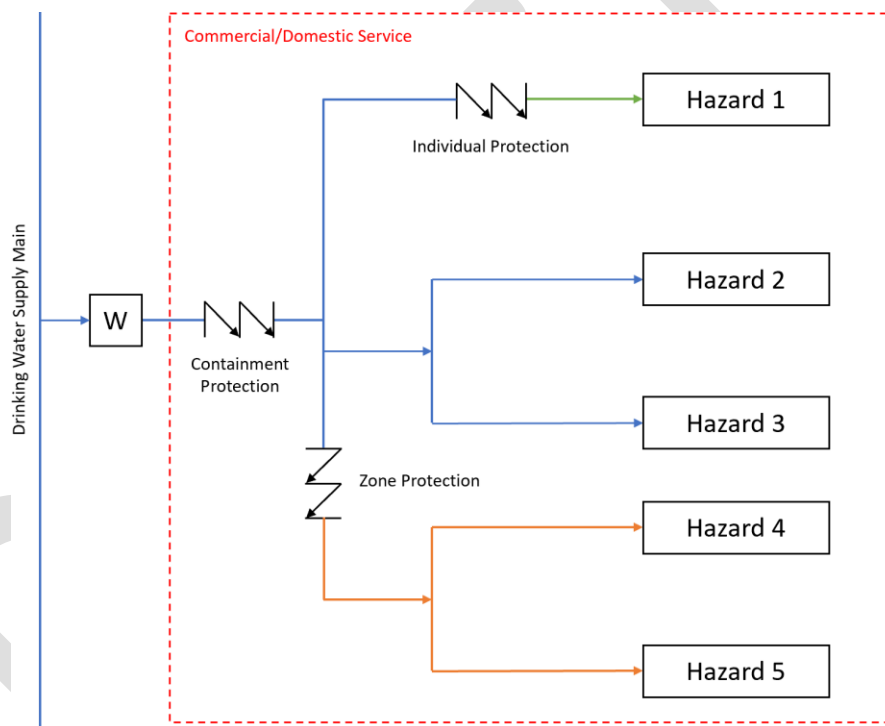


Figure 1 Layers of Backflow Prevention

To determine the required backflow prevention within a service, customers should:

- Identify hazards that may affect water safety within their service network, property and adjacent properties
- Assess the level of risk associated with each hazard
- Select and locate backflow prevention devices to isolate hazards both within their service and to isolate all hazards from Council's supply system.

It is important to protect Council's water distribution system against all hazards. Individual or zonal protection should be used in combination with containment protection for all customer connections.

Backflow Prevention Policy

This policy relates specifically to the protection of Council's water distribution system against backflow from customer connections (containment protection). For further information on protection services against backflow within a customer premise, refer to *AS3500.1 Plumbing and Drainage – Water Services* and the *National Construction Code Part 3 – Plumbing Code of Australia*.

2.4 Levels of Hazard

Cross-connections are rated using three degrees of hazard:

- **High:** Any condition, device or practice which has the potential to contaminate Council's water distribution system and cause death.
- **Medium:** Any condition, device or practice which has the potential to contaminate Council's water distribution system and cause illness.
- **Low:** Any condition, device or practice which would be a nuisance but does not endanger public health.

Hazards to a water service generally consists of conditions, devices or practices conducted at a customers' premises, however a hazard assessment should consider premises in close proximity to any outlets, taps or other means of ingress from spraying hazards such as irrigation systems.

A list of common types of premises and typical cross-connection hazard is provided in Appendix A. Council should be contacted where customers, building consultants or licensed plumbers are uncertain of the hazard rating of a property. A site assessment may be required to allow the property hazard rating to be correctly determined.

2.5 Types of Backflow Prevention Devices

A number of different types of BFPDs are available, with different devices providing different types of protection, redundancy and testability. Common BFPDs are listed in Table 1.

Table 1 Types of Backflow Prevention Device.

Device	Hazard Suitability	Testable?	Backpressure Protection	Back-Siphonage Protection
Registered Break Tank	High/Med/Low	Yes	Yes	Yes
Registered Air Gap	High/Med/Low	Yes	Yes	Yes
Reduced Pressure Zone Device (RPZD)	High/Med/Low	Yes	Yes	Yes
Double Check Valve Assembly with test ports (DCV)	Med/Low	Yes	Yes	Yes
Pressure Type Vacuum Breaker with test ports (PVB)	Med/Low	Yes	No	Yes
Dual Check Valve Assembly without test ports	Low	No	Yes	Yes
Air Gap	Low	No	No	Yes
Break Tank	Low	No	No	Yes
Vacuum Breaker without test ports	Low	No	No	Yes
Single Check Valve with test ports (SCVT)	Low (Fire Services Only)	Yes	Yes	Yes
Single Check Valve without test ports	Not a backflow prevention device	No	No	No

2.6 Selecting the Correct Device

A number of backflow prevention devices exists. Backflow prevention devices can be classified into:

- Registered testable devices
- Non-testable devices.

Non-testable devices should only be used for low cross-connection hazards. All medium and high cross-connection hazards should be contained with registered testable devices.

Backflow prevention devices should be selected as appropriate to the hazard, considering whether protection against backpressure is required or whether only back-siphonage is required. Table 1 provides a reference of common BFPDs, suitability for protection against hazards as well as back-pressure/back-siphonage.

A list of typical hazard ratings and backflow prevention devices is provided in Appendix A. Council should be contacted where customers, building consultants or licensed plumbers are uncertain of the hazard rating of a property. A site assessment may be required to allow the property hazard rating to be correctly determined.

2.7 Installation Requirements

Backflow prevention devices should be installed as per *AS3500.1 Plumbing and Drainage – Water Services* and the *National Construction Code Part 3 – Plumbing Code of Australia*.

Installation of BFPDs is considered ‘plumbing and drainage work’ under *Plumbing and Drainage Act 2011* in all circumstances, including work conducted by an owner/occupier. Backflow prevention devices must only be installed by an **Authorised Person**.

Prior to installing the BFPD, Council may require a plumbing application to be submitted prior to the commencement of works. Any application should be made using an *Application for Development/Construction Form* available from Council’s website.

A number of specific requirements relating to the installation of BFPDs should be noted:

- BFPDs should be located to allow regular inspection and maintenance
- BFPDs must always be located above ground level and protected against vandalism, weather and other damage
- BFPDs must be installed as close as practical and downstream of the water meter for the site
- The BFPD must not be bypassed, and no connections are permitted between the water meter and the BFPD
- Line strainers must be installed prior to the following devices:
 - pressure type vacuum breakers
 - double check valves
 - reduced pressure zone devices
- Isolation valves should be provided before and after all testable BFPDs
- Where a strainer is fitted to a BFPD, the inlet isolation valve should be located before the strainer.

After installation is completed, customers must ensure that all testable BFPDs are commissioned by an Authorised Person, and a certificate of test is submitted to Council. Council may require that the works are inspected, and a 48-hour notice period should be considered where an inspection is required.

2.8 Authorised Persons

Backflow prevention devices must only be installed, commissioned and tested by an Authorised Person. Under the *Plumbing and Drainage Act 2011*, an Authorised Person is someone who:

- Holds a contractor licence or supervisor certificate endorsed for *Plumbing* or *Water Plumbing*.
- Works under the immediate supervision of the holder of the contractor licence or supervisor certificate.

3 Responsibilities

Council will operate a system of compliance to ensure that customers comply with this policy. In the absence of any site-specific information, Council will assign a hazard rating to a property based on Council's assessment of the primary activities being undertaken on site.

Council may update the rating from time to time, as required. A customer can request for a review of the hazard rating by providing more site-specific information.

Council will keep records of the backflow hazard rating of all properties. Council may ask customers to test and/or certify their backflow prevention devices periodically. Council requires that the commissioning, testing and certification is carried out by Authorised Personnel.

Council will keep records and ensure that minimum requirements for Testable Devices are carried out. These are:

- All testable backflow devices must be registered with Council and tested on installation.
- All testable devices with medium or high hazard rating must be tested at intervals no greater than 12 months and testing is to be carried out by an Authorised Person.
- Council will advise customers of the date when the device must be tested by, and the test results should be forwarded to Council within 20 working days of testing.

Council will apply this policy to BFPD requirements (installation and annual testing) to the services it maintains (e.g. sewerage treatment plants).

3.1 Customer Responsibilities

The customer is responsible for installation of the appropriate backflow prevention devices including containment protection, on their property that has a high or medium hazard rating.

The customer must engage an Authorised Person to install the backflow device. In the case of existing water services, the customer must assess the hazard rating (advice from Council can be sought) and, where required, provide certification of the backflow device by an Authorised Person to Council in a timeframe agreed by Council.

In the case of a new water service, the customer must provide certification of the backflow device by an Authorised Person prior to Council making water services available.

The customer is responsible for the ongoing maintenance and certification of the backflow device. Upon advice from Council on the need to do so, the customer must submit certification of the satisfactory operation of the backflow device to Council within 20 days of the issue of the advice.

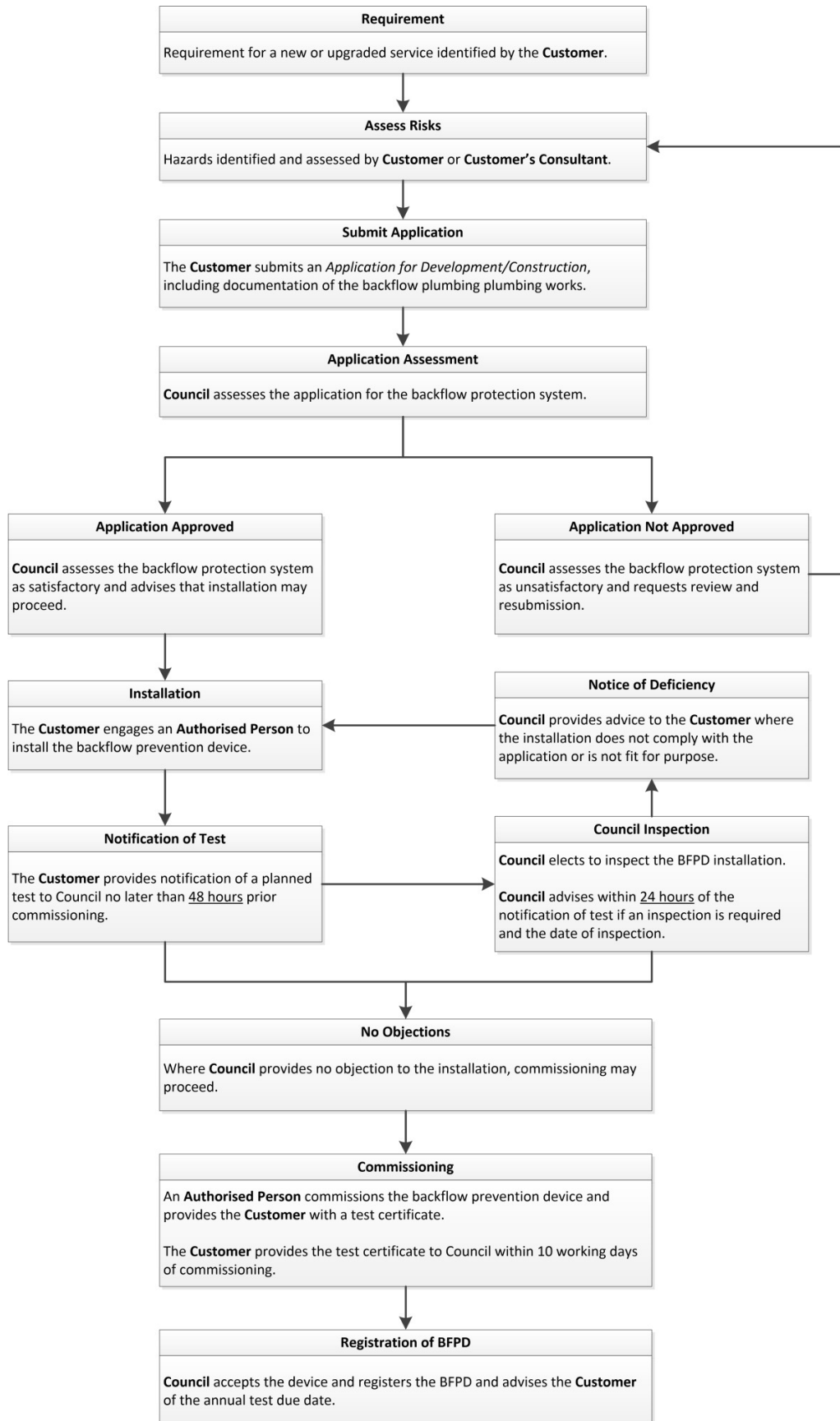
Where the customer fails to provide the certification by the due date, Council may do one or more of the following:

- Test and certify the device and charge a fee to the customer
- Issue reminder notice(s) to the customer and charge an administrative fee to the customer.
- Disconnect the water service if Council believes that the hazard presented by the activities on the property presents an unacceptable risk to the water supply and charge a fee for the disconnection/reconnection.

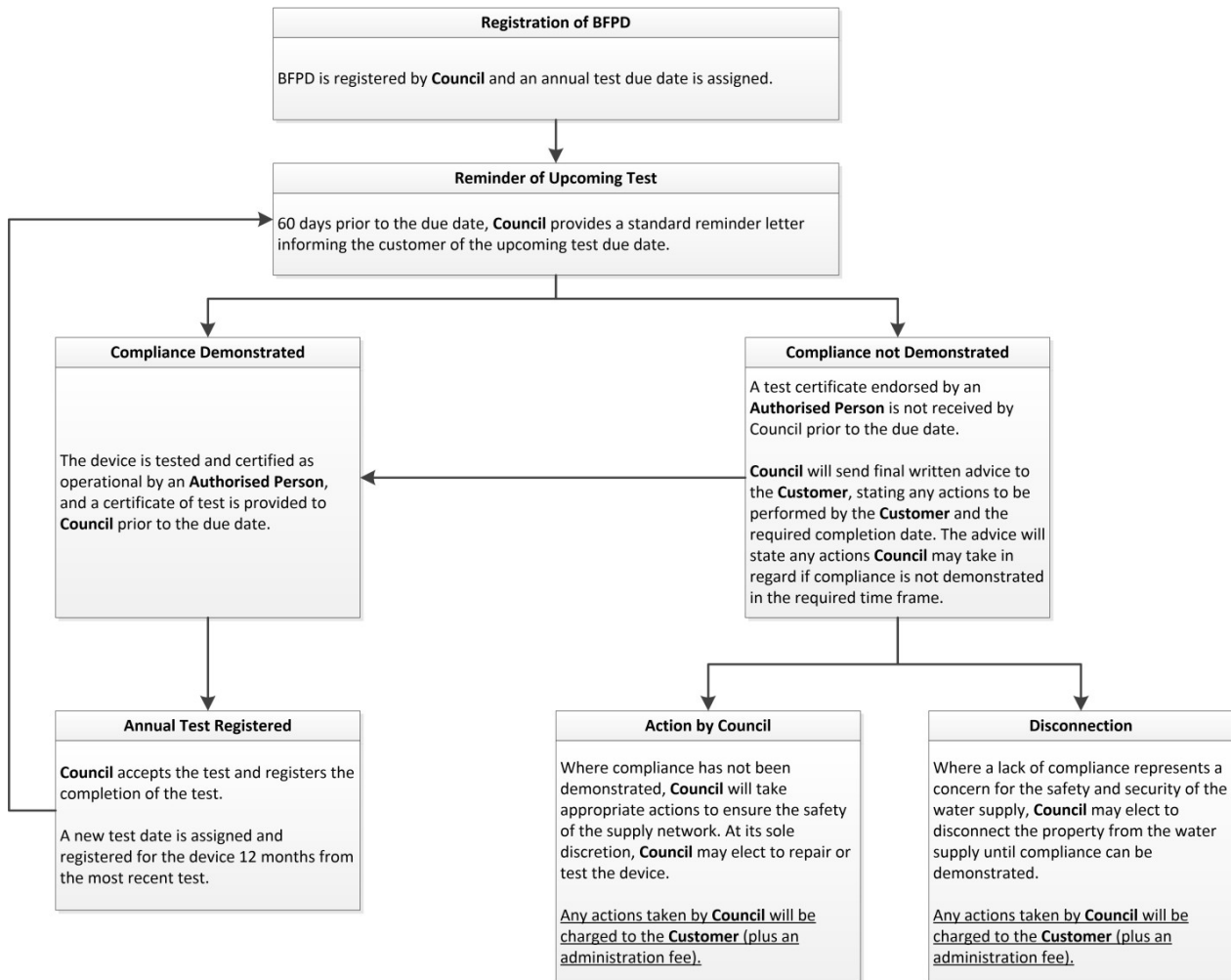
Except with the written approval of Council, the property owner/occupier shall not alter in any form the installation or operation of the device referred to in the original approval, including replacement or removal of the backflow devices.

Where the hazard rating for new commercial and industrial developments is unknown, a testable BFPD must be installed.

3.2 Flow Chart for Installation of a New BFPD



3.3 Annual Flow Testing Chart



4 Glossary

Authorised Person: A person authorised under the *Plumbing and Drainage Act 2011* to perform plumbing works on water systems.

Backflow: Backflow is the unintended reversal of flow in a water pipeline whereby water from the customer's pipeline system returns to the Council's water supply.

BFPD: Backflow prevention device.

Testable BFPD: A backflow prevention device with appropriate testing ports as defined by *AS3500.1* and registered with Council.

Un-Testable BFPD: Any backflow prevention device that is not a testable BFPD.

Water Distribution System: Network of pipes leading from a water treatment plant to customers' plumbing systems.

5 Records

- Record all medium and high-risk customers on the *Annual Backflow Testing Register*, including risk rating and testing due date.
- When a customer advises that backflow testing is complete, file the certificate of test on the Council drive and record the certification on the *Annual Backflow Testing Register*.

6 Related Documents

Document Number	Description
AS3500.1	Plumbing and Drainage – Water Services
POL-2.1	Riverina Water Backflow Prevention Policy
REC-18-258	Annual Backflow Testing Register
N/A	Application for Development/Construction Form
N/A	Fact Sheet – Plumbing Applications and Permits
N/A	National Construction Code Part 3 – Plumbing Code of Australia

Appendix A

Hazard Ratings and Backflow Prevention Devices for Common Premise Types

Legend:

RBT: Registered break tank

RPZD: Reduced pressure zone device

RPDA: Reduce pressure detector assembly

DCV: Double check valve

DCDA: Double check detector assembly

Type of Premises	Typical Hazard Rating	Backflow Prevention Device
Premises with an alternative water supply (excluding rainwater tanks)	High	RBT or RPZD
Premises where inspection is restricted	High	RBT or RPZD
Hospitals, mortuaries, clinics	High	RBT or RPZD
Piers, docks and other waterfront facilities	High	RBT or RPZD
Sewage treatment plants and pump stations	High	RBT or RPZD
Factories using, processing or manufacturing toxic chemicals	High	RBT or RPZD
Petroleum processes or storage plants	High	RBT or RPZD
Car and plant washing facilities	High	RBT or RPZD
Abattoirs	High	RBT or RPZD
Chemical laboratories	High	RBT or RPZD
Pathology laboratories	High	RBT or RPZD

Backflow Prevention Policy

Type of Premises	Typical Hazard Rating	Backflow Prevention Device
Sanitary depots	High	RBT or RPZD
Universities	High	RBT or RPZD
Food and beverage processing plants	Medium	Testable device
Caravan parks	Medium	Testable device
Marinas	Medium	Testable device
Premises with greywater re-use systems	Medium	Testable device
Public swimming pools	Medium	Testable device
Premises with reticulated and disinfected reclaimed water systems	Medium	Testable device
Premises with rainwater tanks	Low	Non-testable device
Premises with reticulated recycled water systems	Low	Non-testable device
All premises – fire services	Low	SCVT or SCDAT
All premises – fire services	Medium	DCV or DCDA
All premises – fire services	High	RBT, RPZD or RPDA

Document Author
Viridis Consultants

Backflow Prevention Policy

Document Name	Document Version Number	Review Date
Backflow Prevention Policy	1.0.0	June 2023
Date Adopted	Minute Number	Status
19 June 2019	5310	New Policy

1. Background

Backflow into the reticulation network presents a public health risk to drinking water supplies. Backflow is the undesirable reverse flow of water from a potentially polluted or contaminated source to Council's potable water supply system. Backflow is typically caused by cross-connections or a failure of backflow prevention devices. Backflow may allow the ingress of pathogens, chemical contaminants or detritus into the reticulation network, and increases the health risks for all customers.

The management of backflow prevention requires both the identification of risk associated with a customer's premises as well as monitoring of backflow prevention devices.

2. Policy

2.1 Objectives

The objectives of this policy are to:

- Ensure the integrity of the potable water distribution system by minimising the risk of backflow from customers' properties.
- Specify when testable backflow prevention devices are required to be installed at properties, i.e. for medium and high hazard ratings.
- Provide information to members of the public, plumbers and other stakeholders about Council's requirements and role on backflow prevention.
- Ensure that non-complying properties are brought into line with the requirements of this procedure, Plumbing Code of Australia and the Australian Standard AS 3500 Part 1.
- Maintain backflow records/register.
- Ensure backflow prevention containment devices are fit for purpose.
- Ensure annual testing is carried out by an **Authorised Person**, where required, and information is added to the Council backflow register.
- Investigate non-compliance and ensure enforcement of this policy/procedure.

2.2 Purpose

This policy deals with the prevention of backflow of water from customers' properties back into Greater Hume Council's potable water distribution system. This policy is not intended to provide guidance regarding the prevention of hazardous backflow within a customer's service.

2.3 Scope

This policy includes the prevention of backflow of water into Council's potable water distribution system, including responsibilities of Council and the customer. Council operates two drinking water supply systems:

- Culcairn supply
- Villages supply (Jindera, Burrumbuttock, Brocklesby, Gerogery, Gerogery West)

Other townships within the Council area are supplied drinking water by Riverina Water. Customers serviced by Riverina Water should consult the Riverina Water Backflow Prevention Policy on their website for guidance.

2.4 Principles of Backflow Prevention

The drinking water distribution system operated by Council relies on appropriate backflow prevention as one of the important measures to maintain the safety of the water supply to all consumers.

Backflow prevention may be provided by a number of layers, depending on the hazard:

- *Individual Protection:* Used to protect a water service from a specific hazard from a fixture, appliance or other device
- *Zone Protection:* Used to protect the water supply within a residential or commercial service from backflow from one or more hazards within the facility
- *Containment Protection:* Used to protect Council's drinking water system from backflow hazards from connected services.

In addition to containment protection to protect Council's water distribution system, backflow prevention using zone protection or individual protection should be applied within customer boundaries as required based on the level of risk to maintain the safety of the service (refer Figure 1).

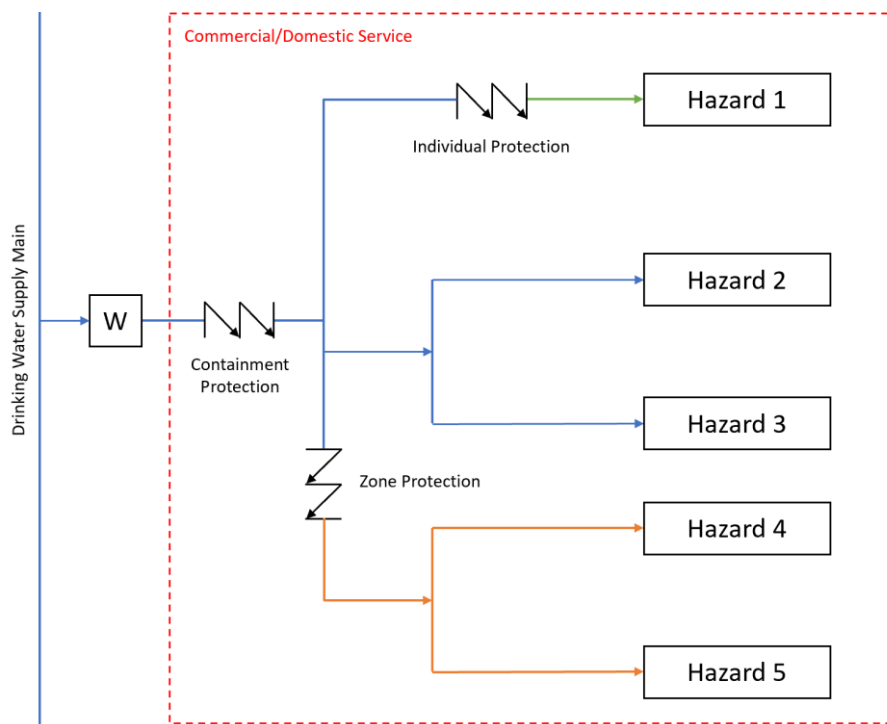


Figure 1 Layers of Backflow Prevention

To determine the required backflow prevention within a service, customers should:

- Identify hazards that may affect water safety within their service network, property and adjacent properties
- Assess the level of risk associated with each hazard
- Select and locate backflow prevention devices to isolate hazards both within their service and to isolate all hazards from Council's supply system.

It is important to protect Council's water distribution system against all hazards. Individual or zonal protection should be used in combination with containment protection for all customer connections.

This policy relates specifically to the protection of Council's water distribution system against backflow from customer connections (containment protection). For further information on protection services against backflow within a customer premise, refer to *AS3500.1 Plumbing and Drainage – Water Services* and the *National Construction Code Part 3 – Plumbing Code of Australia*.

2.5 Levels of Hazard

Cross-connections are rated using three degrees of hazard:

- **High:** Any condition, device or practice which has the potential to contaminate Council's water distribution system and cause death.
- **Medium:** Any condition, device or practice which has the potential to contaminate Council's water distribution system and cause illness.
- **Low:** Any condition, device or practice which would be a nuisance but does not endanger public health.

Hazards to a water service generally consists of conditions, devices or practices conducted at a customers' premises, however a hazard assessment should consider premises in close proximity to any outlets, taps or other means of ingress from spraying hazards such as irrigation systems.

A list of common types of premises and typical cross-connection hazard is provided in Appendix A. Council should be contacted where customers, building consultants or licensed plumbers are uncertain of the hazard rating of a property. A site assessment may be required to allow the property hazard rating to be correctly determined.

2.6 Types of Backflow Prevention Devices

A number of different types of BFPDs are available, with different devices providing different types of protection, redundancy and testability. Common BFPDs are listed in Table 1.

Table 1 Types of Backflow Prevention Device.

Device	Hazard Suitability	Testable?	Backpressure Protection	Back-Siphonage Protection
Registered Break Tank	High/Med/Low	Yes	Yes	Yes
Registered Air Gap	High/Med/Low	Yes	Yes	Yes
Reduced Pressure Zone Device (RPZD)	High/Med/Low	Yes	Yes	Yes
Double Check Valve Assembly with test ports (DCV)	Med/Low	Yes	Yes	Yes
Pressure Type Vacuum Breaker with test ports (PVB)	Med/Low	Yes	No	Yes
Dual Check Valve Assembly without test ports	Low	No	Yes	Yes
Air Gap	Low	No	No	Yes
Break Tank	Low	No	No	Yes
Vacuum Breaker without test ports	Low	No	No	Yes
Single Check Valve with test ports (SCVT)	Low (Fire Services Only)	Yes	Yes	Yes
Single Check Valve without test ports	Not a backflow prevention device	No	No	No

2.7 Selecting the Correct Device

A number of backflow prevention devices exists. Backflow prevention devices can be classified into:

- Registered testable devices
- Non-testable devices.

Non-testable devices should only be used for low cross-connection hazards. All medium and high cross-connection hazards should be contained with registered testable devices.

Backflow prevention devices should be selected as appropriate to the hazard, considering whether protection against backpressure is required or whether only back-siphonage is required. Table 1 provides a reference of common BFPDs, suitability for protection against hazards as well as back-pressure/back-siphonage.

A list of typical hazard ratings and backflow prevention devices is provided in Appendix A. Council should be contacted where customers, building consultants or licensed plumbers are uncertain of the hazard rating of a property. A site assessment may be required to allow the property hazard rating to be correctly determined.

2.8 Installation Requirements

Backflow prevention devices should be installed as per *AS3500.1 Plumbing and Drainage – Water Services* and the *National Construction Code Part 3 – Plumbing Code of Australia*.

Installation of BFPDs is considered 'plumbing and drainage work' under *Plumbing and Drainage Act 2011* in all circumstances, including work conducted by an owner/occupier. Backflow prevention devices must only be installed by an **Authorised Person**.

Prior to installing the BFPD, Council may require a plumbing application to be submitted prior to the commencement of works. Any application should be made using an *Application for Development/Construction Form* available from Council's website.

A number of specific requirements relating to the installation of BFPDs should be noted:

- BFPDs should be located to allow regular inspection and maintenance
- BFPDs must always be located above ground level and protected against vandalism, weather and other damage
- BFPDs must be installed as close as practical and downstream of the water meter for the site
- the BFPD must not be bypassed, and no connections are permitted between the water meter and the BFPD
- line strainers must be installed prior to the following devices:
 - pressure type vacuum breakers
 - double check valves
 - reduced pressure zone devices
- isolation valves should be provided before and after all testable BFPDs
- where a strainer is fitted to a BFPD, the inlet isolation valve should be located before the strainer.

After installation is completed, customers must ensure that all testable BFPDs are commissioned by an Authorised Person, and a certificate of test is submitted to Council. Council may require that the works are inspected, and a 48-hour notice period should be considered where an inspection is required.

2.9 Authorised Persons

Backflow prevention devices must only be installed, commissioned and tested by an Authorised Person. Under the *Plumbing and Drainage Act 2011*, an Authorised Person is someone who:

- Holds a contractor licence or supervisor certificate endorsed for *Plumbing* or *Water Plumbing*.
- Works under the immediate supervision of the holder of the contractor licence or supervisor certificate.

3. Responsibilities

3.1 Council Responsibilities

Council will operate a system of compliance to ensure that customers comply with this policy/procedure. In the absence of any site-specific information, Council will assign a hazard rating to a property based on Council's assessment of the primary activities being undertaken on site.

Council may update the rating from time to time, as required. A customer can request for a review of the hazard rating by providing more site-specific information.

Council will keep records of the backflow hazard rating of all properties. Council may ask customers to test and/or certify their backflow prevention devices periodically. Council requires that the commissioning, testing and certification is carried out by Authorised Personnel.

Council will keep records and ensure that minimum requirements for Testable Devices are carried out. These are:

- All testable backflow devices must be registered with Council and tested on installation.
- All testable devices with medium or high hazard rating must be tested at intervals no greater than 12 months and testing is to be carried out by an Authorised Person.
- Council will advise customers of the date when the device must be tested by, and the test results should be forwarded to Council within 20 working days of testing.

Council will apply this policy/procedure to BFPD requirements (installation and annual testing) to the services it maintains (e.g. sewerage treatment plants).

3.2 Customer Responsibilities

The customer is responsible for installation of the appropriate backflow prevention devices including containment protection, on their property that has a high or medium hazard rating.

The customer must engage an Authorised Person to install the backflow device. In the case of existing water services, the customer must assess the hazard rating (advice from Council can be sought) and, where required, provide certification of the backflow device by an Authorised Person to Council in a timeframe agreed by Council.

In the case of a new water service, the customer must provide certification of the backflow device by an Authorised Person prior to Council making water services available.

The customer is responsible for the ongoing maintenance and certification of the backflow device. Upon advice from Council on the need to do so, the customer must submit certification of the satisfactory operation of the backflow device to Council within 20 days of the issue of the advice.

Backflow Prevention Policy

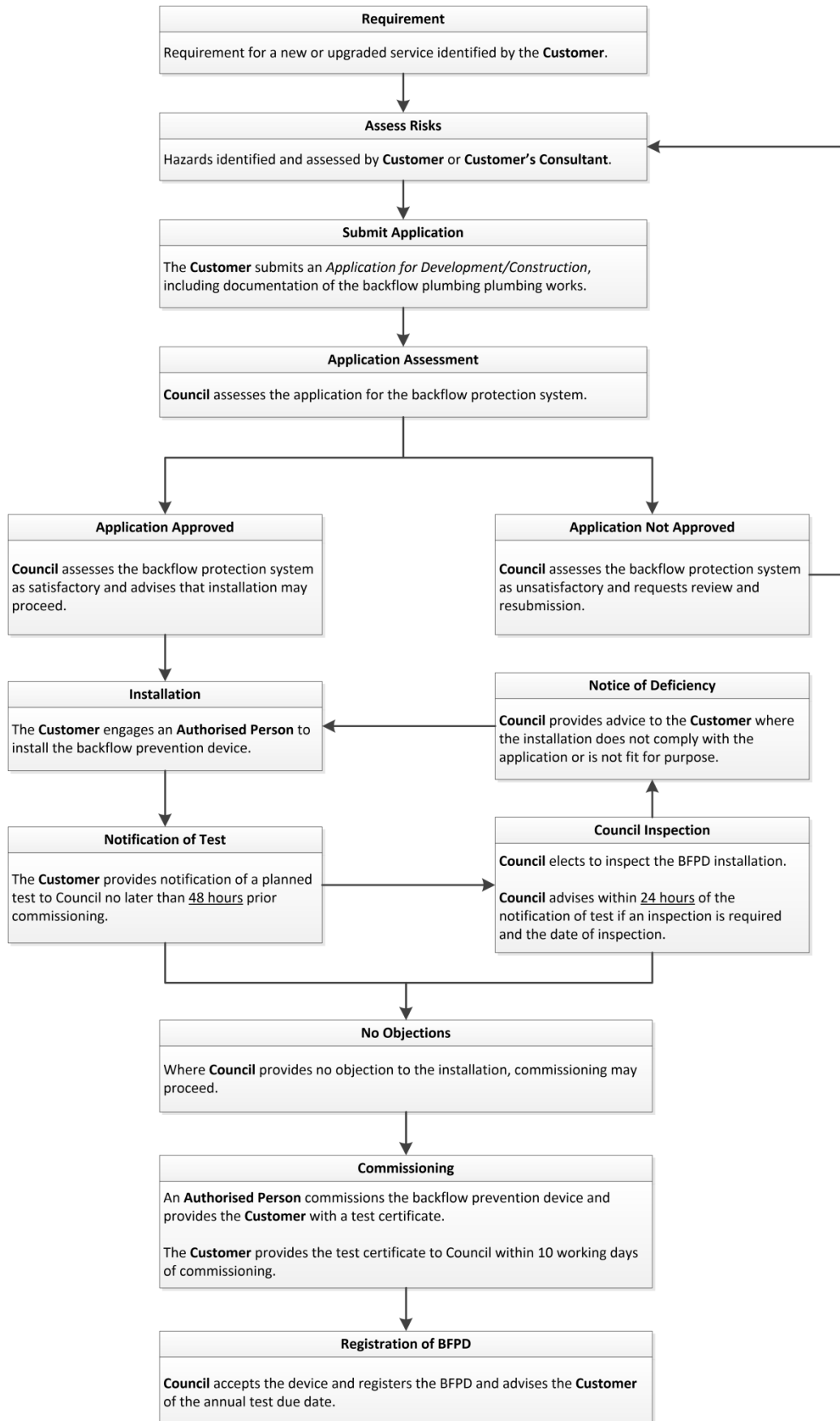
Where the customer fails to provide the certification by the due date, Council may do one or more of the following:

- Test and certify the device and charge a fee to the customer
- Issue reminder notice(s) to the customer and charge an administrative fee to the customer.
- Disconnect the water service if Council believes that the hazard presented by the activities on the property presents an unacceptable risk to the water supply and charge a fee for the disconnection/reconnection.

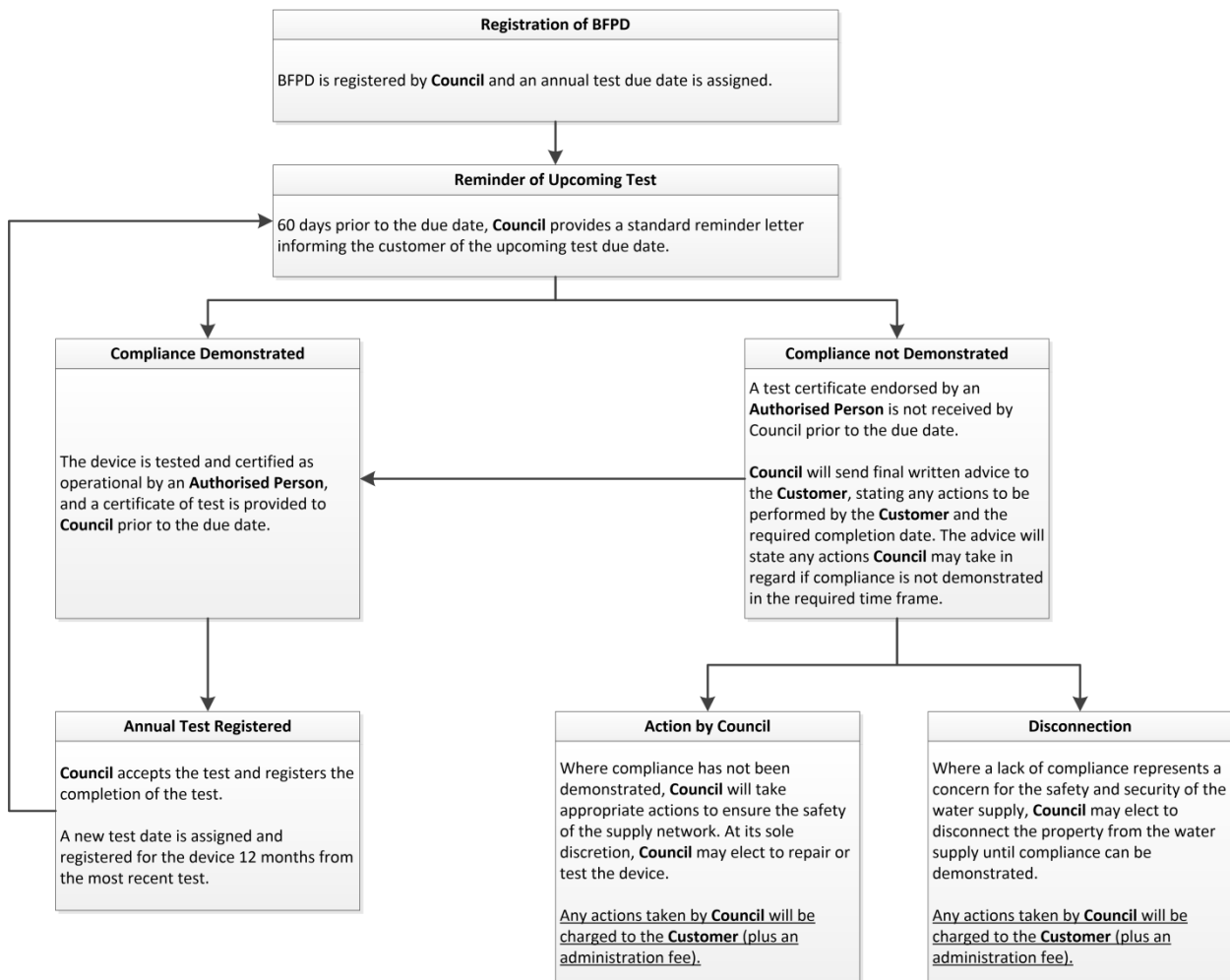
Except with the written approval of Council, the property owner/occupier shall not alter in any form the installation or operation of the device referred to in the original approval, including replacement or removal of the backflow devices.

Where the hazard rating for new commercial and industrial developments is unknown, a testable BFPD must be installed.

4. Flow Chart for Installation of a New BFPD



5. Annual Flow Testing Chart



6. Glossary

Authorised Person: A person authorised under the *Plumbing and Drainage Act 2011* to perform plumbing works on water systems.

Backflow: Backflow is the unintended reversal of flow in a water pipeline whereby water from the customer's pipeline system returns to the Council's water supply.

BFPD: Backflow prevention device.

Testable BFPD: A backflow prevention device with appropriate testing ports as defined by *AS3500.1* and registered with Council.

Un-Testable BFPD: Any backflow prevention device that is not a testable BFPD.

Water Distribution System: Network of pipes leading from a water treatment plant to customers' plumbing systems.

7. Records

- Record all medium and high-risk customers on the *Annual Backflow Testing Register*, including risk rating and testing due date.
- When a customer advises that backflow testing is complete, file the certificate of test on the Council drive and record the certification on the *Annual Backflow Testing Register*.

8. Related Documents

Document Number	Description
AS3500.1	Plumbing and Drainage – Water Services
POL-2.1	Riverina Water Backflow Prevention Policy
REC-18-258	Annual Backflow Testing Register
N/A	Application for Development/Construction Form
N/A	Fact Sheet – Plumbing Applications and Permits
N/A	National Construction Code Part 3 – Plumbing Code of Australia

Appendix A

Hazard Ratings and Backflow Prevention Devices for Common Premise Types

Legend:

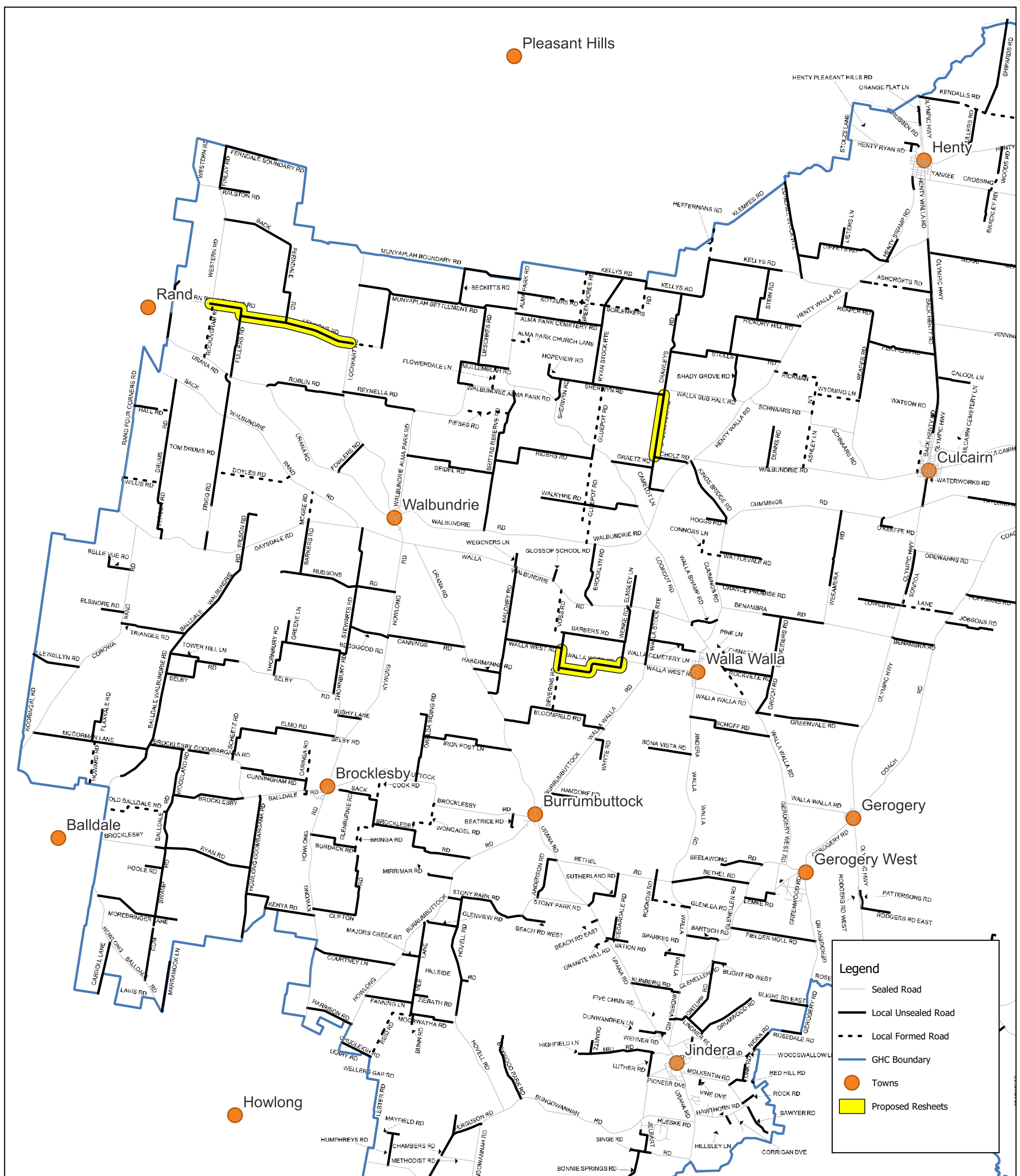
- RBT:** Registered break tank
RPZD: Reduced pressure zone device
RPDA: Reduce pressure detector assembly
DCV: Double check valve
DCDA: Double check detector assembly

Type of Premises	Typical Hazard Rating	Backflow Prevention Device
Premises with an alternative water supply (excluding rainwater tanks)	High	RBT or RPZD
Premises where inspection is restricted	High	RBT or RPZD
Hospitals, mortuaries, clinics	High	RBT or RPZD
Piers, docks and other waterfront facilities	High	RBT or RPZD
Sewage treatment plants and pump stations	High	RBT or RPZD
Factories using, processing or manufacturing toxic chemicals	High	RBT or RPZD
Petroleum processes or storage plants	High	RBT or RPZD
Car and plant washing facilities	High	RBT or RPZD
Abattoirs	High	RBT or RPZD
Chemical laboratories	High	RBT or RPZD
Pathology laboratories	High	RBT or RPZD

Backflow Prevention Policy

Type of Premises	Typical Hazard Rating	Backflow Prevention Device
Sanitary depots	High	RBT or RPZD
Universities	High	RBT or RPZD
Food and beverage processing plants	Medium	Testable device
Caravan parks	Medium	Testable device
Marinas	Medium	Testable device
Premises with greywater re-use systems	Medium	Testable device
Public swimming pools	Medium	Testable device
Premises with reticulated and disinfected reclaimed water systems	Medium	Testable device
Premises with rainwater tanks	Low	Non-testable device
Premises with reticulated recycled water systems	Low	Non-testable device
All premises – fire services	Low	SCVT or SCDAT
All premises – fire services	Medium	DCV or DCDA
All premises – fire services	High	RBT, RPZD or RPDA

Document Author
Viridis Consultants



Legend

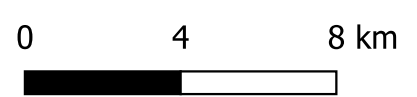
- Sealed Road
- Local Unsealed Road
- Local Formed Road
- GHC Boundary
- Towns
- Proposed Resheets



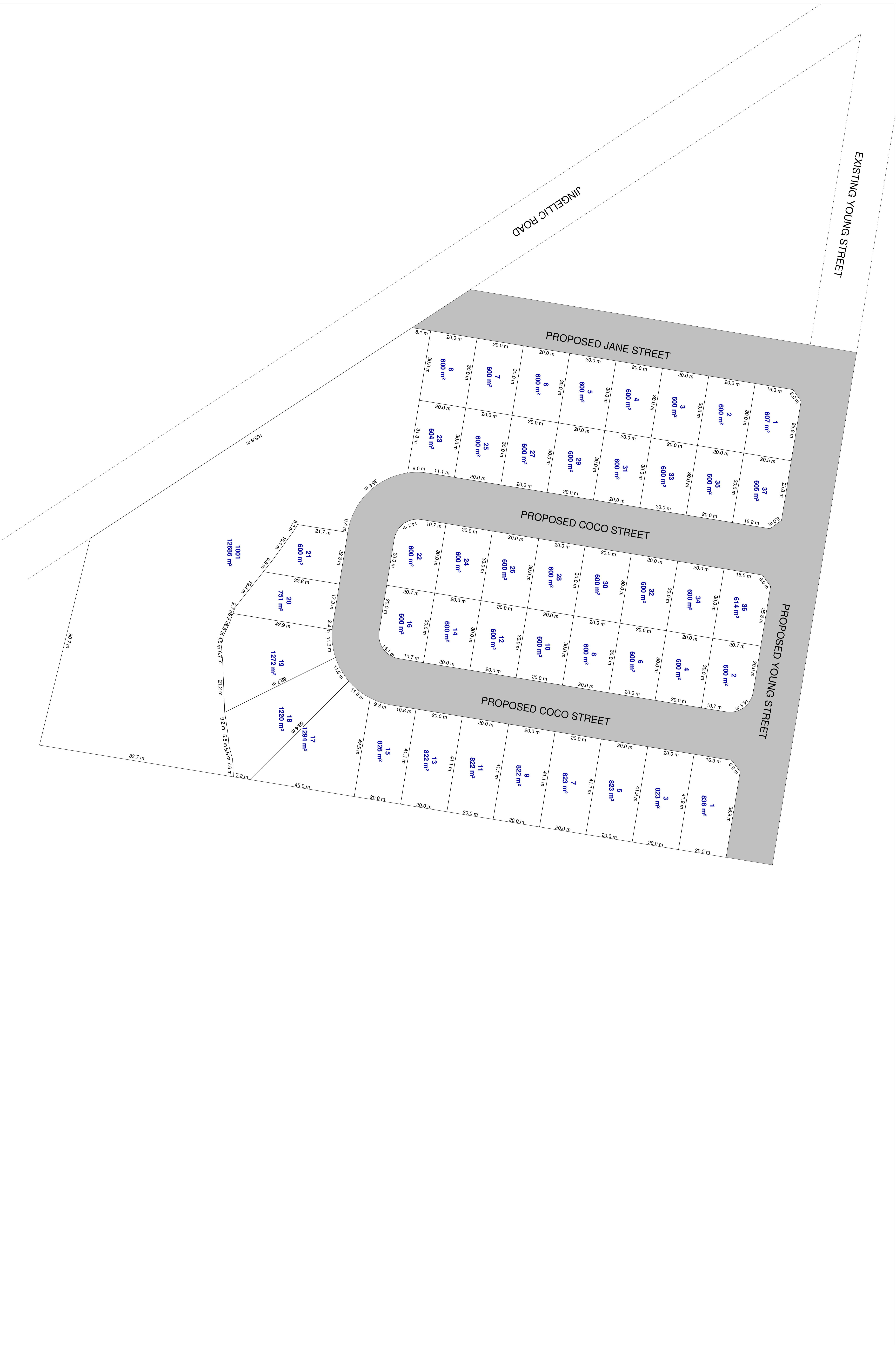
Greater Hume Council

LRCIP Round 3

Roads Proposed for Resheeting



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	LRCIP 3 Resheets	G:\Projects\Maps\~works 2023\Additional works\Resheets.gqz	1.0	2023-06-30	2024-06-30



Batchid

PROJECT
Jingelleic Road, Holobrook, Lot 2

DRAWING TITLE
STREET NAME AND HOUSE NUMBER PLAN

DATE: _____

REVISION: _____

BY: _____

SCALE: 1:500

DATE: DA 00

PROJECT: 642823

DRAWING: 1:500

SCALE: DA 00

DATE: 23/06/2023

PROJECT: Zoning, Council, and other related matters

DATE: 23/06/2023

PROJECT: 642823

DRAWING: 1:500

SCALE: DA 00

DATE: 23/06/2023

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DRAWING: 1:500

SCALE: DA 00

DATE: 23/06/2023

PROJECT: Zoning, Council, and other related matters

DATE: 23/06/2023

GREATER HUME SHIRE COUNCIL

Schedule of the Director Corporate Community Services' Schedule of Information to Council Meeting -
Wednesday 19th July, 2023.


COMBINED BANK ACCOUNT FOR THE MONTH ENDED 30th June, 2023**CASHBOOK RECONCILIATION**

	General Fund	Trust Fund
General Ledger Cashbook Balance as at 1st June 2023	30,278.77	44,215.26
Cashbook Movement as at 30th June, 2023	-52,128.04	0.00
Less: Term Deposits included in Cashbook Balance (Trust only)	0.00	0.00
General Ledger Cashbook Balance as at 30th June, 2023	<u>-21,849.27</u>	<u>44,215.26</u>

BANK STATEMENT RECONCILIATION

Bank Statement Balance as at 30th June, 2023	NAB	\$0.00	44,215.26
	Hume	\$497.78	
	Bendigo	\$251.00	
	WAW	\$0.40	
	Total	<u>749.18</u>	<u>44,215.26</u>
(LESS) Unpresented Cheques as at 30th June, 2023		-22,699.96	0.00
(LESS) Unpresented EFT Payments as at 30th June, 2023		0.00	0.00
PLUS Outstanding Deposits as at 30th June, 2023		101.51	0.00
PLUS / (LESS) Unmatched Cashbook Transactions 30th June, 2023		<u>0.00</u>	<u>0.00</u>
Cashbook Balance as at 30th June, 2023		<u>-21,849.27</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.

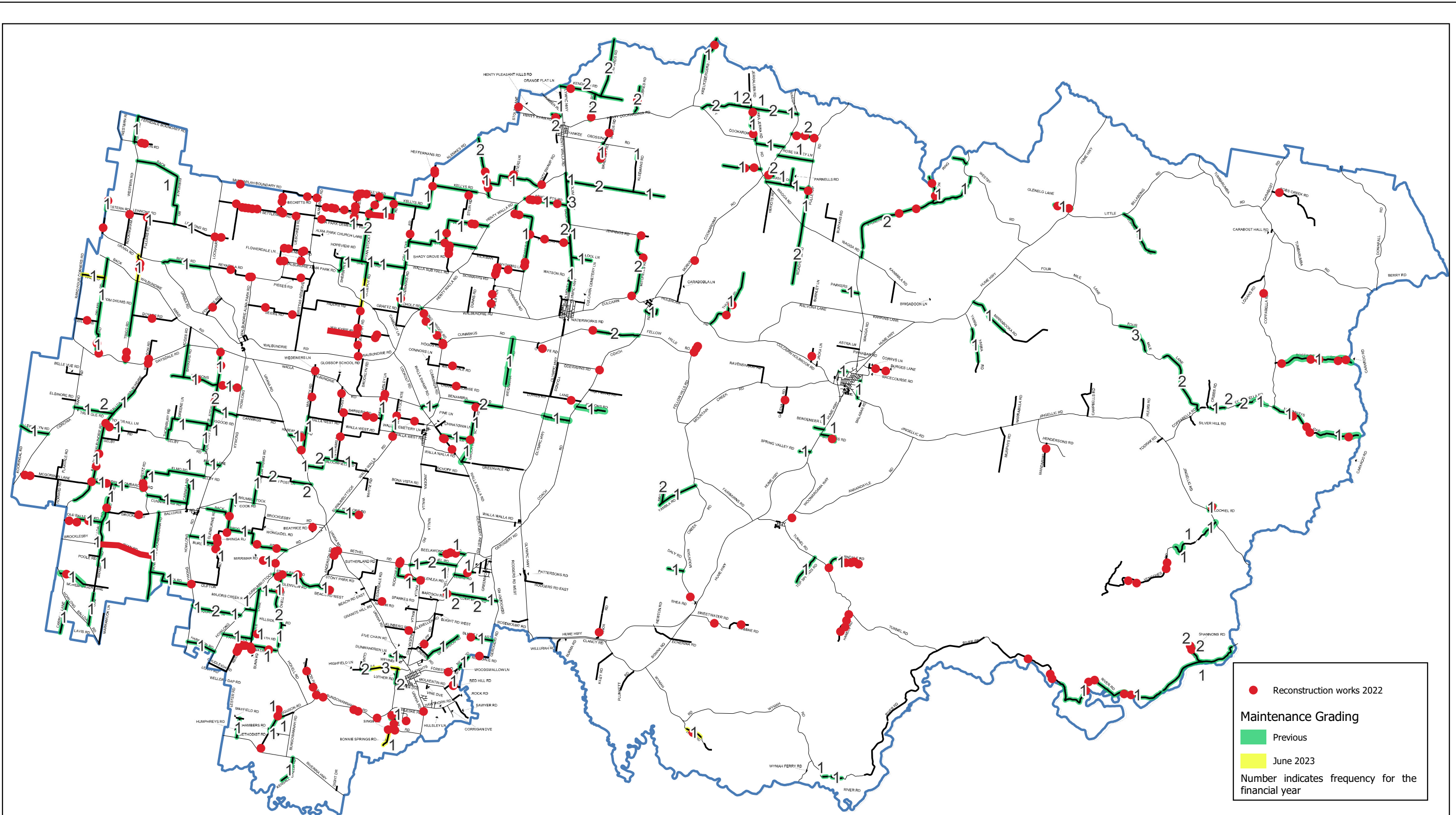


Responsible Accounting Officer
3 July 2023

This is page no.1 of Schedule No.1 of the Director Corporate & Community Services' Schedule of Information to Ordinary Council Meeting held on 12th July 2023

GENERAL MANAGER

MAYOR



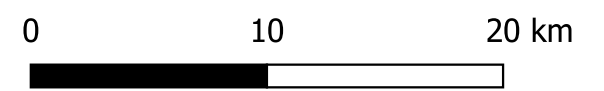
- Reconstruction works 2022
- Maintenance Grading**
- █ Previous
- █ June 2023
- Number indicates frequency for the financial year



Greater Hume Council

Greater Hume Local Government Area

Maintenance Grading 2023 - June



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	Maintenance grading - June	G:\Projects&Maps\## Maintenance Grading\2022-2023\Maintenance Grading.gaz	1	2023-07-06	2024-07-06

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			Jindera H/M													
	Brocklesby Balldale Road Stage 2			Jindera H/M													
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 Tumbarumba 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 Tumbarumba Road	Segment 20		Contractor													
RMCC WO	MR284 Tumbarumba Road	Segment 60		Contractor													
RMCC WO	MR284 Tumbarumba 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													

GHC Capital Works and Forward Program 2023/2024

Project No	Location	Job Description	Status	Crew / Contractor	Date Completed	Calendar														
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
55	MR331 Culcairn Holbrook Road	400m West of Mitchells Road to Property 2420 (1.27km)		Contractor																
				Contractor																
				Contractor																
				Contractor																
				Contractor																
				Contractor																
				Contractor																
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																
				Contractor																
				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																
	Hannels 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																

GHC Capital Works and Forward Program 2023/2024

Project No	Location	Job Description	Status	Crew / Contractor	Date Completed	Month														
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
	Bridge / Major Culvert	BRIDGE PROGRAM																		
	Footpath Construction	COUNCIL PROGRAM																		
	Kerb and Gutter	COUNCIL PROGRAM																		
	Bus Shelters	COUNCIL PROGRAM																		
	Various Locations																			
	Town Services - Villages Vote	COUNCIL PROGRAM																		
	Stormwater Drainage																			
1	Adams Street - Jindera	Upgrade of Drainage in Adams Street (Jindera St to Watson St Drain)		Contractor																
2	Pioneer Drive - Jindera	Culvert Works next to Roundabout at Jindera St		Contractor																
3	Holbrook Flood Mitigation	Construction of Levee and Associated Drainage		Contractor																
	Public Conveniences																			
4	Holbrook	Construct New CBD Toilet		Contractor																
	Villages Water Supply																			
5	Villages Water Supply	Luther's Road Loop Main (to Colonial Drive)		Contractor																
6	Villages Water Supply	Jindera Rec Ground - Loop		Contractor																
	Villages Water Supply	Jindera - Pioneer Drive Creek Crossing		Contractor																
	Culcairn Water Supply	Water Mains Replacement		Contractor																
7	Culcairn Water Supply	Black Street Reservoir Renewal/Upgrade		Contractor																
8	Culcairn Water Supply	Water Main Extension - STW Stock Route		Contractor																
9	Culcairn Water Supply	Switchboard Culcairn WTP Upgrade		Contractor																
	Parks and Gardens																			
11	Burrumbuttock Rec Ground	Replace Playground Equipment		Contractor																
12	Holbrook Ten Mile Creek Park	Install new fence around play area		Contractor																
13	Old Culcairn Common	Replace Fencing (to allow for leasing/agistment)		Contractor																
14	Culcairn Bus Terminal	Upgrade of Tables and Toilet Facilities (Urinal)		Contractor																
	Local Road and Community Infrastructure Projects																			

Applications Approved

c_dm073		Approved Between 1/06/2023 and 30/06/2023					05/07/2023		
Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
DA/2018/47	Applicant: Walpole Surveying Pty Ltd 80 Goulburn ST JINDERA Lot: 2612 DP: 708334	Two (2) Lot Torrens Title Subdivision- Section 4.55(1A)	\$0	1/02/2023	Withdrawn	8/06/2023	28	100	28
DA/2022/159	Applicant: H Gunn Walla Walla RD WALLA WALLA Lot: 120 DP: 753764	Four (4) Lot Torrens Title Subdivision & Associated Civil Works.	\$80,000	23/08/2022	Approved	26/06/2023	22	286	22
DA/2022/258	Applicant: Critos Construction & Rigging 6 Terlich WY JINDERA Lot: 121 DP: 1267384	Colorbond Shed	\$23,480	12/01/2023	Approved	23/06/2023	65	91	65
DA/2023/27	Applicant: S E Araya Gana 34 Balfour ST CULCAIRN Lot: 5 DP: 2582	Change of Use to Cafe	\$0	8/05/2023	Approved	2/06/2023	26	0	26
DA/2023/52	Applicant: A D McMillan 2067 Gerogery RD GEROGERY Lot: 12 DP: 1090659	Removal of Old Pool and Install New Inground Pool	\$35,075	15/06/2023	Approved	21/06/2023	7	0	7
DA/2023/64	Applicant: Living Word Riverina 81A Albury ST HOLBROOK Lot: 12 DP: 551397	Second Hand Transportable Classroom Building	\$50,000	16/05/2023	Approved	13/06/2023	29	0	29
DA/2023/66	Applicant: Shed Boss 58 Luther RD JINDERA Lot: 26 DP: 260162	Patio Alfresco Attached to Existing Dwelling	\$76,149	17/05/2023	Approved	14/06/2023	29	0	29
CDC/2023/31	Applicant: Superior Living Homes Gerogery RD GEROGERY Lot: 2 Sec: 34 DP: 758436	New Dwelling and Carport	\$625,078	22/06/2023	Approved – Private Certifier	22/06/2023	1	0	1

Applications Approved



c_dm073		Approved Between 1/06/2023 and 30/06/2023					05/07/2023		
Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
Report Totals & Averages		Average Elapsed Calendar Days: 85.50			Total Elapsed Calendar Days: 684.00				
Total Number of Applications : 8		Average Calendar Stop Days: 59.63			Total Calendar Stop Days: 477.00				
Total Estimated Cost : 889,782.00		Average Adjusted Calendar Days: 25.87			Total Adjusted Calendar Days: 207.00				



MEETING MINUTES – Cootamundra Gundagai Regional Council

10.00am to 12.00pm – Friday 5th May 2023

Present:

Peter Crowe (SWG/MRFH)	Thomas Hogg – (CGRC)
Terese Adams (SWG/MRFH)	Rab Green (ADK)
Jake Lazarus (SCF)	Diana Gibbs (DG Partners)
Dean Anderson (FCNSW)	Dean Hawkins (Visy)
Marg O’Dwyer (Dept Reg NSW)	Dallas Goldspink (Visy)
Luke Brodrick (Zetifi)	Matt Stubs (CGRC)

Online:

Belinda Legenberg (Hyne)	Carlie Porteous (AFCA)
Ian Chaffey (SVC)	David McPherson (DPI)
Kaley Dickinson (SVC)	Greg Blackie (GHSC)
Heather Wilton (GHSC)	Hugh Dunchue (AW)
Mary Hoodless (RDA Murray)	Glen McGrath (SVC)
Michael Clancy (Groves & FIC)	Phil Clements (SWG/MRFH)

1. Welcome, opening remarks & welcome to country

SWG Chair Peter Crowe opened meeting, welcomed members and Acknowledged Country.

2. Apologies:

Edwina Hayes (RDA Murray)	Campbell Sanderson (FCNSW)
James Hyne (Hyne)	Katie Fowden (Hyne)
Kenneth Epp (Visy)	Tracy Squire (ACC)
Katie Trebley (ACC)	Tania Hoffman (DPI)
David Graham (CGRC)	Abb McAllister (CGRC)
Rebel Talbert (FCNSW)	Stephen McGrath (CGRC)

3. Minutes of Meeting held Friday 17th February 2023

Moved – Dean Hawkins **Second** – Rab Green

CARRIED

4. Business Arising from/Amendments to Previous Minutes

Nil

5. **New NSW Govt Structures & People** - David McPherson. Dep Dir General – NSW DPI

- Change of Government in NSW challenging period in Upper House, including results for The Hon. Tara Moriarty, MLC who is excited regarding the appointment to forestry and is planning to come down to our area to meet with industry and councils.
- Government looking at budget repair, seeing record cuts and changes primarily as a result of spending through droughts, floods, fires and Covid.
- Priority for coming months to discuss with Minister a new road map for Forestry including plantation expansion, engage with industry through advisory councils.
- Minister has made it clear that she will ensure Native Forestry will have a future in NSW as well as the Great Koala National Park. Informed Minister of their research that has found that forestry does not have an adverse impact on koala's.
- Carlie - advisory group meetings recently held tabled topics however didn't resolve too much and queried if considering an advisory council? This is definitely an option being put forward to Minister.
- Diana - road map being formed for Minister offered the Hub strategy rather than reinventing the wheel and will forward this to Dave – members agreed.
- Peter – any traction to revising the Plantations and Reforestation Act? Not a priority at this stage but will discuss review with Minister.
- Phil – any changes within the department? Not at this stage and are looking to a stable period in the department.
- Govt committed to independent bio security commissioner and will progress with this initiative. Will ensure blackberries is on the agenda.

6. **Zetifi** - Luke Brodrick

New communication developments for field operations presented by Luke and presentation is available by [CLICKING HERE](#).

7. **Administration items**

NIL

8. **Industry/Local Govt Issues**

8.1 Around the table

- **Hume Forest** – Jake Lazarus
 - Hume Forest sale not finalised so it's business as usual.
- **AKD** - Rab Green
 - Business is quiet, 80% input for May, market tightened so slowing down to reduce stock levels, no panic just pulling things back, winter always a quieter period, but overall positive.
 - HSS project still working shut in October, start to commission in and running by Christmas.
 - Working in background of other successful grant, very positive for Tumut and industry.

- **Forestry Corp NSW** - Dean Anderson
 - Good news with train moving log to mills, was initiated by truck safety and distance issue, two so far with another due this week, some problems as long process getting together but getting better. Appreciated mills working with them.
 - Planting impacted by a summer with reduced daylight and seedlings couldn't draw off fertiliser so smaller than other years. Planting areas may be down a couple of hundred ha. Identifying areas with issues and make sure they target these.
 - Still down 20% with staff, recruiting but an issue across the board.
 - Housing industry an impact and becomes a pulp juggle when sawlogs are down, winter access and issue.
 - Still with engaging community, Batlow community issue regarding west side of Blowering access, gully stuffers and issue with fires creating minor landslides on/across roads.
 - Great spray season for blackberry with good work for preparation next fire season.
- **Hyne** - Belinda Legenberg
 - Market softening, high stock, taken product out April – June just to adjust levels and watching closely.
 - New CEO started this week Jim Bindon and current CEO John Kleinschmidt last day today.
- **Visy** - Dean Hawkins
 - Visy worst it has been in 20 years, issues with cost issues, deliveries, weather, international prices for paper plummeted. Battening down hatches seeing what we can and can't do.
 - Stacker-reclaimer, up and running, has had challenges but now running well. Chip input into mill is much better with this machine. Everyone welcome to come and take a look and Diana suggested new Minister visit worthwhile.
 - Paper market glum at the moment, hope to see price changing, has to turn around, globally slowing but purely a cyclic downturn.
- **Dept Regional NSW Riverina & Murray** - Marg O'Dwyer
 - Waiting to see what the priorities are of the new government.
- **CGRC** - Matt Stubbs
 - Finished resealing works around haulage locations around Nanangroe, roads impact with wet weather, maintenance and capital works presenting challenges.
 - Internally going through restructure ahead of demerger, waiting on confirmation from new government if progressing planned with legislation. Minister is yet to provide direction, working toward 1 July 2024 for having two councils created by de-merger in time for local government elections in September 2024.
- **GHSC** - Greg Blackie

- Same as Matt, a lot of government grants trying to get works done but challenge with staff and heading into winter, 20% down on staff.
 - \$9m for Jingellic Road over 12 months for upgrading bridges and roads, chasing additional money through other grants with SWG, hoping next summer is not as wet as the last three. Still require additional \$27m to complete Jingellic Road.
- **SVC** - Ian Chaffey
 - Received \$37m towards Brindabella Road, Glen McGrath:
 - Issues around with resource more work to go especially for Tooma Road and Elliot Way.
 - Lucky Transport for NSW is undertaking a lot of repair work on Batlow, Jingellic and Tumbarumba Roads.
- **FIC** - Michael Clancy
 - Director of Agribusiness advertising Centre Leader for TAFE.
 - SVC Skills Development funding finished 3-4 months ahead of schedule, excellent response from industry, TAFE and private providers.
 - Jennifer Rotili NHVR presenting LHCOP in conjunction with AFCA.
 - Slowing down for demand of saw log, probably a few challenges ahead.
- **AW** - Hugh Dunchue
 - Big parcel of burnt and unburnt blocks up for sale tender with a lot of interest, gross area of around 6.5k ha.
 - No new plantings.
- **RDA Murray** - Mary Hoodless
 - Advocating for Softwood Group Strategy Skills & Workforce with DEWR Local Jobs Program.
 - Applied for DEWR grant to run industry connect workshop with Local Jobs Program and Tumbarumba identified as target area.
 - Discussed MRFH with the Vic Regional Dev and RDA representatives to discuss border discounting and lack of attention to issues and bushfire impact on softwoods industry.
 - Participated in Hume and Hovel track consultation will be a great boost to featuring forests and regions.
 - Flood disaster recovery involvement, involvement with Transgrid more on western area than Humelink and Snowy 2 providing multi-cultural workplace.
 - Raised issue with closure of Elliot way with Minister, Minister's office not informed of closure, comms break down, are continuing to inform them of closures.
 - Getting concerns regarding employment with Hyne, Belinda advised they have reduced green mill days to reduce stocks but working with staff and happy to chat further with Mary and impacted individuals.
 - Mary concerns regarding blackberry regrowth along roads on plantations edge and trails, Dean A has done a lot of herbicide work and hub project is at a stage where have assembled experts and now to get together to formulate a plan.

- Carlie – AFCA
 - Roadshow NHVR Jennifer Ritoli presenting in Tumut on 7th June. 2 parts; a) LHCOP draft and b) treatment of overloaded vehicles. Angus Draheim look at engaging with state and local government to assist with the understanding and acceptance of high productivity vehicles across NSW.
 - Restructure within AFCA to meet member's needs due to growth over the last 18 months.
 - Skills and tertiary and have developed a working group to put forward proposal to ForestWorks, looking at identify RPL and competency skills assessment.
 - In Qld trialling a skills program for log truck drivers that will take long term unemployed to a Cert 3 and heavy rigid licence and machine operating ticket before getting to employer. Hoping this will provide an additional driver resource into our industry in a positive way.
 - Outcome of the Vic decision to cease native forest operations immediately has resulted in a lot of interest from Vic members to look for work in NSW. Happy to share contacts on request but having issues with obligations with VicForest but working through that including \$260k cashless contribution funding through Victorian government for upgrade of equipment. Hoping it might encourage contractors to look at what is potentially over the border. National Farmers Federation regarding industrial law, happy to hear recommendations migration reform. Have been attempting to get machine operators and log drivers on critical skills list for some time.
 - FSC AGM and board next week, don't have an Economic Chamber Board Nominee, puts FSC in precarious situation.

9. Future Focus for SWG (General discussion)

- Peter, decision made to separate meetings, with SWG able to focus on advocacy. MRFH has funds and resources that are used to undertake projects consistent with its charter with the DAFF and ultimately provide advice to government.
- Phil stepping down as EO of SWG and Hub Manager in July, successor announced as Carlie Porteous, Phil will facilitate a smooth handover, looking forward to having Carlie on board, Phil will still be available as required.

10. AFPA Update. AFPA Chair (D Gibbs)

- Changes of AFCA staff with Victor leaving, AFPA working with AFPA NSW for new NSW CEO.
- Richard Hyatt appointed as Director of Policy.
- AFPA developing a strategic plan for first time, in draft form, now more a marketing tool, to be able to put in front of politicians, etc.
- Searching for permanent CEO, Joel was originally remaining until end of year but has now extended to the end of January 24, hoping to fill CEO position by end of 2023.
- Role of carbon in forestry, pushing for national abolition of water rule, AFPA needs to work better with FWPA, having a joint board meeting soon.
- Encourage to attend 20 June members forum and dinner, Jackie Lambie speaking and Murray Watt has requested to attend and speak.

11. Advocacy issues:

11.1 Industry advisory group feedback

- SIAG - advised by David McPherson previously.
- AGMAG Diana, focused on Agritech and workforce issues but don't expect anything further.
- Phil, Humelink circulating as info comes through, ability to connect with communities not handled well, undergrounding an issue, report completed and raised more questions than answered.
- Community engagement committee funding a review by independent consultant and request for SWG to contribute funds approximately \$9k, agreed to support a contribution for access to technical outcomes, etc regarding the study of undergrounding.
- Peter recommending unclog act by removing fire management from the act and code, continue meeting regarding strategic fire trails and proposed access.

11.2 External Communications

- Resilient Towns initiative, report due 23 July, will bring a lot of information of interest to those within the room but its' usefulness is uncertain. Concerned about the validity of the findings as the engagement process relied on volunteering of information instead of approaching relevant parties.

12. General Business:

12.1 Structural Changes for SWG

- Phil thanks and congratulations to Carlie and on board with capability, Phil won't be retiring will be around to assist. Peter looking forward to continue relationship in another role.
- Retirement of John Kleinschmidt noted and requested Belinda to pass on our wishes from SWG and AFPA.

13. Next Meeting: 4th August 2023 at Tumut Office of Snowy Valleys Council



Peter Crowe
Chair