

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

MAYORAL MINUTE.....	3
NOTICE OF MOTIONS	3
OFFICERS' REPORTS – PART A - FOR DETERMINATION	4
ENVIRONMENT AND PLANNING.....	4
1. DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642.	4
2. REVIEW OF GREATER HUME SHIRE COUNCIL SECTION 7.12 CONTRIBUTION PLAN	37
3. VARIATION TO THE SCOPE OF THE GREATER HUME COUNCIL SETTLEMENT STRATEGY..	41
4. BUSHFIRE MAPPING UPDATED AND POLICY	43
GOVERNANCE.....	50
1. VOLUNTARY PLANNING AGREEMENT FOR THE PROPOSED JINDERA BATTERY ENERGY STORAGE SYSTEM.....	50
CORPORATE AND COMMUNITY SERVICES.....	52
1. ADOPTION OF THE COMMUNITY STRATEGIC PLAN 2025 -2035	52
2. POLICY ADOPTION	56
3. SIGNING OF CONTRACT FOR RESIDENCE AND SERVICE CONTRACT – UNIT 6 KALA COURT, HOLBROOK NSW 2644	57
4. SHOP 1 76 COMMERCIAL STREET WALLA WALLA – LEASE BETWEEN WAW CREDIT UNION CO-OPERATIVE AND GREATER HUME COUNCIL - AUTHORITY TO EXECUTE	58
ENGINEERING	59
1. DEVELOPER PROPOSED ROAD NAMES - JINDERA.....	59
2. DEVELOPER PROPOSED ROAD NAMES - WALLA WALLA	60
3. PROPOSED WANTAGONG BRIDGE NAMING	61
OFFICERS' REPORTS – PART B – TO BE RECEIVED AND NOTED	62
CORPORATE AND COMMUNITY SERVICES.....	62
1. GRANT SUBMISSIONS/STATUS REPORT	62

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

2. COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MARCH 2025	63
3. CUSTOMER SERVICE REVIEW REPORT	68
4. 2022/2026 DELIVERY PLAN AND 2024-2025 OPERATIONAL PLAN AS AT 31 MARCH 2025.....	69
PART C - ITEMS FOR INFORMATION	70
GOVERNANCE.....	70
1. TOURISM AND PROMOTIONS REPORT – APRIL 2025.....	70
CORPORATE AND COMMUNITY SERVICES.....	75
1. GREATER HUME LIBRARY SERVICES	75
2. STATEMENT OF BANK BALANCES AS AT 31 ST MARCH 2025	77
ENGINEERING	78
1. MARCH REPORT OF WORKS	78
ENVIRONMENT AND PLANNING.....	82
1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF MARCH 2025	82
PART D	83
COMMUNITY MEETING- MINUTES.....	83

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

MAYORAL MINUTE

NOTICE OF MOTIONS

OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. **DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642.**

Report prepared by Acting General Manager - Colin Kane and Town Planner – Gayan Wickramasinghe.

REASON FOR REPORT

The purpose of this report is to provide an assessment and recommendation regarding the Development Application for a forty-nine (49) lot Torrens title subdivision, including three residual allotments, earthworks, road construction, and associated civil works on Lot 5122–5123, DP 1310539, and Lot 4, DP 240938, located in Jindera, NSW 2642.

Following the public exhibition of the Development Application (**ANNEXURE 1**) from 25 February 2025 to 14 March 2025, Council received a total of twelve (12) submissions in response to the proposal. As such, this matter is being reported to Council for determination in accordance with the Council-adopted Assessment of Development Applications Policy.

The submissions raised the following broader concerns about the proposal:

1. **Potential amenity impacts:**

Concerns were raised that the proposal represents an overdevelopment of the site, leading to potential loss of privacy and overlooking of adjacent dwellings, decreased property values, and adverse visual impacts. Additionally, it was noted that no consideration has been given to the replacement of the existing farm fence as part of the development.

2. **Environmental impacts:**

Submitters cited potential dust and noise emissions associated with the subdivision works as a concern, particularly during the construction phase.

3. **Potential land contamination:**

Concerns were raised regarding the potential for historical land use to have caused contamination on the site, requiring further investigation.

4. **Traffic impacts – construction and operational phases:**

The proposal was considered likely to generate increased traffic during the construction phase and following the development of individual dwellings on each lot. Issues raised include safety concerns, road capacity, and potential damage to existing road infrastructure.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

5. Road network capacity:

It was submitted that both the existing and proposed road networks may not be adequate to accommodate the increased traffic volumes resulting from the development. There are potential traffic implications resulting during construction stage and a result of new dwellings being created on each allotment from the development. These include safety concerns, the ability to handle excess traffic, and potential damage to the road;

6. Incompatibility with neighbourhood character:

Submissions were made regarding the size of the proposed allotments, which are considered inconsistent with the existing character of the surrounding area. Submitters also contended that the South Jindera Master Plan did not sufficiently consider the impact of such developments on adjoining properties.

7. Floodwater management:

Concerns were expressed about the ability of the proposed temporary drainage basins to adequately manage additional stormwater runoff generated by the development.

8. Lack of supporting infrastructure:

The absence of associated infrastructure, such as footpaths along the proposed road and accessible open space for community use, was noted as a significant shortfall in the proposal.

9. Loss of Vegetation:

It was submitted that insufficient consideration has been given to the preservation and conservation of the existing tree line located on the western section of Lot 4, DP 240938.

The submissions (**ANNEXURE 2**) were reviewed by Council's Planning and Engineering staff, who are satisfied that the nature and extent of the concerns raised do not warrant refusal of the proposed development. It is considered that, subject to the imposition of appropriate conditions on any development consent granted, the matters raised in the submissions can be adequately addressed.

The submissions were also referred to the applicant for comment and have been considered in the overall assessment of the application. A detailed discussion of the issues raised is provided in Section 4.15(1)(a)(d) of this report. Accordingly, the application is reported to Council for determination in accordance with the Council-adopted Assessment of Development Applications Policy.

DISCUSSION - DESCRIPTION OF PROPOSAL

Pursuant to Section 4.12(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act), Development Application No. DA 10.2025.22.1 seeks consent for the subdivision of land into forty-nine (49) Torrens Title lots, including three (3) residual allotments, and associated civil works on Lot 5122–5123, DP 1310539, and Lot 4, DP 240938. The subdivision is proposed to be delivered in two (2) stages. According to the preliminary subdivision layout, the proposed lots—excluding the residual allotments—will range in size from approximately 2,012m² to 2,201m²

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

In accordance with the submitted staging plans and the Statement of Environmental Effects prepared by Habitat Planning, the Development Application specifically proposes the following:

Stage 1 (identified as Stage 3.1):

- Resubdivision of part of Lot 5122 and 5123, DP 1310539, and part of Lot 4, DP 240938, into twenty (20) residential lots.
- Extension of Rosler Street and Polacks Street.
- Creation of three (3) residual allotments.

Stage 2 (identified as Stage 3.2):

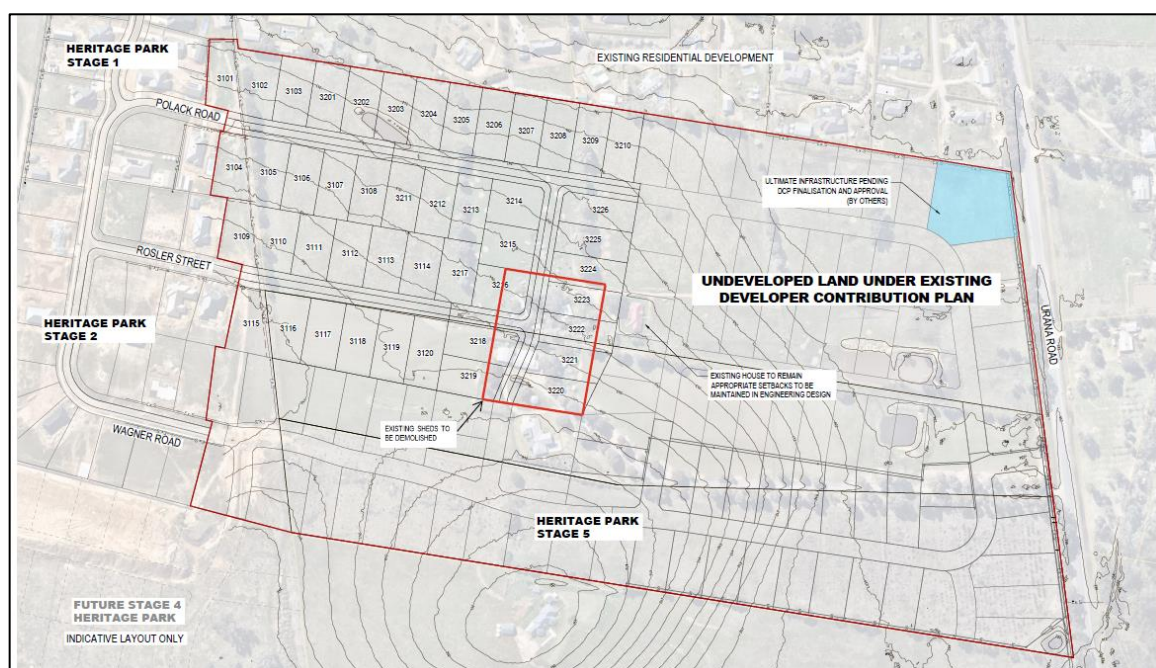
- Subdivision of two (2) residual allotments created under Stage 1 into twenty-six (26) residential lots.
- Creation of two (2) additional residual allotments.
- Further extension of Rosler Street and Polacks Street to the east, and Salzke Street to the north.
- Demolition of existing sheds associated with the existing dwelling on site.

Both stages of the development will include associated earthworks and civil works, including the installation of essential infrastructure such as water, sewer, underground power, and stormwater drainage systems. The proposal also involves the removal of several planted trees to facilitate subdivision works. This Development Application is supported by the following documentation:

1. **Statement of Environmental Effects** prepared by Habitat Planning.
2. **Preliminary subdivision plans** prepared by JCA Land Consulting

The application is **not considered to be integrated development** pursuant to Sections 4.46 and 4.47 of the *Environmental Planning and Assessment Act 1979*. For additional background information and specific details, please refer to the submitted plans and the main body of this report. Figures 1–2 below illustrate the nature and layout of the proposed development.

Figure 1 – An overview of the proposed subdivision layout by the applicant



ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

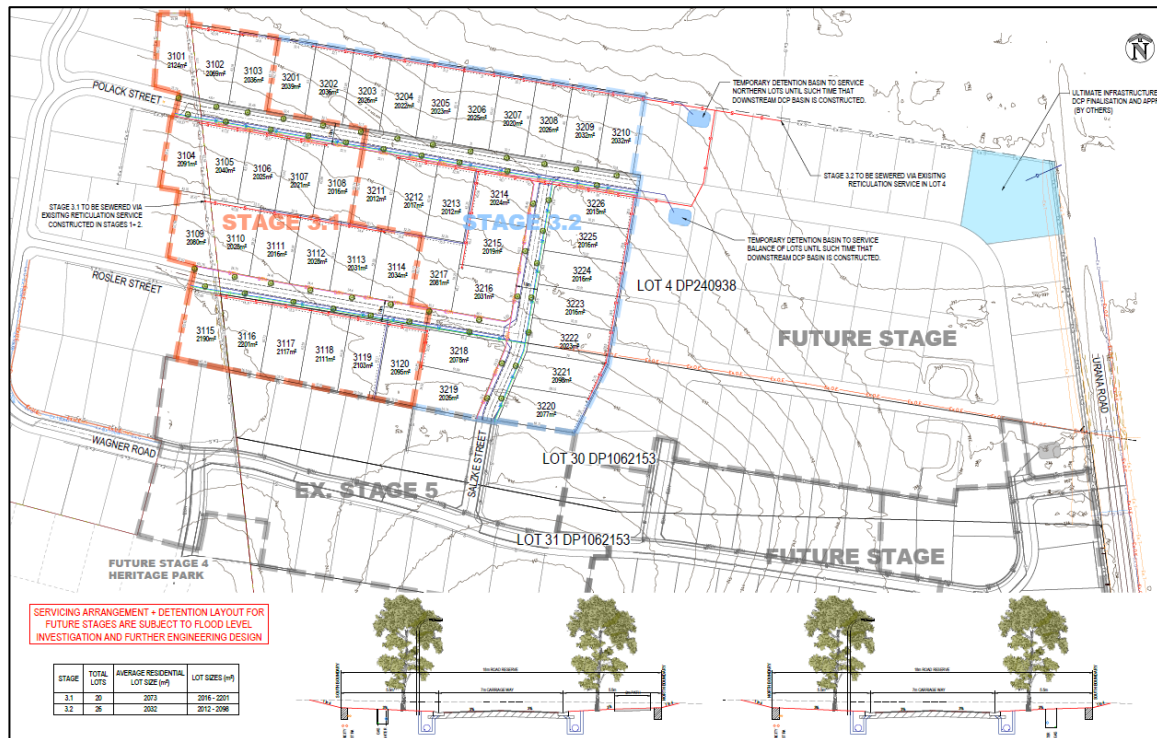


Figure 2 – Proposed staging plan and a cross section of the proposed roads

1.1 DESCRIPTION OF THE SITE AND LOCALITY

The subject site comprises three (3) allotments, identified as Lot 5122 and Lot 5123, DP 1310539, and Lot 4, DP 240938. The site is located in the southern part of the Jindera Township and is irregular in shape, with a combined total area of approximately 24.01 hectares (Ha). The site is bounded by Urana Road to the east.

Lot 5123, DP 1310539, contains several sheds formerly used for agricultural purposes. Lot 4, DP 240938, contains a single storey dwelling and several associated sheds related to the current use of the land. The eastern section of the site, adjacent to Urana Road, contains man-made dams, while the western boundary and central portion of Lot 4 contain mature planted vegetation, also man-made, likely established as part of previous land use practices.

All three allotments subject to the proposal are zoned R2 Low Density Residential under the provisions of the *Greater Hume Local Environmental Plan 2012* (GHLEP 2012). A small portion located in the eastern corner of Lot 5123, DP 1310539, and Lot 4, DP 240938, has been identified as flood prone land, in accordance with the *Jindera Floodplain Risk Management Study* undertaken by Council in 2017. The subject site does not contain any known items of environmental heritage significance, as listed in Schedule 5 of the GHLEP 2012.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

The surrounding land to the north, south, and west is also zoned R2 Low Density Residential under the *Greater Hume Local Environmental Plan 2012*. While the land to the east and south shares the same zoning and is subject to a minimum lot size of 2,000m², the land to the north is subject to a minimum lot size of 4,000m².

The R2-zoned land immediately adjoining the western boundary of the development site (part Lot 5122, DP 1310539) has been developed with single-storey dwellings and ancillary structures, consistent with low-density residential character. Similarly, land parcels adjoining the northern boundary of Lot 4, DP 240938, have also been developed with single-storey dwellings and associated structures, forming part of an established low-density residential estate. **Figures 3 and 4** illustrate the location of the proposed development and the applicable planning controls.

Figure 4 – The site subject of this Application; **Source:** IntraMaps



Figure 3 – The site subject of this Application; **Source:** IntraMaps



Figure 5 – The site subject of this Application with the applicable zoning controls; **Source:** IntraMaps

Section 1.7

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

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

The applicant has proposed the removal of planted vegetation to facilitate the proposed development. Council staff have reviewed this aspect of the proposal and are satisfied that no specific approval is required from Council for the vegetation removal. As such, no further assessment under Part 7 of the *Biodiversity Conservation Act 2016* is considered necessary, as the vegetation does not trigger any significant biodiversity impacts under the Act.

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

According to the NSW ePlanning Spatial Viewer, the subject development site is not identified as bushfire prone land on the mapping maintained by the NSW Rural Fire Service (RFS). As such, no referral to the NSW RFS is required in accordance with Section 4.46 of the *Environmental Planning and Assessment Act 1979*.

Section 4.46 - What is “integrated development”?

The Application does not require a separate approval under this Section.

4.15 Evaluation

(1) Matters for consideration-general

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

(a) the provisions of:

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

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

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

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

Local Environmental Plans

The subject site is zoned R2 – Low Density Residential under the provisions of the *Greater Hume Local Environmental Plan 2012* (GHLEP 2012). The proposed development has been assessed against the relevant provisions of the GHLEP, as outlined below.

Zone R2 Low Density Residential

Objectives of zone

- To provide for the housing needs of the community within a low-density residential environment.*
- To enable other land uses that provide facilities or services to meet the day-to-day needs of residents*

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

The applicant is seeking to resubdivide three existing allotments into a total of forty-nine (49) Torrens Title residential allotments, all of which meet the minimum allotment size prescribed in the GHLEP 2012. Council staff are satisfied that the proposed residential subdivision will meet the housing needs of the community within a low-density residential environment. Accordingly, it is considered that the proposal is consistent with the objectives for land zoned R2 Low Density Residential.

Section 2.6 Subdivision—consent requirements

A subdivision of the type proposed requires the consent of Council. The submitted development application satisfies the relevant requirements of this Section.

Section 2.7 Demolition requires development consent

It is proposed that the existing structures on the site be demolished as part of the Stage 3.2 works. The proposed demolition requires consent under this Section.

Section 4.1 Minimum subdivision lot size

In accordance with the Lot Size Map of the GHLEP 2012, the minimum lot size applicable to the site is 2,000 m². All lots resulting from the proposed subdivision exceed this minimum requirement. Therefore, the proposal is consistent with the provisions of this Section.

Clause 5.10 Heritage conservation

The site does not contain any known items of Environmental Heritage Significance, as outlined in Schedule 5 of the GHLEP 2012. It is further noted that a standard condition relating to the protection of any unknown Aboriginal heritage items during construction works will be imposed on any consent granted.

Section 5.21 Flood planning

According to the Jindera Floodplain Risk Management Study and Plan 2017, a small portion of the eastern sections of Lot 4 DP 240938 and Lot 5123 DP 1310539 has been identified as flood-prone land. However, it is noted that the proposed subdivision does not extend into the area covered by the flood overlay. Therefore, no further assessment regarding this matter is required.

Section 6.1 Earthworks

1) The objective of this clause is as follows—

“to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighboring uses, cultural or heritage items or features of the surrounding land.”

According to the submitted documentation, the development involves the creation of an additional forty-six (46) allotments, associated civil works, and the extension of an internal public road to support the future allotments.

The earthworks associated with the development are not considered to be minor in nature. As such, these works require separate approval, which may be granted concurrently with this development consent. It is also noted that the subject site is located in close proximity to established residential land. As previously noted, Council has received numerous submissions from adjoining landowners expressing concerns that the earthworks may result in detrimental environmental impacts, including noise and dust. To minimise and mitigate any potential impacts, any consent granted for this application will include appropriate conditions to manage environmental functions and processes, protect neighbouring land uses, and safeguard cultural or heritage items and features of the surrounding area.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDER A NSW 2642. [cont.]

(2) Development consent is required for earthworks unless—

- (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or,*
- (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.*

The proposed earthworks are not classed as exempt development under this plan or other applicable environmental planning instrument. (Subdivision 15 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008) Therefore, the proposed earthworks will require a separate approval.

(3) Before granting development consent for earthworks, the consent authority must consider the following matters—

- (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development.*

The proposed earthworks have the potential to alter the natural drainage patterns and affect soil stability within the locality. In response, the applicant has proposed the construction of two detention basins on the northern section of the development site, within Lot 4 DP 240938.

Importantly, the proposed road network has been designed to incorporate stormwater infrastructure to address these concerns. It is also noted that this issue was raised in several submissions received by Council during the public notification period. The referral response from Council's Engineering Department indicates that the proposal is not expected to have a detrimental impact on environmental functions and processes.

- (b) the effect of the development on the likely future use or redevelopment of the land,*

The intent of the proposed earthworks is to create additional residential allotments and to facilitate the associated civil infrastructure. Therefore, it is considered that the earthworks will enable and support the future development of the land.

- (c) the quality of the fill or the soil to be excavated, or both,*

The soil used for future fill must be the same quality as the soil excavated from the site. A condition will be included in any consent granted to ensure this requirement is met.

- (d) the effect of the development on the existing and likely amenity of adjoining properties,*

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

As part of the development application process, notifications were sent to adjoining property owners. During this period, Council received several submissions expressing concerns about potential noise and dust impacts resulting from the development. However, it is noted that Council is satisfied the proposal can proceed, subject to the imposition of standard conditions addressing these concerns.

(e) the source of any fill material and the destination of any excavated material,

In the event that the applicant is required to source fill material, a condition will be recommended specifying that the fill must meet the definition of "virgin excavated natural material" under the Protection of the Environment Operations Act 1997.

(f) the likelihood of disturbing relics,

As assessed under Section 5.10 of this report, the assessment staff are satisfied that, subject to the imposition of a standard condition regarding the protection of unknown Aboriginal heritage items, the proposal can proceed.

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area.

The proposed development site is not located in close proximity to a watercourse or a drinking water catchment area. Although the proposal will result in the removal of planted vegetation, it is considered that the overall development will not have a detrimental impact on threatened species, drinking water catchments, or environmentally sensitive areas.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Section 6.7 Essential services

Development consent must not be granted for development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

Subsection	Comment
(a) the supply of water,	According to the response from Council's Manager of Water and Wastewater, the applicant is required to extend water services to the proposed new allotments. A standard condition will be included in any consent granted to address this requirement.
(b) the supply of electricity,	A standard condition requiring the submission of a Notice of Arrangement (NOA) will be imposed on any consent granted, prior to the issuance of a Subdivision Certificate.
(c) the disposal and management of sewage,	Council's Manager of Water and Wastewater, in their referral response, has indicated that the applicant is required to provide a sewer connection for the new allotments created by this subdivision. A condition will be included in the consent to reflect this requirement.
(d) stormwater drainage or on-site conservation,	Council's Manager of Traffic & Infrastructure's response, dated April 9 and 10, 2025, indicates that Council is satisfied with the proposed arrangements.
(e) suitable vehicular access	According to the submitted preliminary plan, each lot will have direct access to the proposed internal road.

Relevant State Environmental Planning Policies applicable for the proposal:

State Environmental Planning Policy (Biodiversity and Conservation) 2021
Chapter 4 Koala habitat protection 2021.

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

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

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

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

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

As per Chapter 4 of Section 4.46 (1) of this policy the subject land is not considered to be contaminated or likely to be contaminated and is not listed on Council's Contaminated Land Register. Therefore, it is considered that the land is suitable in its current state for the purpose for which the development is proposed to be carried out.

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

It is noted that none of the proposed draft instruments will not change the outcome of this assessment.

Section 4.15(1)(a)(iii) any development control plan,

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

- Chapter 5 – Township Structure Plans
- Chapter 6 – Subdivision
- Chapter 10 – Notification Policy

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

CHAPTER 5- TOWNSHIP STRUCTURE PLANS:

CRITERIA	COMMENT
This chapter of the GHDCP relates to the role of township structure plans in guiding the location of types of land uses and development within the zoned urban areas of the Shire. Such guidance is necessary because of the use of one broad-based zone in the GHLEP (the RU5 Village zone) across much of the townships. The structure plans are based on those prepared as part of the Greater Hume Shire Strategic Land Use Plan 2007- 2030 (“the SLUP”). The overall purpose of the SLUP is to guide the future development and use of land within the Shire for the next 20 years and beyond. In some cases the structure plans within the SLUP indicate non-rural activities around the fringes of the current zoned urban boundaries of townships. Further investigation of these areas is required before they can be considered suitable for inclusion in the zoned urban area of townships. These areas are excluded from this chapter of the GHDCP	According to the Jindera Structure Plan, the site subject to this application has been identified as suitable for low-density residential development within Jindera Township. The lots resulting from the subdivision exceed the minimum allotment size outlined in the GHLEP 2012. Therefore, it is considered that the proposal aligns with the township’s structure plan.

CHAPTER 6 – SUBDIVISION

6. 1 Staging

<i>1. Where staging of a subdivision is proposed, a staging plan must be submitted with the development Application.</i>	A staging plan has been provided with the application. Council’s Engineering Department has reviewed the plan and raised no objections to the proposal.
<i>2. Staging of subdivision should have regard to the existing and proposed provision of services and avoid staging development which would have negative impacts upon infrastructure provision and/or design.</i>	The proposed staging plan has been reviewed by Council’s Engineering Department, and they are satisfied that, subject to the imposition of relevant conditions, the subdivision can proceed.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

6.2 Movement network

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

This application was referred to Council's Engineering Department, and they raised no objections to the proposed subdivision, subject to the imposition of relevant conditions on any consent granted. As such, it is considered that the proposal is generally consistent with the Greater Hume Shire Council Engineering Guidelines for Subdivisions and Development Standards.

2. All development for subdivision must comply with the Council's standards for road design.

As noted previously, Council's Engineering Department is satisfied with the submitted road layout, including the dimensions and cross-section, which shows a 2m wide footpath. The preliminary layout also indicates that the applicant has proposed extending Salzke Street to the north, and Rosler and Polack Streets to the east, to service the new allotments resulting from the subdivision. The proposed road extensions will effectively continue the existing transportation corridor, improving connectivity between allotments and helping to reduce traffic congestion in the surrounding areas.

3. For lots fronting a main road, access shall be from a secondary road where the opportunity exists.

According to the proposed subdivision layout, some of the allotments created by this subdivision will have access from a secondary road. However, the referral response from Council's Engineering Department does not specifically indicate that this requirement should be imposed as a condition of consent (e.g., through a covenant or similar mechanism). Therefore, it is considered that they do not object to this potential arrangement.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

4. All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances.	No easements for access have been proposed as part of the subdivision. Based on the submitted layout, it is evident that all allotments resulting from the subdivision will have direct access to the nearest public road.
5. Any upgrade or construction of a public road to provide access to a lot shall be at the applicant's expense.	This requirement is noted and will form part of any consent granted.
6.3 Lot design	
1. Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	As noted above, this matter has been addressed. Refer to the assessment under Section 6.2(1) of this report.
2. Multi-lot subdivisions should provide for a range of lot sizes.	As indicated in the layout, the proposal includes a variety of lot sizes ranging from 2,012 m ² to 2,201 m ² .
3. Lots are to be provided with legal and practical public road access.	As noted in Sections 6.7(e) and 6.2(4), Council staff are satisfied that the lots resulting from this subdivision will be provided with both legal and practical access via a public road.
4. Lots are to be designed to accommodate the type of development envisaged. Irregular shaped lots or lots too small will be regarded by Council as incompatible with objectives for this standard.	It is further noted that the sizes of the proposed lots are well above the minimum allotment size required for the erection of a dwelling in this zone, pursuant to the GHLEP 2012 (i.e., 2,000 m ²). Given their size, Council staff are satisfied that the proposed lots are capable of accommodating a residential dwelling and any associated ancillary structures. Therefore, it is considered that the proposal is consistent with this specific design criterion.
1. For battle-axe allotments a minimum width of the access handle is to be 4.5m.	No battle-axe allotments are proposed as part of this subdivision.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

2. <i>Lots are to be able to contain a rectangular building envelope measuring 10 metres by 15 metres, suitable for the erection of a dwelling</i>	As discussed previously under Section 6.3(4) of this table, a building envelope with dimensions of 10 m × 15 m can be comfortably accommodated on any of the allotments resulting from this subdivision.
3. <i>Lots are to be designed to maximise solar access.</i>	Most of the lots resulting from the subdivision are generally oriented in a north–south or east–west direction. Based on the existing lot configuration and the extent of the allotments, Council staff are satisfied that the proposal meets this criterion.
6.4 Infrastructure & services	
1. <i>Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.</i>	As previously discussed, this matter is addressed in the assessment under Section 6.2(1) of this report.
Higher density and Average density, Lower density and Rural living	Please refer to the discussion in Section 6.7 of this report.
2. <i>Where a reticulated external potable water supply is provided, all lots shall be connected.</i>	
6.5 Hazards	
1. <i>On land mapped as bushfire prone, compliance with the NSW Rural Fire Service guide Planning for Bushfire Protection (2006).</i>	Not applicable.
3. <i>On land that is, or has previously been used for a potentially contaminating activity, an investigation of the land in accordance with the requirements of State Environmental Planning Policy No.55 – Remediation of Land. An investigation should be in accordance with the process detailed in the State Government’s Managing Land Contamination – Planning Guidelines SEPP55 Remediation of Land (1998)</i>	Please refer to the assessment of the State Environmental Planning Policy (Resilience and Hazards) 2021 within the body of this report.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

6.6 Site management	As above. Refer to the assessment against Section 6.2(1)
1. Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	
2. Compliance with Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils	The application was referred to Council's Engineering Department for comment, and no objections were raised. Therefore, it is considered that the DA is consistent with this guideline.
10.0 NOTIFICATION POLICY	
<i>This chapter of the GHDCP applies to Council's policy for notifying development Application s.</i>	In accordance with the GHDCP 2013, the application was notified to adjoining landowners from 25 February 2025 to 14 March 2025. As noted briefly, Council received a total of twelve submissions raising various concerns regarding potential social, economic, and environmental impacts on the locality as a result of the proposal. Further discussion can be found under Section 4.15(1)(a)(d) of this report.

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

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

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

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

- Part 4, Division 1- Determination of Development Applications’.
- Division 2, Subdivision 1- ‘Development in General – Section 69-74 & Section 81 within Subdivision 2’

It is noted that the relevant prescribed conditions, as outlined in Subdivisions 1 and 2 of Division 2, are recommended to be included in any consent granted, should Council approve this application.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Section 4.15(1)(b) - The Likely Impacts of that Development, Including Environmental Impacts on Both the Natural and Built Environments, and Social and Economic Impacts in the Locality

CONTEXT	COMMENT
Context & setting	<p>The proposed subdivision will create an additional forty-six residential allotments within land zoned R2 Low Density Residential, meeting the minimum allotment size requirements of the GHLEP 2012. The site has been identified for future low-density residential development in the structure plan applicable to the area, as outlined in the GHDCP 2013. Council staff are satisfied that the proposed layout and density will facilitate the creation of a new, integrated low-density residential development that aligns with the objectives of the R2 zone and is considered consistent with the existing rural residential character of the surrounding area.</p> <p>The site is in close proximity to various community and educational facilities, including recreational areas, schools, and the Jindera Central Business District.</p> <p>As part of the development, the applicant will be required to plant a tree for each new allotment created. These landscaping measures will help soften the overall appearance of the development upon completion. Therefore, it is considered that the proposed subdivision will reinforce the low-density residential character of the locality by redeveloping currently under-utilised large R2 Low Density Residential parcels into an efficient low-density residential development, with the necessary reticulated infrastructure.</p>
Access, parking, Roads and traffic	<p>The proposed subdivision will create an additional forty-six (46) residential allotments and includes an internal service road dedicated to serving these allotments. Additionally, the concept plan includes a 2-meter-wide footpath. However, Council acknowledges that several submissions expressed concerns regarding the anticipated traffic volume generated by the development. A further discussion of these submissions will be provided later in the report. Council's Engineering Department has reviewed the preliminary drawings and is satisfied that the proposed internal road network is adequate to service the development. Therefore, it is considered that the proposed road network can accommodate the traffic generated by the development.</p>
Utilities	<p>Section 6.7 of the GHLEP 2012 requires the provision of essential services to new allotments, including the supply of water, electricity, sewer connection, and stormwater management. As discussed earlier in this report, a suitable condition will be incorporated into the consent to address these requirements.</p>

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Heritage	The subject site is not located within the heritage conservation areas identified in the Greater Hume Shire Community-Based Heritage Study 2010. Additionally, neither the site nor any items on the site are listed as heritage items in accordance with Schedule 5 of the GHLEP 2012. Any consent granted will include a condition to protect unknown Aboriginal heritage items discovered during works.
Economic Impacts	New subdivisions and the creation of additional housing lots will have a positive economic impact on the area, generating employment opportunities during construction and providing new accommodation for prospective buyers.
Soils and Erosion	The proposed subdivision involves significant earthworks, which may lead to potential issues such as increased noise from construction equipment, dust, soil destabilisation, and sediment transfer to neighbouring properties. However, Council is satisfied that the conditions attached to the development consent will effectively address these potential impacts during construction.
Flora and fauna	Although it is proposed that a number of trees be removed to facilitate the development, due to the nature of the trees (being planted), it is considered that no consent from Council is required.
Technological hazards	As a result of the earthworks associated with the development and the removal of trees, additional noise impacts can be anticipated for a relatively short period. A general condition regarding the maximum allowable noise levels during works will be included in any consent granted.
Landscaping	Council's Manager of Traffic & Infrastructure has recommended that the applicant be required to pay \$200 per allotment for Council to supply and plant new street trees. This recommendation will be included as a condition of any consent granted.

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

The detailed assessment above considers various factors in evaluating the suitability of the site for the proposed development.

The site has not been identified as bushfire prone. While a significant portion of the eastern part of Lot 4 DP 240938 and Lot 5123 DP 1310539 is classified as flood-prone land according to the Jindera Floodplain Risk Management Study and Plan, the proposed development is not in close proximity to this flood-prone area. Therefore, no further consideration of flooding is necessary. Additionally, the land parcels subject to this application are not listed on the potential contaminated land register maintained by Council, so no further investigation into land contamination is required.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Council's Engineering Department has reviewed the submitted documentation and raised no objections to the proposal, subject to several recommendations.

The site is appropriately zoned for low-density residential development in accordance with the GHLEP 2012, with a minimum lot size of 2000m². The supplied plans, along with the accompanying documentation, have sufficiently justified that approval of this site for the intended purpose is appropriate and consistent with planning objectives.

In summary, it is considered that the submitted documentation, along with the internal referral responses from Council's Engineering Department, provide sufficient justification to support the proposed development on the mentioned sites, subject to appropriate conditions.

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

Internal Referrals		Response
Engineering Department		As per the referral response received, the Engineering Department has no objection to the proposal, subject to the imposition of relevant conditions on any consent granted.
Public Submissions		
The key summary of the submissions, along with the response from the assessing officer, is provided below.		
Key summary		Response from the assessing officer
Potential amenity impacts: The proposal represents an overdevelopment of the site, leading to potential loss of privacy and overlooking of adjacent dwellings, decreased property values, and adverse visual impacts. Additionally, it was noted that no consideration has been given to the replacement of the existing farm fence as part of the development.		The site subject to the application is zoned R2 Low Density Residential with a minimum lot size of 2000m ² . The submitted proposed subdivision layout indicates that the allotments resulting from the subdivision will exceed the minimum lot size prescribed in the GHLEP 2012 while also meeting the residential design criteria outlined in the GHDCP 2013. Importantly, although subdivision is considered a form of development under the Environmental Planning and Assessment Act (EP&A) 1979, no structures will be approved as part of this consent other than the creation of additional allotments. Therefore, Council considers that the proposal does not constitute overdevelopment As no structures form part of this consent, the landform of the site will remain largely unchanged following the subdivision, aside from the installation of street lighting and the creation of an internal road network. Consequently, overlooking is not considered a concern that Council is required to address in the assessment of potential impacts.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

	<p>The loss of property value is not a matter that Council is required to consider under Section 4.15(1)(b) of the EP&A 1979.</p> <p>As previously mentioned, due to the earthworks and associated civil works involved in the development, temporary visual impacts may occur. However, the applicant is required to plant a tree on each new allotment created by the subdivision, which will enhance the visual amenity of the area. Additionally, the applicant will need to construct an internal road network and install street lighting to support the new allotments, further improving the site upon completion.</p> <p>It is noted that neither the above assessment nor the existing land uses to the north or west require Council's assessment staff to recommend any conditions related to the potential erection of a fence, as no adverse impacts or land use conflicts have been identified that would necessitate such a measure.</p>
<p>Environmental impacts: Submitters cited potential dust and noise emissions associated with the subdivision works as a concern, particularly during the construction phase.</p>	<p>Council acknowledges that, due to the nature of the development, there may be temporary noise and dust impacts on adjoining property owners. However, it is noted that these matters can be appropriately managed through conditions of consent. As such, it is considered that these impacts do not warrant refusal of the application.</p>
<p>Potential land contamination: Concerns were raised regarding the potential for historical land use to have caused contamination on the site, requiring further investigation.</p>	<p>As previously noted in this report, the sites subject to the application are not listed on Council's contaminated land register.</p>
<p>Traffic impacts – construction and operational phases: The proposal was considered likely to generate increased traffic during the construction phase and following the development of individual dwellings on each lot. Issues raised include safety concerns, road capacity, and potential damage to existing road infrastructure.</p>	<p>Council's Engineering Department has reviewed the submitted plans, along with the submissions received, and has confirmed that they have no objections to the proposed arrangements. As a result, it is considered that any potential traffic impacts will be negligible.</p>
<p>Road network capacity: It was submitted that both the existing and proposed road networks may not be adequate to accommodate the increased traffic volumes resulting from the development. There are potential</p>	<p>Council's Engineering Department has reviewed the submitted plans, together with the submissions received, and has confirmed that they have no objection to the proposed arrangements. Accordingly, it is considered that the potential traffic impacts are negligible.</p>

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

traffic implications resulting during construction stage and a result of new dwellings being created on each allotment from the development. These include safety concerns, the ability to handle excess traffic, and potential damage to the road;	
Incompatibility with neighbourhood character: Submissions were made regarding the size of the proposed allotments, which are considered inconsistent with the existing character of the surrounding area. Submitters also contended that the South Jindera Master Plan did not sufficiently consider the impact of such developments on adjoining properties.	<p>The relevant Lot Size Map for the site indicates that allotments resulting from this subdivision must have a minimum area of 2000m². As noted previously, the proposal meets this requirement. It is noted, however, that although the allotments located to the north of existing Lot 4 DP 240938 are also zoned R2 Low Density Residential, the Lot Size Map specifies a minimum lot size of 4000m² for those parcels.</p> <p>Additionally, the proposed development is considered to be generally consistent with the South Jindera Master Plan, which was adopted by Council in 2016.</p>
Floodwater management: Concerns were expressed about the ability of the proposed temporary drainage basins to adequately manage additional stormwater runoff generated by the development.	Council's Engineering Department has reviewed the submitted plans, along with the submissions received, and has confirmed that it does not object to the proposed arrangements. As such, any potential traffic impacts are considered to be negligible.
Lack of supporting infrastructure: The absence of associated infrastructure, such as footpaths along the proposed road and accessible open space for community use, was noted as a significant shortfall in the proposal.	<p>The submitted plan includes typical roadway cross-sections for Rosler, Salzke, and Polack Streets. According to the cross-sections, the applicant has proposed a 2-metre-wide pedestrian pathway. To ensure the development is carried out in accordance with this requirement, an appropriate condition will be imposed on any consent granted.</p> <p>The development is generally consistent with the South Jindera Master Plan. The Plan does not identify any designated open space within the proposed allotments. However, given the generous allotment sizes and the proximity of major recreational facilities to the site, the absence of dedicated open space is considered to be sufficiently justified.</p>
Loss of Vegetation: It was submitted that insufficient consideration has been given to the preservation and conservation of the existing tree line located on the western section of Lot 4, DP 240938.	As the trees on the site are classified as planted vegetation, their removal does not require consent from Council.

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

The public interest is served through the comprehensive assessment of this application under the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Greater Hume Council Agenda 23 April 2025

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Regulation 2021, applicable State Environmental Planning Policies, the GHDCP 2012, and relevant strategic policies and guidelines. Based on the above assessment, the proposed development is considered to be consistent with the public interest.

Issues raised during the assessment and public exhibition of the application have been carefully considered. Where appropriate, conditions have been recommended to mitigate the impacts associated with these issues.

BUDGET IMPLICATIONS

Payment of Section 64 and 7.11 Contributions will be required in the event that the application is approved.

CONCLUSION

An assessment of the proposal against Section 4.15 of the Environmental Planning and Assessment Act has been carried out, and the proposal is found to be consistent with the relevant environmental planning instruments and regulations applicable to the development.

It is considered that no significant detrimental impacts are anticipated as a result of the proposal. Therefore, it is recommended that the proposal be supported, subject to the conditions of consent outlined in this report.

RECOMMENDATION

That Council resolves to:

1. Approve Development Application No. 10.2025.22.1 on Lot 5122-5123, DP 1310539, and Lot 4, DP 240938 at 29 Pfeiffer Street, Salzke Street, and 1085 Urana Road, Jindera NSW 2642 for a forty-nine (49) lot Torrens title subdivision, including three residual allotments, earthworks, road construction, and associated civil works in two (2) stages, subject to the conditions attached to this report pursuant to Sections 4.16 and Section 4.17 of the Environmental Planning and Assessment Act 1979.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Part A – GENERAL CONDITIONS

1. Erection of signs

1. This section applies to a development consent for development involving building work, subdivision work or demolition work.
2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—
 - a. showing the name, address and telephone number of the principal certifier for the work, and
 - b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
 - c. stating that unauthorised entry to the work site is prohibited.
3. The sign must be—
 - a. maintained while the building work, subdivision work or demolition work is being carried out, and
 - b. removed when the work has been completed.
4. This section does not apply in relation to—
 - a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or
 - b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6

Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.

2. Compliance With Plans and Conditions

Development must be carried out in accordance with the attached approved plans and the particulars and statements submitted with the development application receipted. The development must be carried out in accordance with Greater Hume Council's Engineering Guidelines for Subdivisions and Developments Standards and applicable conditions of this consent. All conditions of consent must be fulfilled at the expense of the applicant in conjunction with advice from Council.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

DA 10.2025.22.1 only approves Stage 3.1 and 3.2 of Heritage Park Estate, comprising 46 residential allotments and 3 residual allotments. A separate development application must be submitted to and approved by Council for any subsequent stages of the proposed subdivision.

Reason: To ensure the development is carried out as assessed.

PART B – BEFORE ISSUE OF A SUBDIVISION WORK CERTIFICATE

3. Subdivision Works Plans

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

- a) Road Design
- b) Sewer.
- c) Reticulated water.
- d) Stormwater Management.
- e) Environmental and sedimentation details
- f) Details of any fill material to be brought on site.
- g) Concrete footpaths (1.5m wide);
- h) Certified Essential Energy (electricity) plans.
- i) Speed zone.
- j) Street names.
- k) Street lighting.
- l) Indicative details of utilities (telecommunications);
- m) Cost summary report.

NOTE: - The Subdivision Works Plans must conform and comply with the following requirements:

These plans must be approved by Council prior to the release of the Subdivision Works Certificate for each stage.

Reason: To ensure the development is appropriately serviced.

4. Payment of Long Service Levy

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

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Reason: To comply with the Building and Construction Industry Long Service Payments Act 1986.

PART C – BEFORE SUBDIVISION WORK COMMENCE

5. Subdivision Works Certificate

An application for a Subdivision Works Certificate must be **submitted to and approved by Council** for each stage prior to any subdivision works taking place. The Subdivision Works Certificate must be lodged via the NSW Planning Portal.

Reason: To comply with the Environmental Planning and Assessment Act 1979.

6. Notification and Appointment of a Principal Certifier

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

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

Reason: To comply with Division 6.4 of the Environmental Planning and Assessment Act 1979.

7. Erosion and Sedimentation Controls

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

Reason: To prevent water pollution and protect the amenity of the adjoining area and to comply with the Protection of the Environment Operations Act 1997.

8. Temporary Water Closet Accommodation

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

Reason: To ensure suitable facilities are provided for workers during construction and to comply with requirements for Work Health and Safety on worksites.

9. Demolition - Notice of Commencement for Demolition

At least one week before demolition work commences, written notice must be provided to council and the occupiers of neighbouring premises of the work commencing.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Reason: To advise neighbours about the commencement of demolition work and provide contact details for enquiries

PART D – DURING SUBDIVISION WORK

10. Construction - Hours of Work

All construction works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- a. Mondays to Fridays, 7.00am to 6.00pm
- b. Saturdays, 8.00am to 1.00pm
- c. No work is permitted on Sundays and Public Holidays.

Reason: To protect the amenity of the area and to comply with the Environmental Protection and Operation Act 1997.

11. Aboriginal Objects Discovered During Work

If any object having interest due to its age or association with the past is uncovered during the course of the work, all work must stop immediately in that area. The applicant must immediately notify Heritage NSW as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au. Work may recommence in the affected area(s) if Heritage NSW advises that additional assessment and/or approval is not required in accordance with the National Parks and Wildlife Act 1974.

Reason: To protect Aboriginal heritage and to ensure compliance with the National Parks and Wildlife Act 1974.

12. Demolition

- a) Any essential service (e.g. water supply, sewer, gas, electricity, stormwater) must be appropriately disconnected/capped from the structure being demolished or removed in accordance with the requirements of the relevant authority.
- b) Demolition must be carried out in accordance with the provisions of AS 2601-2001 – *Demolition of Structures*.
- c) All works removing more than 10 square metres of non-friable asbestos or asbestos containing materials (ACM) must be carried out by a suitably licensed *asbestos* removalist duly licensed with SafeWork NSW, holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal Licence which ever applies. All work must comply with the [Work Health and Safety Regulation 2017](#).
A copy of the relevant licence shall be made available to any authorised Council officer on request within 24 hours.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Clearance Certificate: Upon completion of the demolition/asbestos removal works a duly qualified person is to confirm the site as being free from contamination and determined suitable for future use. This must be to the satisfaction of Council.

Note: Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from NSW EPA.

- d) Demolition activity shall not cause damage to or adversely affect the structural integrity of adjoining buildings.
- e) No material is to be burnt onsite.

Reason: To ensure demolition is carried out in a safe manner and complies with the relevant Australian Standard as well as the requirements of SafeWork NSW and NSW EPA.

13. Imported Fill Material

Any imported fill must comprise either uncontaminated Virgin Excavated Natural Material (VENM)(as defined within the Protection of the Environment Operations Act 1997) or Excavated Natural Material (ENM)(as defined within the NSW EPA Resource Recovery Order 'The excavated natural material order 2014').

Certification supporting any source fill material must be provided to Council for each stage.

Reason: To ensure fill which is placed on the site is not contaminated and to comply with relevant EPA requirements.

14. Soil Contamination - Unexpected Finds

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

Reason: To ensure the subject site is not contaminated.

15. Compaction – Landfill

All fill including existing fill must be compacted in accordance with a compaction ratio of 98% as specified in Table 5.1 of Australian Standard AS3798 'Guidelines on Earthworks for Commercial and Residential Developments'.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Reason: To ensure the lots are filled and compacted.

16. Vehicles During Construction

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

Reason: To ensure sediment is not trafficked onto Council's Road network.

17. Disposal of Waste

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

Reason: To comply with the requirements of the [Protection of the Environment Operations Act 1997](#).

18. Minimise Noise

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

Reason: To preserve the environmental health and amenity of the adjoining area.

19. Dust Control Measures

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

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

Reason: To preserve the environmental health and amenity of the adjoining area.

20. No obstruction of Road Reserve Permitted

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

Reason: To protect the amenity of the area.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDER A NSW 2642. [cont.]

PART E – BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

21. Subdivision Certificate

An application for a Subdivision Certificate must be submitted to and approved by Council for each stage. The Subdivision Certificate Application must be lodged via the NSW Planning Portal.

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

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

Reason: To comply with *the Environmental Planning and Assessment Act 1979*.

22. Completion of Subdivision Works

A Subdivision Certificate for each stage cannot be issued prior to the completion of all subdivision works covered by Condition 2 of this consent and a satisfactory final inspection of the works by Council's Engineering Department for each stage.

Reason: To ensure the development is appropriately serviced.

23. Development Contribution

Section 7.11 Contribution under EP&A Act, Section 64 Contribution Under Local Government Act and Landscape Contribution.

The payment of Section 7.11 Development Contributions in accordance with South Jindera Low Density Residential Precinct Plan, Section 64 sewerage, water headwork charges and landscape contribution fees are applicable and must be paid to Council prior to the release of the Subdivision Certificate for each stage. Contributions are calculated per allotment created. **The fees will be charged and calculated in accordance with Council's adopted Fees and Charges Policy at the time the application for Subdivision Certificate for each stage is lodged with Council.**

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

SECTION 7.11 Contribution under EP&A Act		
DEVELOPMENT	STAGE 1 '(3.1)'	STAGE 2 '(3.2)'
ROAD UPGRADE, ADMINISTRATION AND OPEN SPACE	Rate at time of SC lodgement per lot x 20	Rate at time of SC lodgement per lot x 26
TRUNK SEWER	Rate at time of SC lodgement per lot x 20	Rate at time of SC lodgement per lot x 26
STORMWATER & DRAINAGE	Rate at time of SC lodgement per lot x 20	Rate at time of SC lodgement per lot x 26
LANDSCAPE CONTRIBUTIONS (Per block for supply, planting and maintenance of a street tree).	\$200 X 20 = \$ 4,000	\$200 X 26 = \$ 5,200
SECTION 64 Contribution under Local Government Act		
DEVELOPMENT	STAGE 1 '(3.1)'	STAGE 2 '(3.2)'
SEWER (S64)	Rate at time of SC lodgement per lot x 20	Rate at time of SC lodgement per lot x 26
WATER (S64)	Rate at time of SC lodgement per lot x 20	1. Rate at time of SC lodgement per lot x 26 2. Connection fees - Rate at time of SC lodgement per lot x 26

Reason: To comply with Council's Development Contribution policies.

24. Correspondence from Agencies

Prior to the issue of the Subdivision Certificate for each stage, the following documents must be submitted to Council to demonstrate that the requirements of the public utility services and recommended conditions outlined in the Government Department respective referral responses have been met;

I. Electricity

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

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

II. Telecommunications and Fiber-ready Facilities

Certification from an approved telecommunications provider outlining satisfactory arrangements have been made for the installation of fibre-ready facilities to all residential allotments in the subdivision to enable fibre to be readily connected to any premises which is being or may be constructed on those lots. The development must demonstrate the carrier has confirmed in writing they are satisfied the fibre ready facilities are fit for purpose.

Reason: To ensure the development is carried out as assessed and the development site is appropriately serviced.

25. Street Address Numbers

An individual street address numbers must be assigned to the subject sites. Please contact Council's Engineering Department for more detail.

Reason: To ensure the allotments are appropriately identified.

26. Compaction of Lots

Prior to the release of the Subdivision Certificate for each stage, the applicant must provide Council with the appropriate evidence outlining the entirety of each allotment has been filled and compacted to the relevant Australian Standards. This evidence must be to the satisfaction of Council.

Reason: To ensure the lots are filled and compacted.

27. Private Infrastructure

Any private services/assets or alike (i.e. water, stormwater, sewer etc.) which are located within the new allotments and benefit other allotments must be removed **OR** be shown within an appropriate easement to be registered. Any such easements must be shown on the formal subdivision plans prior to the release of the Subdivision Certificate.

Reason: To comply with the Environmental Planning and Assessment Act 1979.

28. Works as Executed Plans

Works as Executed (WaE) plans of all infrastructure and services (including all pipes and drainage structures are contained within the proposed drainage easements) must be provided to Council in electronic format (i.e. PDF and AutoCAD dwg. formats). The submitted WaE plans must be to the satisfaction of Council and must contain the true and correct locations and details of all installed infrastructure. The applicant must also provide Council with an asset value for all installed infrastructure which will be transferred to and/or managed by Council, along with street numbering shown on submitted plans.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

Reason: To ensure Council receives true and correct details/location for all installed infrastructure and services in the form of Works as Executed plans.

29. Defects Liability Period

The defects liability period for subdivision works shall be a minimum of twelve (12) months from the date of registration of the plan of subdivision at the Land Registry Services, upon which the subdivision road and associated infrastructure is dedicated to Council for each stage.

Reason: To comply with the requirements of Council's Engineering Department.

30. Defects Liability Bond (Security)

A defects liability bond to the value of 5% of the total cost of the subdivision works must be submitted to Greater Hume Council prior to issue of the Subdivision Certificate for each stage.

The bond will be held for the duration of the defect liability period.

During this period the developer shall be responsible to remedy any construction defects or omissions in the subdivision works. Note that the defects exclude general wear and tear due to use, damage caused by inappropriate use, vandalism or traffic accidents.

The bond is refundable on application to Council and upon satisfactory final inspection by Council.

Reason: To comply with the requirements of Council's Engineering Department.

31. Repair of Public Infrastructure

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

Reason: To maintain safe access for pedestrians and to protect the amenity of the adjoining area.

ONGOING USE FOR SUBDIVISION WORK

32. Protection Of Vegetation

There must be no clearing of any vegetation (including within council's road reserve).

Reason: To comply with the Biodiversity Conservation Act 2016.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

DEVELOPMENT APPLICATION 10.2025.22.1 – RESUBDIVISION OF THREE (3) LOTS INTO FORTY-NINE (49) LOT TORRENS TITLE SUBDIVISION, DEMOLITION OF STRUCTURES, EARTHWORKS, ROAD CONSTRUCTION, AND ASSOCIATED CIVIL WORKS IN TWO (2) STAGES ON LOTS: 5122-5123 DP: 1310539, AND LOT: 4 DP: 240938 AT PFEIFFER STREET, SALZKE STREET, AND 1085 URANA ROAD, JINDERA NSW 2642. [cont.]

ADVICE TO APPLICANT

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

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

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

2. REVIEW OF GREATER HUME SHIRE COUNCIL SECTION 7.12 CONTRIBUTION PLAN

Report prepared by Acting General Manager – Colin Kane & Town Planner - Gayan Wickramasinghe

REASON FOR REPORT

The purpose of this report is to provide an overview of the draft Greater Hume Shire Council S7.12 Infrastructure Contributions Plan and to seek a resolution to proceed with public exhibition.

REFERENCE TO DELIVERY PLAN

The following strategies are directly or indirectly connected to the proposed Section 7.12 Contribution Plan, as outlined in the Greater Hume Shire Council Community Strategic Plan 2025-2035:

- a) Continue to invest in better road maintenance, drainage, and footpaths across all towns and communities*
- b) Continue to upgrade sporting facilities, pools, and parks to enhance recreation opportunities.*
- c) Advocate and maintain affordable housing developments with well-planned infrastructure and open spaces.*

DISCUSSION

Council staff have prepared amendments to the Greater Hume Shire Council Section 7.12 Local Infrastructure Contribution Plan 2023. A review of the Plan has been undertaken with the following objectives:

- a) To update the works schedule; and
- b) To review and update the administrative arrangements of the Plan.

As a result of this review, the Draft Greater Hume Shire Council Section 7.12 Contribution Plan 2025 has been prepared and is included as **(ANNEXURE 3)**.

Part 7, Subdivision 3 of the Environmental Planning and Assessment Act 1979 establishes the local infrastructure contribution framework for Councils to fund the provision or improvement of local infrastructure. The Act allows for two types of local contribution plans: the Section 7.11 Contribution Plan and the Section 7.12 Contribution Plan. Council is required to review these plans to update the works schedule and other administrative details, ensuring that the public benefits they provide are maximised and aligned with the current legislative framework.

The Section 7.12 Plan applies to all land within the Greater Hume Shire Council Local Government Area, except for land subject to the Section 7.11 Contribution Plan in the South Jindera Low Density Residential Area. It levies contributions pursuant to Section 209(2) of the Environmental Planning and Assessment Regulation 2021, as outlined below:

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

REVIEW OF GREATER HUME SHIRE COUNCIL SECTION 7.12 CONTRIBUTION PLAN [CONT.]

Cost of Development	Levy Rate
<i>Up to and including \$100,000</i>	<i>Nil</i>
More than \$100,000 but less than \$200,000	0.5% of the cost of development
On or above \$200,000	1% of the cost of development

No changes to the above have been proposed as part of this review. The proposed changes outlined in (a) and (b) are discussed in detail below:

Development of a new work schedule

The schedule of works in the existing Section 7.12 Contribution Plan has been updated to align with Council's infrastructure delivery program. It is estimated that the proposed schedule will require approximately \$1.56 million in funding for projects across the Greater Hume Shire Council. The works schedule has been informed by various infrastructure studies, some of which have been completed, while others are still underway.

For the works still in progress, an allowance has been made to account for anticipated costs. Work items completed under the previous Contribution Plan have not been carried over into this Plan.

Projects to be funded through Section 7.12 Local Infrastructure Contributions in 2025 include:

1. Jindera - Netball Building
2. Culcairn Cricket Nets
3. Mullengandra Hall Kitchen
4. Little Billabong Hall
5. Walla Walla - Hall Childcare Centre Carpark Shade
6. Holbrook- Jingellic Road Walking Track
7. Culcairn – Fencing of Eric Thomas Park
8. Culcairn – Removal of gal sheds near Station Masters house
9. Henty Memorial Park Upgrade
10. Gerogery Playground & Shade

Review administrative arrangements of the plan

The review of the Section 7.12 Contribution Plan includes several minor administrative changes, such as:

- a) Introduction of a mechanism to refund contribution fees where applicable; and
- b) Update of outdated legislation cited within the plan.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

REVIEW OF GREATER HUME SHIRE COUNCIL SECTION 7.12 CONTRIBUTION PLAN [CONT.]

Council has previously refunded contribution fees when an applicant has surrendered their development consent. However, to increase transparency in Council's decision-making process, it is proposed to insert a section outlining this procedure. Additionally, due to the existence of the Section 7.11 Contribution Plan, Council is unable to charge an additional Section 7.12 Contribution fee. In cases where Council has incorrectly charged additional Section 7.12 Contribution fees, it is proposed that Council staff be authorised to utilise the new section to refund these fees. Therefore, the following sections will be added to the draft plan:

“1.16 Refund of 7.12 Contributions

Council will generally not support the refund of 7.12 contributions imposed under this plan with the exception of the following circumstances.

- a) The approval confirms that the 7.12 contributions have been paid; however, it has been surrendered, and written correspondence has been provided to Council confirming its surrender.*
- b) The condition in the development consent imposing a 7.12 contribution was made in error, as the development is exempt from the imposition of 7.12 contributions.”*

In addition, the existing plan references outdated legislation (e.g., the Environmental Planning and Assessment Regulation 2000). As part of the review process, these discrepancies have been addressed.

BUDGET IMPLICATIONS

Updating Council's Section 7.12 Plan does not affect the requirements for the payment of development contributions outlined under Clause 209 of the EP&A Regulation 2021 for development consents that have already been issued or are yet to be issued.

The review process was conducted by Council staff, and as such, no budgetary allocation was required.

CONCLUSION

It is intended that the Section 7.12 Plan will be reviewed periodically to ensure its consistency with Council's infrastructure delivery program. The draft Greater Hume Shire Council Section 7.12 Local Infrastructure Contribution Plan 2025 has been prepared to align with relevant legislation and the practice note issued by the Department of Planning in February 2021.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

REVIEW OF GREATER HUME SHIRE COUNCIL SECTION 7.12 CONTRIBUTION PLAN [CONT.]

RECOMMENDATION

Council resolves to:

1. Endorse that the draft Greater Hume Shire Local Infrastructure Contributions Plan 2025 be placed on public exhibition for a minimum of 28 days, in accordance with Schedule 1, Part 1, Division 1, Section 1 of the Environmental Planning and Assessment Act 1979;
2. Provide a further report to Council upon completion of the public exhibition period, should any submissions be received.
3. Adopt the draft plan if no submissions are received during the exhibition period.
4. Publish a copy of the Greater Hume Shire Council Section 7.12 Local Infrastructure Contribution Plan 2025 on Council's website.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

3. VARIATION TO THE SCOPE OF THE GREATER HUME COUNCIL SETTLEMENT STRATEGY

Report prepared by Acting General Manager – Colin Kane and Town Planner – Gayan Wickramasinghe

REASON FOR REPORT

To advise the Council of a variation to the current scope of the Greater Hume Settlement Strategy, incorporating the expansion of industrial land and employment opportunities within Jindera, and to outline the financial implications associated with this variation.

REFERENCE TO DELIVERY PLAN ACTIONS

The following strategies have direct or indirect connection with the proposed Greater Hume Council Settlement Strategy as outlined in the Greater Hume Council Community Strategic Plan 2022-2032:

1. *'Our towns and villages are championed to stimulate economic growth, investment and employment opportunities.'*
2. *Our communities share responsibility to increase sustainability and minimising our environmental impacts.*
3. *Our leadership and advocacy is responsive to the needs of our diverse community.'*

DISCUSSION

A report was presented to the Council on 19 February 2025, notifying that Council has selected PSA Consulting and intends to proceed with the Greater Hume Council Settlement Strategy.

Council staff held an initial meeting on 13 March 2025 to discuss Council's expectations and the scope of the strategy with the PSA Consultant. The original scope of the settlement strategy focused on the entire Council area, excluding the land covered by the Jindera Residential Land Use Strategy. However, after further review and consultation, it has been determined that a variation to the scope is necessary to identify additional industrial land and employment opportunities within Jindera, due to its rapid expansion and close proximity to the Albury-Wodonga growth corridor.

Details of the Variation:

The proposed variation includes the following key activities:

1. A property market overview identifying the volume, value, median lot size, and median sales price per square meter (sqm) for industrial land (both vacant and improved) in Greater Hume and Albury.
2. An analysis of projected industrial land demand within Greater Hume, based on locally generated demand and the potential to capture overflow demand from Albury.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

VARIATION TO THE SCOPE OF THE GREATER HUME COUNCIL SETTLEMENT STRATEGY
[cont.]

3. Advice on preferred locations for accommodating industrial growth within Greater Hume, considering the market drivers (local demand and the capture of overflow demand from Albury) and the existing and projected settlement pattern.
4. Further analysis to determine whether sufficient zoned land exists to accommodate growth and its market readiness (e.g., infrastructure servicing) for sites agreed upon by the Council.

BUDGET IMPLICATIONS

The variation requires an additional expenditure of \$9,640, excluding GST. The original contract awarded to PSA Consulting was valued at \$102,735, excluding GST. It is noted that the total amount of \$112,375 (excluding GST) remains well below the allocated budget for the preparation of the settlement strategy.

CONCLUSION

The variation to the scope of the Settlement Strategy is essential to ensure that planning and development objectives remain aligned with current and future needs.

RECOMMENDATION

Council resolves to:

1. Approve the variation to the scope of the Greater Hume Settlement Strategy.
2. Allocate the necessary funds of \$9,640 (excluding GST) to cover the associated costs; and
3. Authorise the Acting General Manager of Council to proceed with the necessary actions to implement the variation.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

4. BUSHFIRE MAPPING UPDATED AND POLICY

Report prepared by Environmental Health & Building Surveyor – Sharyn Coulston

REASON FOR REPORT

This report is presented to Council to seek approval for the public exhibition of the draft amended Bushfire Prone Land Map for the region. The amended map reflects updated bushfire risk in line with mapping guidelines published by the NSW RFS. The amended map has been prepared by NSW Rural Fire Service in consultation with Council staff. The public exhibition of the draft amended map is a voluntary step in the endorsement process, proposed to ensure that our community is aware of proposed changes and is provided with an opportunity to comment before the map is formally endorsed and sent to the New South Wales Rural Fire Service (NSW RFS) Commissioner for implementation.

In addition, this report introduces a new Bushfire Mapping Policy, for public exhibition. The purpose of the policy is to formalise Council's commitment to regularly review and update the Bushfire Prone Land Map every five years, in line with legislative requirements and best practice risk management. The policy will ensure that the Council continues to meet its obligations to provide an accurate and up-to-date bushfire prone land map, safeguarding the community and improving resilience to bushfire risks.

REFERENCE TO DELIVERY PLAN

Nil

DISCUSSION

Legislative Requirements Relating to Bushfire Prone Land Map

Section 10.3 Bush fire prone land of the Environmental Planning & Assessment Act 1979 (The Act) requires that Council review the designated bushfire prone land map which applies to its local government area every 5 years and request that the Commissioner of the NSW RFS certify any amended map as a Designated Bushfire Prone Land Map.

Integrated Development under Section 4.46 of the Environmental Planning & Assessment Act encompasses residential or rural residential subdivisions of bush fire prone land and developments for special fire protection purposes (SFPP). Such developments required approval from the Commissioner of the RFS to obtain a bush fire safety authority under Section 100B of the Rural Fires Act

Additionally, the provisions of this section provide for the Commissioner of the NSW RFS to review the designation of land on a bush fire prone land map for an area at any time and does not necessitate the agreement or consultation of Council.

In preparing and reviewing the Designated Bushfire Prone Land Map, Council and the Commissioner of the NSW RFS must consider the requirements of mapping guidelines published by NSW RFS – currently Bush Fire Prone Land Mapping Guidelines v6 (2024) (Draft).

Purpose of Designated Bushfire Prone Land Map

The Designated Bushfire Prone Land Map serves to identify areas at risk of bushfire, enabling effective planning, risk management, and safety measures. Its key purposes are:

1. **Risk Identification:** The map highlights regions prone to bushfire, based on factors like vegetation, topography, and climate, guiding informed planning and development.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

BUSHFIRE MAPPING UPDATED AND POLICY [cont.]

2. **Planning and Development Controls:** This information is used to inform land-use policies such as Local Environmental Plans and act as a trigger for consideration of *Planning for Bushfire Protection 2019* under Section 4.14 of the *Environmental Planning & Assessment Act 1979*. The map doesn't detail the extent of any bushfire control measures required to be implemented for a development but does identify if consideration of bushfire risk is required.
3. **Emergency Response and Preparedness:** The map aids emergency services in planning firefighting efforts and evacuation routes, improving disaster response.
4. **Community Safety:** It raises public awareness about bushfire risks, encouraging residents to take proactive safety measures.
5. **Environmental Considerations:** The map supports environmental planning by considering bushfire impacts on natural landscapes and wildlife.

Overall, the map helps mitigate bushfire risks by guiding development, enhancing safety, and supporting emergency management.

Current Bushfire Prone Land Map

The current bushfire-prone land map for the Greater Hume Council area was implemented in June 2011, to ensure Council met the legislative requirements of the Rural Fires and *Environmental Assessment Legislation Amendment Act 2002*. This Act amended both the *Rural Fires Act 1997* and the *Environmental Planning and Assessment Act 1979*, including the addition of Section 10.3, which addresses bushfire-prone land.

Since its implementation, the map has not undergone any review or update as required by Section 10.3. The existing map identifies only Category 1 and Category 2 Vegetation, omitting Category 3 Vegetation. The requirement to include Category 3 Vegetation was introduced in 2015, with a three-year transition period during which councils were instructed to review and update their mapping accordingly. The expectation was that all councils would have incorporated Category 3 Vegetation by the end of 2018.

For reference the vegetation categories are:

- **Category 1** - is the highest risk for bush fire. Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.
- **Category 2** - is a lower bush fire risk than Category 1 and Category 3 but higher than the excluded areas. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices. Vegetation Category 2 consists of rainforests and remnant vegetation.
- **Category 3** - is medium bush fire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. This category consists of grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

BUSHFIRE MAPPING UPDATED AND POLICY [cont.]

Draft Bushfire Prone Land Map

The primary difference between the current endorsed Designated Bushfire Prone Land Map and the draft version is the inclusion of Category 3 Bushfire Prone Vegetation, which significantly broadens the scope of areas identified as bushfire prone. This key update reflects the growing bushfire risks associated with land types that were previously not mapped, particularly grassland areas, which are widespread across the Greater Hume Council area.

The draft map now includes grasslands, which cover grazing lands and areas used for farming curable crops such as wheat, canola, barley, and oats. These crops, when they dry out, can significantly increase fuel loads and heighten bushfire risk. While non-curing crops like broccoli and strawberries, which do not dry out, are less common in the region and may be rotated with curing crops, the updated map reflects the higher bushfire risk posed by the majority of crop lands due to their potential to dry out and add to fire fuel loads.

It is important to note that the actual bushfire risk of these areas would still be assessed on a case-by-case basis at the time of a development application, ensuring a tailored approach to each property.

Another important update in the draft map is the adjustment of many areas of remnant vegetation. Previously classified as Vegetation Category 2, many areas have now been reclassified as Vegetation Category 3 due to the ongoing loss of remnant vegetation and its transformation into grassland over time. This reflects both natural changes and land use practices in the region, highlighting the increasing bushfire risk in these areas.

As a result of including grasslands and reclassifying vegetation, the draft map now covers a larger portion of rural land, particularly outside of town and village areas. While this expansion reflects the broader bushfire risk posed by grassland and agricultural zones, it is important to emphasize that not all land within the mapped areas would pose an equal risk. The actual bushfire risk for specific properties would still be evaluated during the development application or CDC process, with consideration given to the type of vegetation, land use, and proximity and slope of the vegetation.

Benefits of Amending the Designated Bushfire Prone Land Map

Amending and exhibiting the Designated Bushfire Prone Land Map provides several key benefits to Council, the community, and applicants, ensuring better alignment with legislative requirements and improved clarity in development processes. These benefits include:

- **Legislative Compliance:** Amending the map ensures Council meets its obligations under the Environmental Planning and Assessment Act 1979 and aligns with current bushfire mapping guidelines. This process helps Council remain compliant with state-level requirements while addressing evolving bushfire risks.

It also ensures that requirements of Integrated Development under Section 4.46 of the Environmental Planning & Assessment Act is met.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

BUSHFIRE MAPPING UPDATED AND POLICY [cont.]

- **Transparency and Community Involvement:** While community consultation is not legally required for the map amendment, Council's decision to publicly exhibit the draft map demonstrates a commitment to transparency and engaging the community in the process. This offers an opportunity for residents and stakeholders to provide input and ensures a fair and inclusive approach to decision-making. Importantly, the NSW RFS has indicated a willingness to amend the map directly if Council does not take action to incorporate grasslands into the current mapping.
- **Consistency and Certainty for Development Applications:** Amending the map will provide greater clarity for applicants and Council staff when assessing development proposals. The Planning for Bushfire Protection 2019 guidelines must be considered for all mapped bushfire-prone areas under Section 4.14 of the EP&A Act. However, unlisted properties, especially those in grassland areas not currently captured on the map, often create uncertainty for applicants. In these cases, the Section 4.15 Evaluation under the EP&A Act requires still Council to assess bushfire risk, leading to unexpected delays and confusion. The benefits of updating the map include:
 - **Faster Development Assessment:** With an up-to-date map, developers and Council staff will have clearer guidance, reducing delays in processing applications.
 - **Reduced Costs for Applicants:** Applicants would avoid unforeseen expenses related to bushfire risk mitigation measures that may arise unexpectedly during the assessment process. By identifying the bushfire risk early in the process, design measures can be applied at the initial stages of a development. This provides opportunity for decisions to be made that reduce cost implications of bushfire protection measures from the outset such as window locations, setbacks from boundaries and proximity to vegetation and/or steep slopes and building materials can all be considered to balance and reduce costs. By contrast, the lack of Category 3 Vegetation on the current bushfire prone land map can result in instances where the risk and need to address *Planning for Bushfire Protection 2019* is only identified during assessment after the location and design of a proposed development has been finalised, reducing opportunity for such matters to be considered from the outset or resulting in increased fees associated with plan amendments.

It is also important to note that although there will be some reduced costs for applicants, there will still be some costs relating to compliance with Planning for Bush Fire Protection requirements for development and subdivisions.
 - **Consistency in Decision-Making:** Staff would have clearer, more consistent criteria for applying the *Planning for Bushfire Protection 2019* guidelines, minimising confusion and ensuring consistent and more predictable outcomes for applicants.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

BUSHFIRE MAPPING UPDATED AND POLICY [cont.]

- **Consistency with Councils in the Region:** Surrounding councils, including Goulburn-Mulwaree, Yass Valley, Wagga Wagga City, Griffith City, Edward River, Cootamundra-Gundagai Regional Council and Albury, have adopted updated bushfire-prone land mapping that incorporates Category 3 Vegetation in accordance with current guidelines. Aligning with these councils ensures consistency in how bushfire hazards are addressed, fostering a cohesive approach across the region. This benefits applicants by providing clarity, reducing complexity when navigating development requirements, and promoting equitable treatment across jurisdictions. Such consistency also enhances regional preparedness and compliance with state planning and bushfire risk management strategies.
- **Exclusions that apply to the Bush Fire Prone Land Mapping:**
There are several exclusions that apply to the bushfire prone land mapping which include:
Single areas of vegetation less than 1 hectare in area and greater than 100 metres separation from other areas of Category 1, 2 or 3 vegetation.
 - Multiple areas of vegetation less than 0.25 hectares in area and not within 20 metres of each other.
 - Strips of vegetation less than 20 metres in width, regardless of length and not within 20 metres of other areas of Category 1, 2 or 3 vegetation.
 - Areas of “managed grassland” including grassland on, but not limited to, recreational areas, commercial/industrial land, residential land, airports/airstrips, maintained public reserves and parklands, commercial nurseries.
 - Areas of managed gardens and lawns within curtilage of buildings.
 - Non-vegetated areas, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
 - Managed botanical gardens.
 - Land used for orchards, vineyards, market gardens, nurseries.
 - Saline wetlands including mangroves unless dominated by sedges or other flammable vegetation.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

BUSHFIRE MAPPING UPDATED AND POLICY [cont.]

Benefits of Adopting a Policy for Bushfire Mapping

The proposed policy aims to ensure that Council fulfils its legislative obligation of Section 10.3 of The Act to review bushfire-prone land mapping every five years. It also provides for a transparent process that includes community consultation and engagement. Additionally, the draft policy ensures that any impending changes to the Designated Bushfire-Prone Land Map are publicly accessible and that details of these changes are included on Section 10.7 Planning Certificates. This approach informs potential purchasers of pending updates, acknowledging that a delay may occur between the map's endorsement by Council and its certification by the NSW RFS Commissioner.

Impacts on Subdivisions

The update to the Bush Fire Prone Land (BFPL) map will have an impact on subdivision developments across the LGA. Areas identified as bush fire prone will require the consideration of bush fire protection measures for proposed developments. However, it's important to note that the need for these considerations does not automatically mean that all measures outlined in the Bush Fire Protection Measures (PBP) will apply, as the specific circumstances, development type, and positioning will influence the requirements. That said, this update will activate the need for fire protection measures.

The NSW Rural Fire Service Planning and Environment Services (PES) team has reviewed historical development applications (DAs) for Greater Hume Council. Since 2002, over 230 DA referrals have been submitted to the RFS, including s100B and State Significant Development referrals. It is noted that any new developments in these newly mapped areas will still be required to integrate appropriate bush fire protection measures.

The following documents are attached as **(ANNEXURE 4)** to this report

1. Draft Bushfire Prone Land Mapping Policy
2. Draft Bushfire Prone Land Maps for Exhibition
3. Guide for Councils to Bush Fire Prone Land Mapping

BUDGET IMPLICATIONS

There are no financial implications associated with this report.

CONCLUSION

In making a decision Council can resolve to:

1. Publicly exhibit the proposed Bushfire Prone Land Map and Policy
2. Promote the exhibition process through the appropriate channels
3. Receive a further report following the conclusion of the public exhibition period to consider submissions and formally endorse the proposed Bushfire Prone Land Map and Policy
4. Not support the update of the proposed Bushfire Prone Land Map and Policy and retain the existing Bushfire Prone Land Mapping, whereby Council will not meet legislative requirements.

After considering the legislative requirements to update the Bushfire Prone Land Map every five years and the current mapping system not being updated since its implementation in June 2011 where it is supported that Council update the Bushfire Prone Land Map and adopt the Policy.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

BUSHFIRE MAPPING UPDATED AND POLICY [cont.]

RECOMMENDATION

1. That Council resolve to:

- a. Publicly exhibit the proposed Bushfire Prone Land Map and Draft Bushfire Mapping Policy are attached to this report (**ANNEXURE 4**) for a period of not less than 28 days.
- b. Ensure that the public exhibition process is advertised and promoted through appropriate channels, including local newspapers, Council's website, social media and community noticeboards, to inform our community of the proposed changes and how they can make submissions.
- c. Receive a further report following the conclusion of the public exhibition period, to consider submissions received and formal endorsement of the proposed Bushfire Prone Land Map and Draft Bushfire Mapping Policy.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

GOVERNANCE

1. **VOLUNTARY PLANNING AGREEMENT FOR THE PROPOSED JINDERA BATTERY ENERGY STORAGE SYSTEM**

Report by Acting General Manager - Mr Colin Kane

REASON FOR REPORT

At the ordinary council meeting held on the 20 December 2024 Council received a report outlining negotiations for a Voluntary Planning Agreement (VPA) between Council and Gransolar for their proposed Jindera Battery Energy Storage System. That report explained that the value of the VPA would be reduced due to the application of the Department of Planning Housing and Infrastructure Benefit-Sharing Guideline. As a result of the report Council resolved to make a representation to the Minister for of Planning Housing and Infrastructure and this report provides Council with a response from those representations. The report also recommends that Council proceed to continue with the preparation of a VPA between Gransolar and Council.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

As mentioned, Council received a report (**ANNEXURE 5**) at its ordinary meeting held in 20 December 2024 concerning whether Council would be prepared to enter into a Voluntary Planning Agreement with Gransolar for the proposed Jindera Battery Energy Storage System.

This report addressed the request by providing Council with the following details:

- Describing the proposed development inclusive of its approval pathway;
- Explaining the regulatory framework relating to Council entering into the suggested VPA;
- Clarifying that Council's in principle support for the VPA will not prejudice its ability to lodge a submission with the Consent Authority objecting to the Jindera Battery Energy Storage System
- Discussing the proposed VPA being offered to Council by Gransolar Group for the Jindera Battery Energy Storage System.

In response to the report Council made the following resolution:

6778 RESOLVED Cr. Quinn / Hooper

Seek clarification from the Minister for Planning Housing and Infrastructure.

Seek support from REROc to advocate on this matter.

It is advised that in response to the resolution of Council the author drafted the letter in (**ANNEXURE 6**) and a response was received on the 16 March 2025 which is contained in (**ANNEXURE 7**). It is apparent from the response letter that the Department of Planning Housing and Infrastructure have a set position of adhering to the Benefit Sharing Guideline.

Consequently, Council should consider progressing the VPA agreement with Gransolar Group wherein Council would receive an annual payment of \$150 per MWh increasing with CPI for the operational life of the project.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

VOLUNTARY PLANNING AGREEMENT FOR THE PROPOSED JINDERA BATTERY ENERGY STORAGE SYSTEM [cont.]

BUDGET IMPLICATIONS

Council will receive a contribution from a VPA negotiated with Gransolar Group which aligns with the Department of Planning Housing and Infrastructure Benefit-Sharing Guideline. That amount is \$150 per megawatt hour per annum for stand-alone battery energy systems increasing with CPI for the operational life of the project.

CONCLUSION

Council has written to the Minister for Planning Housing and Infrastructure to advocate for increased payments for a VPA between Council and renewable energy companies such as Gransolar. The response that Council received indicates that the terms of the Benefit Sharing Guidelines is considered to be the best outcome for regional communities.

Council agreeing in principle to sign a VPA with Gransolar Group is considered to be advantageous to Council as the proceeds from the agreement can be utilised towards essential public infrastructure.

Finally, it is noted that the determination of Gransolar Groups requests to enter into the VPA need not influence Council in deciding whether to support the proposed development when the application is placed on public exhibition by the Department of Planning Housing and Infrastructure.

RECOMMENDATION

In response to the Gransolar Group request for Council to enter in a VPA Council resolves the following:

1. Subject to negotiation of a suitable VPA with Gransolar Group, Council agrees to receive a rate of \$150 per MWh paid annually increasing with CPI for the operational life of the project.
2. The payment of the contribution to Council under the VPA is made in lieu of a contribution under the Greater Hume Council S7.12 Development Contributions Plan 2023.
3. Gransolar Group be requested to mention the existence of the in principle VPA as a commitment in a statement of commitments.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

CORPORATE AND COMMUNITY SERVICES

1. ADOPTION OF THE COMMUNITY STRATEGIC PLAN 2025 -2035

Report prepared by Director Corporate and Community Services – Louise Frichot

REASON FOR REPORT

To present the draft revised Community Strategic Plan 2025 - 2035 after the consideration of submissions received following public exhibition and seek endorsement for final adoption.

REFERENCE TO DELIVERY PLAN ACTION

Theme Leadership & Communication.

Objective Our Leadership and communication cultivate confidence in our future direction.

Outcome L3 Our leadership and advocacy.

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

DISCUSSION

The Draft Community Strategic Plan 2025 – 2035 was presented at the Council Meeting on 19 March 2025 whereby it was endorsed for public exhibition in accordance with the Local Government Act 1993. The Draft Community Strategic Plan has been on exhibition from 20 March 2025 to 19 April 2025 (inclusive) with the public invited to make submissions. This provided further opportunity for the community to provide input into the Draft Community Strategic Plan 2025 – 2035.

Our community was informed of the opportunity to review and provide feedback on the plan via our Have Your Say platform through:

Platform	Activity	Contributions
Have Your Say	Community Strategic Plan on exhibition via the website.	Greater Hume Council Website received 253 page reviews with 195 active users.
Social Media	Ten Facebook Posts	With a reach of over 6,000 and 23 shared posts.
Community Leaders and organisations.	Targeted email	Over 300 emails sent to Council Database contacts.

Council received three submissions from the public in relation to the Draft Community Strategic Plan 2025 - 2035. It is also important to note that not all feedback related to the content of the Community Strategic Plan but were comments of a general nature.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

ADOPTION OF THE COMMUNITY STRATEGIC PLAN 2025 -2035

The following table presents a summary of the submissions, with the full submission provided in **(ANNEXURE 8)**

Submission # & Name.	Feedback Received	Theme	Response
1. Phillip McCartney	Consideration for equitable distribution of resources across all towns and villages.	Our Civic Leadership	Council's objective is to ensure each town and village receives the delivery of services and infrastructure to meet the needs of each locality.
	Consideration for support of the Railway Park Project in Culcairn.	Our Environment and Our Community	Council is currently progressing the testing of soil in the nominated precinct to determine future suitability of the project.
	Consideration that future budget allocations and programs of work to address the specific environmental needs and community-led initiatives within Culcairn.	Our Environment	Council has committed under the fifth pillar of Our Civic Leadership Measures to improve consultation on environment with community and responsiveness to community needs.
2. Francoise McPherson	Consideration to convert the railway line from Culcairn to Corowa into a Rail Trail Bike/Walking Path which would have tourism, economic and recreational benefits and to improve road safety for cyclists and pedestrians that use these roads.	Our Community	Council acknowledges the benefits of this initiative and advocate for the use of disused rail corridors for recreational activities.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

ADOPTION OF THE COMMUNITY STRATEGIC PLAN 2025 -2035

3. Claire Lawson	Consideration to have settlers acknowledged as part of the Acknowledgement of Country.	Acknowledgement of Country	Council acknowledges and supports the connection of the Wiradjuri people as the traditional custodians of the land which is outlined in further detail on pg. 11 under Our Environment.
	Consideration for Council to improve timeliness and efficiency of services.	Our Economy	Council endeavours to improve the capacity to improve relationships and opportunities for local business owners.
	Consideration to acknowledge broader heritage of the community.	Our Environment	Council has included in the Vision Statement a reference to preserving its rich heritage this also includes Indigenous heritage and the broader more recent history of our area.
	Consideration to improve pedestrian footpaths in the Henty area.	Our Infrastructure	A plan for Footpath Construction is included in Council's Delivery Program.

In consideration of the feedback received, there are no recommended changes to the draft plan that was presented to Council on 19th March 2025. However, there was a revision of the metric that is considered "equal to or greater than the previous result" from a score of 3.8 to 3.5. This is in recognition that a score 3.5 is satisfactory and we will focus on improving satisfactory ratings that scored less than 3.5.

The revised Community Strategic Plan is included as **(ANNEXURE 9)**

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

ADOPTION OF THE COMMUNITY STRATEGIC PLAN 2025 -2035

BUDGET IMPLICATION

Nil

CONCLUSION

Greater Hume Council's Community Strategic Plan 2025 – 2035 identified our community's most important priorities and provides a long-term approach and plan for the future of the community.

The review of the Community Strategic Plan is a legislative requirement that must be reviewed by 30 June in the year following an ordinary election.

Considerable community consultation and engagement has taken place in the development of the Community Strategic Plan 2025 – 2035, which the public has also had the opportunity to review and make public submissions, that have also been presented and considered.

RECOMMENDATION

That Council:

1. Receives and notes the submissions received in respect to the Draft Community Strategic Plan 2025 – 2035; and
2. In accordance with Section 402 of The Local Government Act 1993 endorse the Community Strategic Plan 2025 - 2035.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

2. **POLICY ADOPTION**

Report prepared by Director Corporate & Community Services – Louise Frichot

REASON FOR REPORT

For Council to consider the introduction of the following policy:

- Safe Arrival and Transportation of Children Policy – Centre based Care.

REFERENCE TO DELIVERY PLAN ACTIONS

Theme: Leadership & Communication

Objective: Our leadership and communication cultivate confidence in our future direction.

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

DISCUSSION

The policy listed below has been developed based on The Education and Care Services National Regulations that mandate Approved Providers to ensure their services have policies and procedures in place in relation to the safe transportation of children.

Policy Name	Re-adoption/Rescission	Comment/Changes Made
Children Services Safe Arrival and Transportation of Children Policy – Centre based Care	Introduction of new policy	Introduction of a new policy that outlines Greater Hume Children Services' standards to ensure the safe transportation of children enrolled in our Services.

The Policy is attached as **(ANNEXURE 10)**.

BUDGET IMPLICATIONS

There are no direct budget implications resulting from the adoption of the above policy.

CONCLUSION

The continual review and development of Council policies is essential to ensure adequate internal control systems are in place and for Council to remain abreast of emerging trends and issues with the local government sector.

RECOMMENDATION

That Council:

1. Adopt the Draft Safe Arrival and Transportation of Children Policy – Centre based Care, and
2. Place the Draft Policy on public exhibition for 28 days and consider any submissions at the June 2025 Council meeting.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

3. SIGNING OF CONTRACT FOR RESIDENCE AND SERVICE CONTRACT – UNIT 6 KALA COURT, HOLBROOK NSW 2644

Report prepared by Director Corporate & Community Services – Louise Frichot

REASON FOR REPORT

To seek Council approval to sign the Residence and Service Contract, Unit 6 Kala Court, Holbrook (Kala Court Retirement Complex Independent Living Unit) under the Common Seal of Council.

REFERENCE TO DELIVERY PLAN ACTION

Nil.

DISCUSSION

New tenants from the waiting list have been identified and agreed to a tenancy at Unit 6 Kala Court and have signed the Residence and Service Contract.

Accordingly, approval is hereby sought for the Mayor and General Manager to execute the required contracts under the Common Seal of Council.

BUDGET IMPLICATION

Minimal

CONCLUSION

Approval is sought to execute contract documentation for occupation of Unit 6 Kala Court, Holbrook under the Common Seal of Council.

RECOMMENDATION

That:

The Mayor and General Manager be authorised to sign the Kala Court Retirement Complex, Independent Living Unit - Residence and Services Contract under the Common Seal of Council for Unit 6 Kala Court Holbrook.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

4. **SHOP 1 76 COMMERCIAL STREET WALLA WALLA – LEASE BETWEEN WAW CREDIT UNION CO-OPERATIVE AND GREATER HUME COUNCIL - AUTHORITY TO EXECUTE**

Report prepared by Director Corporate and Community Services – Louise Frichot

REASON FOR REPORT

To obtain Council approval for the execution of a lease under Council Seal.

REFERENCE TO DELIVERY PLAN ACTION

Nil.

DISCUSSION

To seek Council's consent to enter into a lease agreement with WAW Credit Union to occupy Council's premises located at 76 Commercial Street, Walla Walla for a term of 3 years commencing on 1 March 2025 with an option to renew for a further period of 3 years.

WAW Credit Union has been occupying the above premises however there was no formal lease agreement in place. Accordingly, new lease documentation has been finalised and requires approval from Council for the execution of the Lease by the Mayor and General Manager to complete the process.

BUDGET IMPLICATION

Ongoing maintenance costs and other outgoings will be offset by rental income from tenants of the building.

CONCLUSION

Approval is now sought from Council for the execution of the Lease to WAW Credit Union for the premises 76 Commercial Street, Walla Walla by the Mayor and General Manager under the Common Seal of Council.

RECOMMENDATION

That:

The Mayor and General Manager be authorised to execute the Lease between WAW Credit Union and Greater Hume Council in relation to the premises located at 76 Commercial Street, Walla Walla, under the Common Seal of Council.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

ENGINEERING

1. DEVELOPER PROPOSED ROAD NAMES - JINDERA

Report prepared by Director Engineering - Greg Blackie

REASON FOR REPORT

This report seeks Council approval on behalf of the developer to name one road in an approved subdivision (DA 10.2024.42.1) Jindera Street, Jindera

REFERENCE TO DELIVERY PLAN ACTION

Nil

DISCUSSION

Council will be appointed the Road Authority of the public roads created as a part of a subdivision on Jindera Street, Jindera.

The developer has proposed two new names for one road to be created as a part of this development. Each proposed name has meaning for the Lutheran Church. Map of Subdivision is **(ANNEXURE 11)**

The proposed road names are:

Bethlehem Katarina

The two proposed road names have been submitted for pre-approval with the Geographic Names Board (GNB) and will have the appropriate road type assigned by GNB, to meet the NSW Address Policy 2021.

Once the road names have been approved by Council, it will be advertised for Public Consultation, and if no objection will be registered by the GNB.

Under the Roads Regulation 2018, Council is required to publish notice of the proposed new name in the NSW Government Gazette.

BUDGET IMPLICATION

Nil

CONCLUSION

A Resolution of Council is now sought to:

1. Approve the two proposed road names: Bethlehem, Katarina
2. Advertise the two proposed road names for Public Consultation

RECOMMENDATION

That Council:

1. Approves the two proposed road names: Bethlehem, Katarina for use in the Jindera Street, Jindera Subdivision
2. Advertise the two proposed names for Public Consultation

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

2. DEVELOPER PROPOSED ROAD NAMES - WALLA WALLA

Report prepared by Director Engineering - Greg Blackie

REASON FOR REPORT

This report seeks Council approval on behalf of the developer to name three roads in an approved subdivision stage (DA 10.2023.53.1) and future stages of the Commercial Street, Walla Walla Subdivision.

REFERENCE TO DELIVERY PLAN ACTION

Nil

DISCUSSION

Council will be appointed the Road Authority of the public roads created as a part of a subdivision on Commercial Street, Walla Walla.

The developer has proposed three new names for the roads to be created as a part of this development. The names have been taken from numerous articles naming settlers and settler families in the Walla Walla area. Map of subdivision is **(ANNEXURE 12)**

The proposed road names are:

Mickan Street Zilius Street Schroeter Court

All three proposed road names are pre-approved with the Geographic Names Board (GNB) and have the appropriate road type assigned to meet the NSW Address Policy 2021.

Once the road names have been approved by Council, it is required to be advertised for Public Consultation, and if no objection will be registered by the GNB.

Under the Roads Regulation 2018, Council is required to publish notice of the proposed new names in the NSW Government Gazette.

BUDGET IMPLICATION

Nil

CONCLUSION

A Resolution of Council is now sought to:

1. Approve the proposed road names: Mickan, Zilius and Schroeter
2. Advertise the above three proposed road names for Public Consultation

RECOMMENDATION

That Council:

Approve the three proposed road names: Mickan, Zilius and Schroeter for use in the Commercial Street, Walla Walla Subdivision and advertise the three proposed names for Public Consultation

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

3. PROPOSED WANTAGONG BRIDGE NAMING

Report prepared by Engineering Admin Officer – Amanda Williams.

REASON FOR REPORT

To consider the proposed naming of the Bridge over Wantagong Creek.

REFERENCE TO DELIVERY PLAN ACTION

N/A

DISCUSSION

Council has received a request to name the bridge over Wantagong Creek “Oliver Killalea Bridge”, in acknowledgment of the contribution that Oliver Killalea made to the area. **(ANNEXURE 13)**. The naming of the Bridge is in line with Council’s Bridge Naming Policy.

As a part of the policy the proposal must be displayed for Public Consultation for a period of 28 Days.

BUDGET IMPLICATION

N/A

CONCLUSION

A resolution of Council is sought to have the proposed naming of the Bridge as Oliver Killalea Bridge over Wantagong Creek displayed for Public Consultation.

RECOMMENDATION

That Council:

In accordance with Council’s Bridge Naming Policy, approve to have the proposed naming of the Bridge over Wantagong Creek to Oliver Killalea Bridge displayed for Public Consultation.

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

CORPORATE AND COMMUNITY SERVICES

1. GRANT SUBMISSIONS/STATUS REPORT

Report prepared by Finance Team Leader – Camilla Webb

REASON FOR REPORT

This report provides Council with an overview of current grant projects in progress and recent grant submissions.

REFERENCE TO DELIVERY PLAN ACTION

Theme: Leadership & Communication

Objective: Our leadership and communication cultivate confidence in our future direction.

DISCUSSION

Council relies on significant grant funding to complete a range of projects and deliver key services to our community.

The total grant and funding portfolio current consists of 57 active projects. Grant funding received to date totals \$17,949,265.96.

During March, Council has submitted the following grant applications:

- Good Things – Building Digital Skills R5 2024 – 2028 – Successful
- EV Fleets – Kick Start Funding – Electric Fleet Vehicle
- ECEC – Placement Development – Child Care Worker Training/Development
- Fresh Start – Round 2 – Childcare Trainee, Environment/Planning Administration Trainee and Library and Customer Relations Trainee

Council has also been unsuccessful in the following grant applications:

NIL

BUDGET IMPLICATIONS

The Council currently has \$35,511,739 in grant funding budgeted for the 2024-25 year.

CONCLUSION

All current grants and programs are progressing and meeting their prescribed timelines.

RECOMMENDATION

That Council receives and notes the Grant Progress and Submission report for March 2025 as presented in **(ANNEXURE 14)**.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

2. COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MARCH 2025

Report prepared by Senior Accountant/Finance Team Leader – Camilla Webb

REASON FOR REPORT

This report presents to Council details of all funds invested as at 31 March 2025 as required by the Local Government (General) Regulation 2021.

REFERENCE TO DELIVERY PLAN ACTION

Objective	We lead a vibrant, connected and inclusive community
Outcome 1.1	Leadership and advocacy is demonstrated and encouraged in our communities

DISCUSSION

In accordance with the Local Government Act 1993, the Responsible Accountant must present to Council monthly, the status of the investments held by Council. The Responsible Accountant must detail the investments held, and their compliance with both internal policy and external regulation under the Ministerial Order of Investments.

In accordance with the recommendations made by the Office of Local Government (OLG) Investment Policy Guidelines published in June 2010, the monthly Investments Reports are attached to the Council investment report. This allows a stand-alone report to be published on Council's website for the public to view without having to peruse the Council meeting agenda for the relevant meeting.

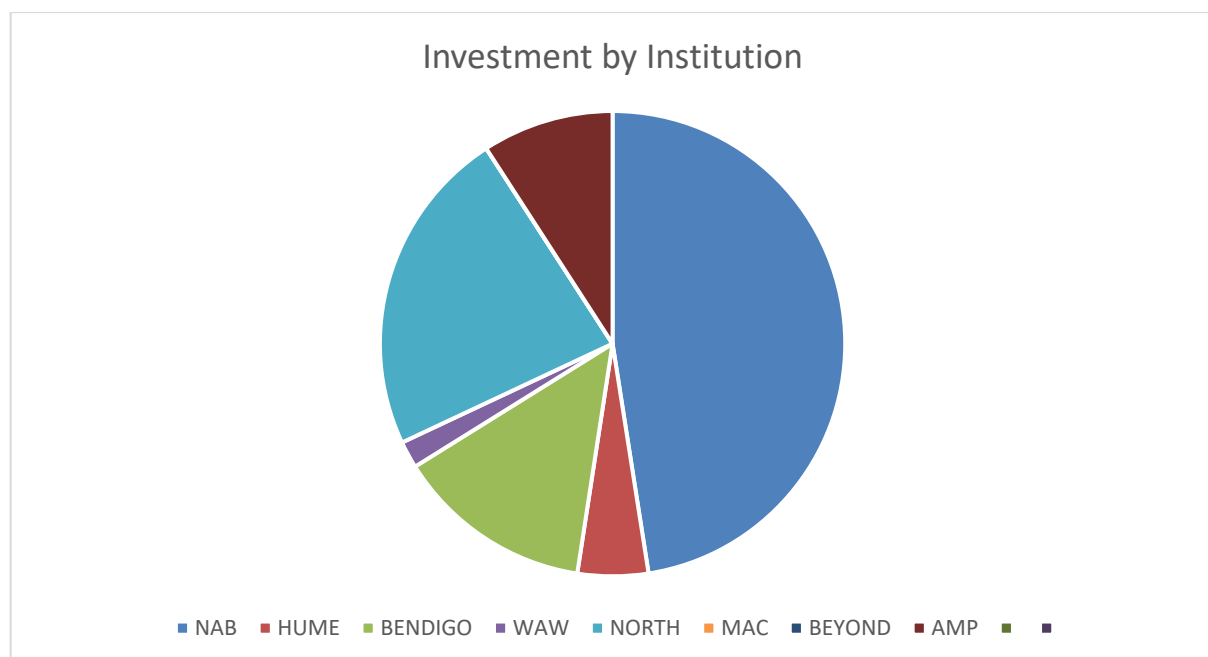
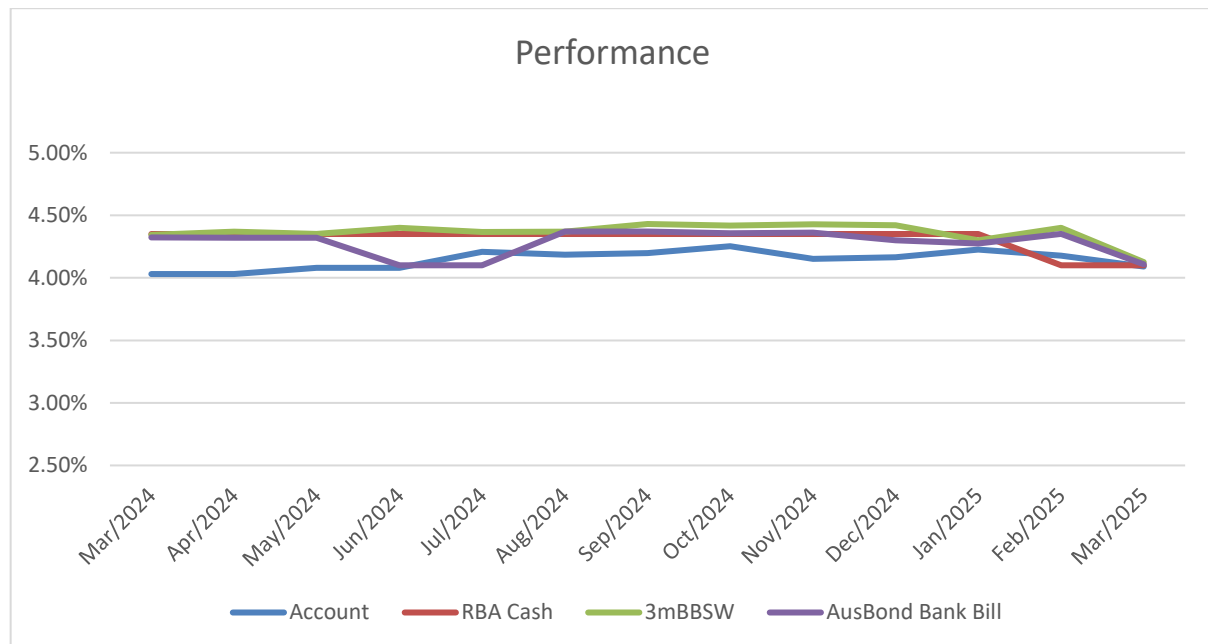
Councillors should note that Council has engaged an external investment manager, Curve Securities, to source appropriate investment opportunities with the aim of transitioning Council's investment portfolio to meet the investment parameters as detailed in Council's revised Investment Policy. Curve Securities will work with Council to ensure that Council's overall investment portfolio is diversified across a wider spectrum of approved financial institutions thereby achieving improved security and asset protection. It should be noted that each individual investment is still held directly by Council with each financial institution.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

Greater Hume's overall investment portfolio

Term Deposits and Treasury Bonds		
Balance held as at 28 February 2025	25	\$22,575,487.69
Add: New Investments this month	2	\$1,500,000.00
		\$24,075,487.69
Less: Matured Investments this month	5	\$3,071,245.02
Balance held as at 31 March 2025	22	\$21,004,242.67
At Call Account		
Account balance as at 28 February 2025		\$2,740,014.29
Add: Net movement to/from At Call account		\$1,160,575.26
Account balance as at 31 March 2025		\$3,900,589.55
Total Portfolio Value as at 31 March 2025		\$24,904,832.22
Investment Yield		
Weighted Average Yield (rolling 13 months)		5.45%
Reserve Bank Cash Rate		4.10%
Notes:		

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025



ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

Investment Register

Contract Number	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Monthly Accrued Interest
79512	NAB	\$1,000,000	1/10/2024	1/04/2025	182	5.00%	\$4,246.58
79149	Bank Of Queensland	\$519,489.73	10/09/2024	8/04/2025	210	4.87%	\$2,148.69
81241	NAB	\$1,500,000	15/01/2025	16/04/2025	91	4.90%	\$6,242.47
79379	NAB	\$500,000	19/09/2024	17/04/2025	210	4.95%	\$2,102.05
79887	NAB	\$500,000	23/10/2024	22/04/2025	181	5.00%	\$2,123.29
72064	Hume Bank	\$46,751.06	2/05/2024	2/05/2025	365	5.20%	\$206.47
72069	Hume Bank	\$1,000,000	10/05/2024	10/05/2025	365	5.20%	\$4,416.44
81976	WAW Credit Union	\$411,143.90	9/02/2025	11/05/2025	91	4.50%	\$1,571.36
79227	NAB	\$2,000,000	12/09/2024	12/05/2025	242	4.95%	\$8,408.22
81677	Bank Of Queensland	\$1,000,000	10/02/2025	12/05/2025	91	4.55%	\$3,864.38
78549	AMP Bank	\$1,000,000	9/08/2024	5/06/2025	300	5.20%	\$4,416.44
56079	Northern Territory Treasury Corp	\$1,000,000	14/01/2022	15/06/2025	1,248	1.40%	\$1,189.04
52490	Northern Territory Treasury Corp	\$1,500,000	27/05/2021	16/06/2025	1,481	1.10%	\$1,401.37
81242	Bendigo And Adelaide Bank	\$2,000,000	15/01/2025	16/06/2025	152	4.90%	\$8,323.29
75895	Hume Bank	\$26,857.98	27/06/2024	27/06/2025	365	5.00%	\$114.05
81105	Bendigo And Adelaide Bank	\$1,000,000	6/01/2025	2/07/2025	177	5.00%	\$4,246.58
81090	Bank Of Queensland	\$500,000	3/01/2025	2/07/2025	180	4.95%	\$2,102.05
81240	AMP Bank	\$1,000,000	15/01/2025	14/07/2025	180	5.10%	\$4,331.51
81678	NAB	\$500,000	10/02/2025	11/08/2025	182	4.75%	\$2,017.12
82031	NAB	\$500,000	3/03/2025	1/09/2025	182	4.65%	\$1,847.26

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

82768	Bank Of Queensland	\$1,000,000	31/03/2025	29/09/2025	182	4.73%	\$129.59
51782	Northern Territory Treasury Corp	\$2,500,000	15/04/2021	15/06/2026	1,887	1.30%	\$2,760.27
49570	NAB	\$3,900,589.55	31/03/2025	1/04/2025	1	4.40%	\$470.21
Total		\$24,904,832.22					\$68,678.73

Declaration

I, Dean Hart, as the Responsible Accounting Officer of Greater Hume Shire Council, hereby certify the investments listed in the attached reports have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government (General) Regulations 2021 and Council's Investment Policy.

All investments have been appropriately recorded in Council's financial records and reconciled monthly.

CONCLUSION

As at 31 March 2025 total Investments held were \$24,904,832.22. The year-to-date accrued investment earnings for 2024/2025 was \$847,597.99. The rolling 13-month average investment yield is 5.45%.

RECOMMENDATION

That Council receives and notes the Investment Balances Report for the month of March 2025.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

3. CUSTOMER SERVICE REVIEW REPORT

Report prepared by Manager Risk & Governance – Bernadette Anderson

REASON FOR REPORT

This report provides Council with a summary and overview of a recent Service Review undertaken on the Customer Relation activities of the Council.

REFERENCE TO DELIVERY PLAN ACTION

Theme: Leadership & Communication

Objective: Our leadership and communication cultivate confidence in our future direction.

DISCUSSION

Council aims to undertake two service reviews per year, in this instance a service review was undertaken of the Customer Relations activities of Council.

The review was undertaken by an independent consultant, Insyght Services commencing in September 2024.

The purpose of the review included:

1. Identify ways in which our systems and processes could be improved.
2. Identify areas for improvement in delivering customer service and better meet the needs of the community.

The scope of the review included:

- The 4 (four) customer service center's/libraries and events management.
- Review documentation and conduct interviews with the customer relations team.
- Review processes as completed by the customer relations team including events management.
- Review Information technology in relation to the systems utilised by the Customer Relations team.

The report received on 20 December 2024 details the findings of the review and outlines areas of improvement. The report is included as **(ANNEXURE 15)**.

BUDGET IMPLICATIONS

The Council had an adequate provision to undertake Service Reviews as part of the Governance Budget in 2024/2025.

CONCLUSION

Council will continue to gather statistical data and consult with staff and users to determine strategies that improve the customer service experience for Greater Hume Council residents and visitors.

RECOMMENDATION

That Council:

Receive and note the Customer Service Review Report prepared by Insyght Services dated 20 December 2024.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

4. 2022/2026 DELIVERY PLAN AND 2024-2025 OPERATIONAL PLAN AS AT 31 MARCH 2025

Report prepared by Director Corporate & Community Services – Louise Frichot

REASON FOR REPORT

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

REFERENCE TO DELIVERY PLAN ACTIONS

Statutory matter.

DISCUSSION

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

Refer to **(ANNEXURE 16)** to for the detailed report to 31 March 2025, detailing key actions contained in the 2022/2026 Delivery Program and 2024/2025 Operational Plan and achievements.

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

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

Satisfactory progress has been made in all Themes during the 2024/2025 Financial Year.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

It is Management's view that overall satisfactory progress towards the achievement of Performance Targets included in the 2022/2026 Delivery Program and 2024/2025 Operational Plan has been achieved during the first three quarters.

RECOMMENDATION

That Council:

Receive and note the 2022/2026 Delivery Program and 2024/2025 Operational Plan review report to 31 March 2025.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

PART C - ITEMS FOR INFORMATION

GOVERNANCE

1. TOURISM AND PROMOTIONS REPORT – APRIL 2025

Prepared by: Emily Jones, Tourism and Communication Coordinator

Greater Hume Council Websites

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

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

Comments

		greaterhume.nsw.gov.au		ghchildren.com.au		visitgreaterhume.com.au	
March 25		Previous	Current	Previous	Current	Previous	Current
Website Traffic	New	9308	9268	488	385	1285	1801
	Returning	3994	3666	189	185	714	989
Traffic Source	Organic	7159	7172	355	280	821	1106
	Direct	1154	1295	114	96	119	206
	Referral	218	178	12	2	326	461
	Social	783	448	4	7	18	28
Device Paths	Desktop	2359	2323	149	132	418	576
	Mobile	3530	3363	220	166	616	853
	Tablet	130	132	1	1	31	49

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

1. Living in Greater Hume – Waste and Recycling
2. Your Greater Hume Council – Careers with Us
3. Contact Us
4. Your Greater Hume Council – Council Meetings
5. Events – Holbrook Agricultural Show

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

TOURISM AND PROMOTIONS REPORT – APRIL 2025 [cont.]

www.ghchildren.com.au – top pages:

1. Family Day Care
2. Contact Us
3. Holbrook Centre
4. Enrol Your Child – Family Day Care
5. Henty Centre

www.visitgreaterhume.com.au – top pages:

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

Social Media

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

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

Comments

Instagram, #visitgreaterhume – 1203 followers

Individual Facebook pages:

- Greater Hume Council – 4196 followers
- Visit Greater Hume – 882 followers
- Holbrook Submarine Museum – 1358 followers
- Greater Hume Children's Services – 1100 followers
- Greater Hume Youth Advisory Committee – 484 followers
- Buy Local in Greater Hume – 682 followers

Greater Hume Council Newsletters

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

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

Comments

The Autumn edition of Greater Hume Council Newsletter was distributed at the beginning of March. The issue will cover topics such as Australia Day 2025, Development Applications process, Engineering Projects for the Autumn period. The Winter edition will begin production in May, with the publication deadline being the start of June 2025.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

TOURISM AND PROMOTIONS REPORT – APRIL 2025 [cont.]

Greater Hume Tourism and Promotions

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

Comments

- Monthly newsletters are sent to all Greater Hume Tourism Operators, providing latest information on tourism opportunities, marketing, social media and promotional campaigns as well as relevant contacts and statistics.
- Managing over 250 Greater Hume ATDW Listings. The Australian Tourism Data Warehouse (ATDW) is Australia's national platform for digital tourism marketing in Australia. ATDW distributes information to over 60 partners' websites to support local tourism businesses in expanding their online exposure, bookings and marketing.
- Submitted visitor and What's On advertising in Eat Play Autumn Edition 2025 plus the 2025 Hume League Draw. The print run is 24,000, 14,000 are inserted into The Border Mail and the additional 10,000 distributed. Distribution is to all Visitor Information Centres through NE Victoria and Southwest NSW/Riverina plus Canberra and Melbourne. Other business (inc motels) and advertisers.
- Emailed (over 600) 'What's on in April' to Visitor Information Centres in NSW and VIC, coach/bus/tour companies, tourism operators within shire and regional, media, visitor information points and to interested residents in the shire.
- Currently redoing signage around Greater Hume, including visitor signage, tourist maps and billboard designs.
- The photoshoot in Holbrook has now been completed and the images have been distributed to the Tourism Operators and well as utilised on our platforms.
- Engaged local operators to attend Tourism Resilience workshops run by Destination NSW and Visit the Murray.
- Partnering with Murray Regional Tourism to host the May Tourism Managers Forum within Greater Hume.
- Entering discussions with WIN News and Triple M radio for Community Noticeboard and Tourism advertisement positions.
- 'What to do over the School Holidays' promotion to begin on our socials over the Autumn holiday period.
- Engagement in towns and villages to gauge interest in developing individual town and village 'touring' maps is currently being undertaken.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

TOURISM AND PROMOTIONS REPORT – APRIL 2025 [cont.]

Visitor Information Centre and Submarine Museum

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

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

Comments

Visitor Information Centre Statistics:

Mar 25 - Walk In – 1431, Phone Calls - 40, Emails – 0.

Mar 24 - Walk In – 1757, Phone Calls - 51, Emails – 0.

Submarine Museum Statistics:

Mar 25 - Adult - 182, Child - 41, Concession - 266, Family - 48, Group - 32, Total - 569.

Mar 24 - Adult - 218, Child - 44, Concession - 279, Family - 59, Group - 26, Total - 626.

Events

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

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

Comments

During this period, we have supported over 20 events across Greater Hume. We have supported Festival by the Sub, Holbrook Triathlon and Holbrook Agricultural Show, Morgan Country Car Club Show and Shine, West Hume Landcare events, Flyfarie Wines Pick and Picnic and various Jindera Pioneer Museum events. We are currently supporting the various Anzac Day ceremonies across Greater Hume, Table Top Mountain Charity Walk, art events within the Jindera Pioneer Museum and Easter activities across the region.

Australia Day

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

Comments

Australia Day 2026 is to be held in the Jindera Community. Preparations will begin October 2025 for this event.

Signage

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

Comments

Tourism and Village Signage is being developed in Burrumbuttock, the Submarine Precinct and Gallipoli Park, Holbrook. The drafts of the Burrumbuttock signage have been sent to the Committee for approval, the new signage at Gallipoli Park, Holbrook will be installed in late April and the Submarine Precinct signage is still being drafted.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

TOURISM AND PROMOTIONS REPORT – APRIL 2025 [cont.]

Murray Regional Tourism (MRT)

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

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

Comments

- Currently attending monthly zoom meetings with MRT and the VIC network group.
- Staff are undergoing Social Media Training which begun February, led by Murray Regional Tourism. This training includes one on one mentoring sessions.
- Partnered with MRT to provide various programs to Greater Hume Tourism Operators. These have been promoted, supported and utilised by a variety of TOs over the year. Three more programs have just been launched for 2025.
- Murray Tourism have just released their new website, Council Staff have been working in partnership with Murray Tourism to ensure Greater Hume is represented on the website. We are consistently connecting with MRT to ensure that the Greater Hume information listed on the website is up to date.
- Partnered with MRT in a Mates of the Murray Campaign that will be released in May.
- Hosting the MRT May Tourism Managers Forum in Greater Hume.
- Participated in market research discussions in regard to Digital marketing and content developed by MRT.

Museums and Heritage

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

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

Comment

A new Community Museum engagement training plan has been developed by the Museum Advisor. Staff are working towards completing this plan with Community Museum volunteers. Museums included within this program have been supported with grant applications, mission statements, collection support and community mapping programs. The Second Round of sites visits were undertaken in April with extra training days provided for Museums who were available at the start of the year.

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

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

CORPORATE AND COMMUNITY SERVICES

1. GREATER HUME LIBRARY SERVICES

REASON FOR REPORT

To inform Council on library membership and participation in Greater Hume Council Libraries.
To inform Council on Youth Services programs and events held in Greater Hume Council

REFERENCE TO DELIVERY PLAN ACTIONS

Theme	Healthy Communities.
Objective	Our communities are welcoming and inclusive to support diversity and social connectedness. Our lifestyle and services nurture the health and wellbeing of the individual and community as a whole.

DISCUSSION

The Greater Hume Council Libraries and Youth Services continue to organise and facilitate programs and services that meet the needs and wants of the community.

Seniors Week 2025

As part of our Seniors Week celebrations in March 2025 we welcomed Georgia Keogh from the Painting Yard, who facilitated a series of guided painting classes for our senior community members. The workshops focused on creating a beautiful bird artwork and were held across three of our libraries, finishing with morning tea after each session.

A total of 44 seniors participated in these creative sessions which provided a welcoming space for social connection and community building.

These sessions highlighted the value of creative programming for older adults and contributed to a vibrant and inclusive Seniors Week across our libraries.

Building Digital Skills Grant 2024-2028

Council has been successful in securing \$3,000 in funding from the Good Things Foundation, this funding will support the delivery of digital skills training for people aged over 50 in our community.

The funding will enable us to provide face-to-face support and learning opportunities that aim to improve basic digital literacy and build confidence in using everyday technology.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

Library Programs- March 2025

Library Programs	Location	Event
Seniors Week	Henty, Jindera, Holbrook	Seniors of our community enjoyed a guided session of painting followed by morning/afternoon tea.
Wiggle & Giggle	Jindera	Intereach hold a wiggle and giggle session for approximately 1 hour each Tuesday morning. This is aimed babies to pre-school age. Some weeks we have 6 other weeks 2 – it is still growing.
Book Nooks	Henty, Culcairn and Holbrook	Each month children's picture books and adult 'coffee table' nonfiction books are delivered to businesses and organisations. This continues to be popular.
Story Time	Henty, Culcairn, Holbrook and Jindera	Story time continues to be held at the libraries each month. Participants include before school aged children, preschool and school students.
Culcairn Knitting Club	Culcairn	The Culcairn Knitting Club attend on the second and fourth Tuesday of the month for the bi – weekly gathering to share their blanket making & morning tea together
Jindera Knitting Group	Jindera	A group of 7 – 9 ladies gather weekly in our library for social and knitting for charity.
Jindera Craft Ladies	Jindera	The craft group has grown from 3 to now being 6 this month. Each participant engages in a variety of craft including cross stitch, scrap booking, knitting, card making, flower making and pieces to go on gifts.

Upcoming Library Programs – April 25

Upcoming Programs	Location	Event Description
School Holiday Easter Craft	Holbrook, Henty, Culcairn, Jindera	Easter sack craft will be created the first week of the school holidays.
Vacation Care Holiday Craft	Culcairn, Henty, Culcairn	Children's Services Vacation Care groups will be attending each week to participate in craft programs.
Billabong High School	Culcairn	Weekly volunteering from our students to assist residents with their tech needs.
Knitting Club	Culcairn	Bi-weekly visits to knit and connect with other group members.
Story Time	Henty, Culcairn, Holbrook and Jindera	Story time continues to be held at the libraries each month. Participants include before school aged children, preschool and school students.

ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

Library Statistics – March 25

Library Statistics – March 25	Henty	Culcairn	Holbrook	Jindera
Issues	187	220	395	94
Online Resources	196	114	213	58
Door Count	595	1745	1233	1637

(Please note Henty Library is only open 20 hours per week – Tuesday – Friday 12pm - 5pm. All other libraries are open Monday to Friday 8.30am – 5pm).

Please note a reduction in Door Count as we rectified an error in counting patrons in and out, rather than just once.

BUDGET IMPLICATIONS

Nil. Works are funded from budget allocations.

CONCLUSION

Greater Hume Council continues to provide programs and services for all members of the community, a combination of events has led to an exceptionally busy period for the Customer Relations team, and they have managed the increased demand with dedication and efficiency.

2. STATEMENT OF BANK BALANCES AS AT 31ST MARCH 2025

The statement of bank balances as of 31st March is attached as **(ANNEXURE 17)**

ORDINARY MEETING OF GREATER HUME COUNCIL
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COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

ENGINEERING

1. MARCH REPORT OF WORKS

Grants Program

State Roads Maintenance (RMCC)

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

TfNSW has commenced the installation of new guardrail on MR284, as part of safety upgrades.

Regional Roads

General maintenance is continuing on all Regional Roads.

Widening of Wantagong Creek Bridge on Jingellic Road (MR331) is continuing.

Jingellic Road Rehab has commenced in the area between the 5 Bridges project.

Local Roads

Sealed:

General maintenance on local roads is continuing.

Brocklesby Balldale Road (Stage 2) Road reconstruction is continuing. The final 1.1km is being sealed before Easter.

Council's resealing program is completed.

Unsealed:

Gravel resheeting as per Council's Resheeting Program is continuing on various local roads.

Maintenance grading has been carried out on the following roads during March. See Map (**ANNEXURE 18**).

ORDINARY MEETING OF GREATER HUME COUNCIL
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COUNCIL CHAMBERS, BALFOUR ST, CULCAIRN
ON WEDNESDAY, 23 APRIL 2025

MARCH REPORT OF WORKS [cont.]

Road Name	Location	Length Graded (km)
ROAD NAME	LOCATION	APPROX. LENGTH
Brackley Road	Full Length	1.6
Ferguson Road	Full Length	1.6
Funk Road	Unsealed section	1.6
Jelbart Road	Unsealed section	1.8
Kensall Green Road	Full Length	2.4
Kleemans Road	Full Length	3.7
Merri Meric Road	Patch and intersection with Kleemans Rd	0.2
Nioka Road	Full Length	1.2
Quartz Hill Road	From Luther Rd, westwards	2.7
River Road	Approx. 2km west of Tunnel Rd, eastwards	15.7
Shippards Road	Full Length	5.0
Singe Road	Full Length	0.7
Woods Road		2.5
Woodswallow Lane		0.2
Yaparra Road		1.0
	Total	41.9 Km

Urban Streets:

General maintenance of urban streets including signage replacement is continuing.

Dight Street, Jindera - Road rehabilitation and kerb & gutter/drainage installation project is completed.

Swift Street, Holbrook - Road rehabilitation and kerb & gutter/drainage installation project is continuing.

Balfour Street, Culcairn (Federal St) – kerb & gutter/drainage installation project has commenced.

Balfour Street, Culcairn (McBean St) – Footpath installation project has commenced.

General:

General maintenance of public toilets and parks is continuing.

Holbrook Flood Levy construction is continuing.

ORDINARY MEETING OF GREATER HUME COUNCIL
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ON WEDNESDAY, 23 APRIL 2025

Monthly Works Maintenance Expenditure:

Local Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Vandalism	Natural Disaster & Pothole Expenditure to Date	Comments
Urban Roads Maintenance	\$248,307	\$185,230.25	\$136,006	\$50,224		\$19,537	
Urban Roads Town Maintenance	\$439,945	\$329,958.75	\$371,922	-\$41,964	\$0	\$0	Overspend is compensated by under spend in Urban Roads Maintenance.
Rural Roads Sealed	\$1,011,459	\$758,594.25	\$822,039	-\$63,444	\$1,430	\$1,480,669	Additional expenditure due to additional heavy patching and shoulder grading that was required for safety of public.
Rural Roads Unsealed	\$1,548,030	\$1,161,022.50	\$1,189,875	-\$28,852		\$637,414	Additional expenditure due to additional drainage works that were required to ensure water flow during rain events.
Street Tree Maintenance	\$264,195	\$198,146.25	\$176,036	\$22,111	\$0	\$0	

Sportsgrounds, Parks & Public Toilets	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Vandalism	Natural Disaster & Pothole Expenditure to Date	Comments
Sportsground Maintenance	\$391,477	\$293,607.75	\$276,118	\$17,490	\$1,922	\$0	
Parks & Gardens Maintenance	\$307,863	\$230,897.25	\$28,872	\$2,026	\$14,167	\$0	
Public Toilets Maintenance	\$281,042	\$210,781.50	\$178,391	\$32,391	\$6,453	\$0	

NB : Sportsground Maintenance excludes annual GHC contribution payment

ORDINARY MEETING OF GREATER HUME COUNCIL
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ON WEDNESDAY, 23 APRIL 2025

Major Projects Expenditure:

Project	Budget	YTD	Committed	Total	% Budget Expended	% Work Completed	Comments
2024-2025 Resealing Program	\$2,185,208	\$2,133,382		\$2,133,382	97.63%	100%	Resealing has been completed
2024-2025 Gravel Resheeting Program	\$1,706,700	\$992,948	\$453,362	\$1,446,310	58.18%	80%	Gravel resheeting is progressing with only 3 roads to complete, invoices are still to be finalised for LRCIP Projects.
Brocklesby Balldale Road Rehab - Stage 1 & 2	\$4,671,579	\$4,543,243	\$128,335	\$4,671,578	97.25%	98%	Stage 2 is programmed to have the final km sealed mid-April and all work completed by end April 2025; project is on schedule.
Regional Emergency Road Repair Program	\$9,130,569	\$7,376,729	\$0	\$7,376,729	80.79%	80.79%	Works are Progressing as per Approved Project Plan
Jingellic Road - 5 Bridges/culverts	\$4,520,000	\$4,356,996	\$18,940	\$4,375,936	96.39%	97%	Work is continuing on the Wantagong Bridge widening.
Culcairn Residential Subdivision	\$3,217,391	\$2,712,235	\$38,255	\$2,750,490	84.30%	88%	External Fencing erected

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ON WEDNESDAY, 23 APRIL 2025

ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF MARCH 2025

ANNEXURE 19

ORDINARY MEETING OF GREATER HUME COUNCIL
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ON WEDNESDAY, 23 APRIL 2025

PART D

COMMUNITY MEETING- MINUTES

Attached in **ANNEXURE 20** are minutes of the following items:

- Brockelsby Hall Minutes AGM, 23 September 2024
- Culcairn Community Development Committee Minutes, 18 March 2025
- Walla Walla Hall Committee Meeting, 3 March 2025
- Culcairn Swimming Pool Committee Minutes, 19 March 2025

ORDINARY MEETING OF GREATER HUME COUNCIL
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