

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
HELD AT CULCAIRN COUNCIL CHAMBER, BALFOUR ST CULCAIRN
ON WEDNESDAY, 21 MAY 2025**

At the conclusion of the public forum the meeting opened at 6.00pm.

IN ATTENDANCE

Cr Hooper, Hicks, Lindner, Liston, Morton, O'Neill, Parker, Quinn, Schilg, Acting General Manager (& Director Environment and Planning), Director Engineering, Director Corporate and Community Services, Chief Financial Officer and Executive Assistant.

PRAYER

Councillor Cr Liston read a prayer to commence the meeting.

ACKNOWLEDGEMENT OF COUNTRY

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

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

Nil

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON 23 APRIL 2025

6857 RESOLVED [Cr. O'Neill / Cr. Morton]

That the Minutes of the Ordinary Meeting of Greater Hume Council held at Culcairn on Wednesday 23 April 2025 as printed and circulated to be confirmed as a true and correct record of the proceedings of such meeting.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

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ACTION REPORT FROM THE MINUTES

1. Page 2, 6049, PROPOSED CONTRIBUTION TO SEWER PUMPING STATION – YANKEE CROSSING ROAD, HENTY and Page 5 6660, VOLUNTARY PLANNING AGREEMENT PROJECT ALLOCATION Cr Schilg sought clarification as to the status of the 2 noting that they were both tasked to the former General Manager. Mr Kane responded that he had been continuing with completion of both and they were near completion. Cr, Parker added that as discussed in the recent ARIC meeting names should be replaced with position descriptions to which all agreed.
2. Page 7, 6778, VOLUNTARY PLANNING AGREEMENT PROJECT ALLOCATION Cr Schilg sought clarification as to progress. Mr Kane responded that all correspondence had been received, and Council has resolved to accept offer and that VPA is yet to be discussed. Action has been completed and will be updated.
3. Page 10 6045, VOLUNTARY PLANNING AGREEMENT FOR THE PROPOSED JINDERA BATTERY ENERGY STORAGE SYSTEM Cr Hooper commented that on page 20 of the last meeting the matter above, 6778, was returned to Council and resolved. Mr Kane concurred.

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

Nil

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MAYORAL MINUTE

REQUEST FOR URGENT DROUGHT DECLARATION AND GOVERNMENT SUPPORT COUNCILLOR:

Mayor Lea Parker

Background:

Across the Greater Hume Council, we are facing rapidly deteriorating climatic conditions. Rainfall has been significantly below average for consecutive months, leading to failed crops, dwindling water supplies, and increased financial stress on rural families and agricultural businesses. The emotional toll on our communities is becoming evident, with heightened anxiety and uncertainty about the future.

Although, Council has been actively seeking the declaration for some time local producers are calling for urgent action, and we as a Council must stand with them.

Despite repeated appeals from community members, no formal drought declaration has yet been made for our area. Without this recognition, our farmers and communities are being denied access to critical support and assistance.

One of the key support measures we need right now is **freight subsidies** — to help with the high cost of transporting feed, water, and other essentials. Without that, many producers simply won't make it through.

But it's not just about freight — we need access to the full range of drought assistance, and we can't do that until a formal declaration is made.

This is not just a rural issue—it is a regional crisis. Without immediate intervention, the long-term impacts on food production, local employment, and regional stability will be profound.

Conclusion:

We are calling on State and Federal Governments to hear the united voice of our community. We need recognition. We need support. And we need action — now.

This Council stands with every resident — on the land, in town, and across the region. Let this be a strong and clear message: we are in drought, and we need help.

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RESOLVED

6858

[Cr. Parker / Cr. Hooper]

That Council:

1. Acknowledge the severe and escalating drought conditions impacting all aspects of our community.
2. Formally write to the NSW Minister for Agriculture, Minister for Emergency Services, and relevant Federal departments to urgently request a drought declaration for our region.
3. Call for immediate access to support programs, including **fodder, freight and water subsidies**, mental health services, financial relief, and long-term recovery assistance.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

NOTICE OF MOTIONS

Nil

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OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. CARABOST HALL DECOMMISSIONING

6859 RESOLVED

[Cr. Hicks / Cr. Lindner]

That Council resolve that:

- 1) Works be undertaken on the Hall to restrict any access or use by the public-immediately.
- 2) Power to the Hall be disconnected by electrical provider immediately.
- 3) Initiate a community consultation process on the future of the Carabost Hall.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

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2. **2. 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.**

MOTION [Cr. O'Neill / Cr. Morton]

AMENDMENT [Cr Quinn / Cr Lindner]

That Council.

Impose a levy of \$10,000.00 per block be added to help cover the cost of infrastructure, wear and tear around the town of Jindera.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Lindner Quinn	Schilg Liston Morton O'Neill Parker Hooper Hicks		

ON BEING PUT TO THE VOTE, THE AMENDMENT WAS LOST.

6860 RESOLVED [Cr. O'Neill / Cr. Morton]

That Council resolves to:

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.

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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.

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.

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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 lighting;
- k) Indicative details of utilities (telecommunications);
- l) Cost summary report.

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.

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

5. Soil Contaminated Report and Remediation Works

The applicant must engage a suitably qualified Site Auditor to undertake a Statutory Site Audit and prepare a preliminary soil contamination report for the following proposed allotments, as shown on the 'Overall Plan' prepared by JCA Land Consultants, dated 21 January 2025, Drawing No. 28776, Sheet 1 of 2:

1. Lot: 3220
2. Lot: 3221
3. Lot: 3222
4. Lot: 3223

If the findings of the preliminary soil contamination report indicate that remediation works are required, the applicant must undertake the recommended remediation and validation works.

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Following completion of these works, the Site Auditor is to review the remediation and validation process and prepare a statement confirming that the works have been completed in accordance with:

- State Environmental Planning Policy No. 55 (Remediation of Land),
- Greater Hume Council Contaminated Land Management Policy, and
- The recommendations outlined in the preliminary soil contamination report.

This report must be submitted to Council for review and approval prior to the commencement of any development works on the subject allotments.

Reason: To ensure the site is suitable for the intended residential development and to comply with the State Environmental Planning Policy (Resilience and Hazards) 2021.

PART C – BEFORE SUBDIVISION WORK COMMENCE

6. 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](#).

7. 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](#).

8. 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](#).

9. 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.

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

10. 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.

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

PART D – DURING SUBDIVISION WORK

11. 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.

12. 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](#).

13. 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 SafeWorkNSW, 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

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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 SafeWorkNSW and NSW EPA.

14. 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.

15. Soil Contamination - Unexpected Finds

A suitable soil chemical analysis and investigation report must be provided if any evidence of contamination is identified on the subject site during works, **excluding the land area already addressed under Condition 5**. 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.

16. 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'.

Reason: To ensure the lots are filled and compacted.

17. 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.

18. 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

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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](#).

19. 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.

20. Dust Control Measures

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

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

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

21. 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.

PART E – BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

22. 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](#).

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23. 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.

24. Boundary Fence

Prior to the issue of the Subdivision Certificate for each stage, a Colorbond fence, no higher than 1.8 metres above natural ground level and in a neutral colour, must be erected along the northern boundary of proposed **Lots 3101–3103 and 3201–3210**.

The applicant must obtain written consent from each owner of the existing allotments that adjoin the rear boundaries of the proposed lots. Written correspondence must be submitted to Council confirming how this condition has been complied with.

Reason: To minimise the potential for any adverse environmental impact(s).

25. 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.**

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

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		2. Connection fees - Rate at time of SC lodgement per lot x 26
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Reason: To comply with Council's Development Contribution policies.

26. 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;

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.

III. 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.

IV. 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.

V. 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.

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Reason: To comply with the [*Environmental Planning and Assessment Act 1979*](#).

VI. 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.

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

VII. 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.

VIII. 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.

IX. 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.

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ONGOING USE FOR SUBDIVISION WORK

X. 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](#).

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.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Liston Morton O'Neill Parker Schilg	Quinn Lindner		

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GOVERNANCE

1. ALBURY WODONGA HEALTH – NEW SITE NEW HOSPITAL OR REDEVELOPMENT OF EXISTING HOSPITAL

6861 RESOLVED

[Cr. Lindner / Cr. Quinn]

Council resolves to.

Support the redevelopment of a new regional hospital for Albury Wodonga Health at the existing hospital located in Albury.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
HELD AT CULCAIRN COUNCIL CHAMBER, BALFOUR ST CULCAIRN
ON WEDNESDAY, 21 MAY 2025**

2. TENANCY 31 BALFOUR STREET, CULCAIRN – FUTURE LEASE BETWEEN PROPRIETOR OF FEED THE SOUL CAFE AND GREATER HUME COUNCIL

6862 RESOLVED [Cr. Quinn / Cr. Liston]

The Council resolves:

1. Retain a Café tenancy within 31 Balfour Street Culcairn.
2. Issue a letter to the existing proprietor of Feed the Soul Café that Council would subject to terms be prepared to enter into a lease agreement with a new proprietor of the café tenancy.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	DECLARING INTEREST
Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

3. GREATER HUME COUNCIL DRAFT COMMUNICATIONS PLAN 2025

This report was withdrawn.

4. APPOINTMENT OF DELEGATE – AUDIT RISK AND IMPROVEMENT COMMITTEE

6863 RESOLVED [Cr. Hicks / Cr. O'Neill]

That.

Councillor Kerry Morton be appointed to be a non-voting member of the Greater Hume Council Audit Risk and Improvement Committee.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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CORPORATE AND COMMUNITY SERVICES

1. POLICY DEVELOPMENT – REVIEW OF PAYMENT OF EXPENSES AND PROVISION OF FACILITIES TO MAYOR AND COUNCILLORS’ POLICY

6864 RESOLVED [Cr. Hicks / Cr/ Lindner]

That Council:

Adopt the draft Payment of Expenses and Provision of Facilities to the Mayor and Councillors Policy, as publicly exhibited.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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2. POLICY ADOPTION

6865 RESOLVED

[Cr. Hicks / Cr. Quinn]

That Council:

Adopt the updated policies as listed below:

- BYOD & Mobile Device Policy
- Bullying & Harassment Policy
- Workplace Grievance Policy
- Risk Management Policy

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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3. WAW CREDIT UNION, WALLA WALLA SERVICE LEVEL AGREEMENT

6866 RESOLVED [Cr. Quinn / Cr. Hicks]

That Council,

Authorise the General Manager to sign the Service Level Agreement between
Greater Hume Council and WAW Credit Union Walla Walla.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

4. INTERIM 2024/2025 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2025

6867 RESOLVED [Cr. Quinn / Cr. Hooper]

That Council note and approve the Interim Budget Review Statement as at 31 March 2025.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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5. DRAFT DELIVERY PROGRAM, OPERATIONAL PLAN & RESOURCING STRATEGY

6868 RESOLVED [Cr. Lindner / Cr. Morton]

That Council

1. Place the draft Delivery Program 2025-2029 incorporating draft Operational Plan 2025-2026 and budget, draft Resourcing Strategy 2025-2029, draft Fees and Charges 2025-2026 on public exhibition and accepts submissions until Thursday 19th June 2025
2. Staff prepare a further report outlining the outcomes of the public exhibition for presentation at the June 2025 Council Meeting.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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ENGINEERING

1. PROPOSED SPEED ZONE CHANGE – DIGHTS FOREST ROAD JINDERA

6869 RESOLVED

[Cr. Hicks / Cr. Lindner]

That Council:

1. Advise TfNSW that Council objects to the proposed speed zone change on Dights Forest Road proposed to be implemented due to inadequate consultation with the community.
2. Advise TfNSW to discuss with Council and formulate an appropriate level of engagement required with the community to discuss the proposed change and consider all submissions prior to any change being recommended or implemented.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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2. FINALISATION OF FUNKS PIT REHABILITATION

6870 RESOLVED [Cr. Hicks / Cr. Schilg]

That Council:

1. Endorse the work completed at both Funks Pit and Walla Walla Landfill in the rehabilitation and remediation of the facilities
2. Approve the additional allocation of \$193,390 from Councils Quarry and Rehabilitation Reserve to fund the additional testing undertaken and the proposed revegetation works to finalise the rehabilitation of Funks Pit and Remediation of The Walla Walla Landfill

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

3. DEED FOR RIGHT OF ACCESS – LOT 1 DP 1061549 PEDDLES HILL COOKARDINIA TR 19598

6877 RESOLVED [Cr. Liston / Cr. Schilg]

That Council:

Approve The Mayor and General Manager to execute the Deed Agreement for Right of Access to Peddles Hill TR 19598 under the Common Seal of Council.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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4. ENDORSEMENT OF COUNCIL CONTRIBUTION FOR HOLBROOK LEVEE & JINDERA FLOOD STUDY GRANTS

6872 RESOLVED [Cr. O'Neill / Cr. Liston]

That Council:

If the Grants are successful, Council contribute amounts of:

1. \$50,600.00 for Jindera Flood Study (DCCEEW)
2. \$413,400.00 for Holbrook Levee (DCCEEW) or \$413,400.00 for Holbrook Levee (Disaster Ready Fund Round 3)

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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5. PROPOSED LEASE ROAD RESERVE - LOT 1 DP 770448 - 19 SHAE ROAD MULLENGANDRA

6873 RESOLVED [Cr. Quinn / Cr. Hicks]

That Council.

1. Give public notice of its intention for the leasing of the road reserve adjoining 19 Shea Road Mullengandra (Lot 1 DP 770448).
2. Subject to no objections being received following public notice, Council enter a Lease with the landowner.
3. Authorise the Mayor and General Manager to execute the necessary documentation to affect the Lease under the Common Seal of Council.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Lindner Liston Morton O'Neill Parker Quinn Schilg			

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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OFFICERS' REPORTS – PART B – TO BE RECEIVED AND NOTED

CORPORATE AND COMMUNITY SERVICES

1. COMBINED INVESTMENT ACCOUNT – MONTH ENDED 30 APRIL 2025

6874 RESOLVED

[Cr Hicks / Cr Quinn]

That Council receives and note the report.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Liston Morton O'Neill Parker Quinn Schilg	Lindner		

2. GRANT SUBMISSIONS/STATUS REPORT

6875 RESOLVED

[Cr Hicks / Cr Quinn]

That Council receives and note the report.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Liston Morton O'Neill Parker Quinn Schilg	Lindner		

GOVERNANCE

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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1. RETURNS OF INTEREST – COUNCILLORS AND DESIGNATED PERSONS

6876 RESOLVED

[Cr Hicks / Cr Quinn]

That Council receives and notes the report

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Liston Morton O'Neill Parker Quinn Schilg	Lindner		

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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**PART C - ITEMS FOR INFORMATION
GOVERNANCE**

1. TOURISM AND PROMOTIONS REPORT – APRIL 2025

CORPORATE AND COMMUNITY SERVICES

1. GREATER HUME LIBRARY SERVICES
2. STATEMENT OF BANK BALANCES AS AT 30 APRIL 2025

ENGINEERING

1. MAY REPORT OF WORKS

ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF APRIL 2025

6877 RESOLVED

[Cr Hicks / Cr Quinn]

That Part C of the Agenda be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Liston Morton O'Neill Parker Quinn Schilg	Lindner		

PART D

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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COMMUNITY MEETING- MINUTES

1. CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE MINUTES 15 APRIL 2025

2. GEROGERY WEST AGM 15 JULY 2024

3. WALLA WALLA COMMUNITY HALL COMMITTEE MINUTES 7 APRIL 2025

6878 RESOLVED

[Cr Hicks / Cr Quinn]

That Part D of the Agenda be received and noted.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hooper Hicks Liston Morton O'Neill Parker Quinn Schilg	Lindner		

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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MATTERS OF URGENCY

MOTION

[Cr Hicks / Cr Lindner]

That Council.

Review the Community Development Contribution Plan as a Matter of Urgency.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Schilg	Hooper Lindner Liston Morton O'Neill Parker Quinn		

ON BEING PUT TO THE VOTE THE MOTION WAS LOST

MOTION

[Cr Schilg / Cr. Hicks]

That Council.

Under the recommendations of the OLG (Office of Local Government) advertising for a General Manager as soon as possible.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Schilg Lindner	Hooper Liston Morton O'Neill Parker Quinn		

ON BEING PUT TO THE VOTE THE MOTION WAS LOST

**MINUTES OF ORDINARY MEETING OF GREATER HUME COUNCIL
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There being no further business, the meeting concluded at 7.00pm.

THESE MINUTES WERE CONFIRMED at the Council meeting held on 25 June 2025 at which time the signature hereon was subscribed.

Cr Lea Parker
Mayor, Greater Hume Council