



Greater Hume Shire

To: «Name»

ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL

WEDNESDAY, 18 MAY 2016

NOTICE is hereby given that an Ordinary Meeting of the Greater Hume Shire Council will be held at 4.30pm at the Community Meeting Room, Library Complex, Library Court, Holbrook.

STEVEN PINNUCK
GENERAL MANAGER

ORDER OF BUSINESS TO BE CONSIDERED
REFER OVERLEAF

ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL

WEDNESDAY, 18 MAY 2016

BUSINESS TO BE CONSIDERED

1. PRAYER

2. ACKNOWLEDGEMENT OF COUNTRY

"I would like to acknowledge that this meeting is being held on the traditional lands of the Wiradjuri people, and pay my respect to elders both past and present".

**3. DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY INTEREST
(CONFLICT OF INTEREST)**

4. APOLOGIES

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING
- Minutes of the Ordinary Meeting of Council – 20 April 2016

6. ACTION REPORT FROM THE MINUTES

7. REPORTS FROM OFFICERS

PART A For Determination

- Environment and Planning
- Governance
- Corporate and Community Services
- Engineering Items

PART B For Information

- Governance
- Corporate and Community Services
- Engineering
- Environment and Planning

PART C For Information

8. MATTERS OF URGENCY

9. QUESTIONS ON NOTICE

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OFFICERS' REPORTS – PART A – FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. **DEVELOPMENT APPLICATION 10.2016.39 – APPLICATION FOR CHANGE OF USE – FERTILISER DISTRIBUTION ADDITION – LOT 18-19, 22-23 DP4045 – 56 WALLACE STREET HOLBROOK**

Report prepared by Building Surveyor - Russell Boyd

REASON FOR REPORT

Council has received a development application from AgNVet Services to convert a Garden Supply premises to a fertiliser distribution premises at Lot 18-19 & 22-23 DP 4045, 56 Wallace Street Holbrook. This application is being reported to Council because an objection to the proposal has been received by Council from an adjoining landowner.

REFERENCE TO DELIVERY PLAN ACTION

Strategy 3.1: To improve quality of life and sustain our populations.

DISCUSSION

Description of Proposal and Location

The proposal is to undertake a cosmetic upgrade to the existing building that fronts Wallace Street and install three 50 tonne fertilizer silos. The silos will have a height of 6.0 metres and be white in colour.

Lots 18, 19, 22 and 23 DP 4045, 56 Wallace Street Holbrook is a level allotment with no significant vegetation. It is bounded to the north by Wallace Street and west by Frampton Street. The Kala Court Retirement Village abuts the southern boundary and residential dwellings abut the eastern boundary.

A site plan showing the layout of the land and location of the proposed silos are attached at **ANNEXURE 1**.

CONSULTATION & REFERRAL PROCESS

The application was referred to adjoining landowners for their comments. One objection from an adjoining landowner was received by Council. Refer to **ANNEXURE 1**. **A joint submission was also received from the residents of Kala Court, please refer ANNEXURE 15.**

ASSESSMENT

The following represents an assessment of the application as required by Section 79C of the EP&A Act.

79C(a) The provisions of any current or draft environmental planning instrument, development control plan, or matters prescribed by the regulations

State Environmental Planning Policies

Nil.

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Local Environmental Plan:

Greater Hume Local Environmental Plan 2012

The *Greater Hume Local Environmental Plan 2012* ("the LEP") is the principal environmental planning instrument applicable to the property. The relevant matters of the LEP are addressed as follows.

Zoning

The subject land is zoned RU5 Village by the LEP. The objectives of the RU5 zone are:

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

The objectives of the RU5 zone are aimed at encouraging a range of urban development opportunities to support village locations. The proposal can be categorised as a retail premises which includes rural supplies and is permitted with consent within the RU5 zone

Greater Hume Development Control Plan

Nil.

GREATER HUME SHIRE COUNCIL SECTION 94A PLAN

Council has in place a shire-wide Section 94A plan that requires a developer contribution for most development applications.

No contribution is applicable for this application.

79C(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.

The following table assesses the likely impacts of the development.

ISSUE	ACCEPTABLE	COMMENT
Context & setting	✓	The subject land is located on the southern side of Wallace Street. The surrounding context presents a mix of residential land uses to the south, east and west. The land to the north is vacant land.
Access & parking	✓	The subject land is considered to have suitable access arrangements to the site, with the submitted plans indicating an access from Wallace Street. Internally, the proposal provides adequate provision for truck and machinery working space and onsite parking.
Roads & traffic	✓	Wallace Street is controlled and maintained by Council. A site inspection indicates that the road infrastructure is considered adequate to accommodate the vehicle movements.

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HOLBROOK [CONT'D]

ISSUE	ACCEPTABLE	COMMENT
Utilities	✓	All utilities are available to site.
Heritage	✓	The subject site does not contain any identified heritage items. The land is also not within any heritage conservation area.
Stormwater	✓	None.
Soils & erosion	✓	Potential for erosion is minimal as the site is level and no excavation will take place.
Flora & fauna	✓	No impacts from the new use of the site.
Flooding	✓	Investigations on flooding indicate that the site is not affected by flooding.
Bushfire	✓	The subject land is not bushfire prone.
Technological hazards	✓	None. The storage of granular chemical fertilizer in silos does not pose a hazard to the public, staff or adjoining residents.
Safety, security & crime prevention	N/A	None.
Privacy	✓	None.
Landscaping	✓	No change to the existing landscaping is proposed apart from additional aggregate being placed on the driveway surfaces.
Overshadowing	✓	None.
Land resources	N/A	None

79C(c) The suitability of the site for the development.

The proposed development involves internal cosmetic upgrading of the building that faces Wallace Street and the erection of three 6.0 metre high, 50 tonne silos and is considered to be appropriate for such an activity given its position at the urban fringe of Holbrook.

Issues considered in the Development Application assessment are:

Noise impacts

Minor vehicle and truck movements are expected during normal business hours. Proposed conditions imposed on the development approval will limit adverse noise impacts on adjoining residential buildings.

Traffic impacts

No traffic impacts anticipated due to the limited amount of anticipated vehicle movements to and from the site.

Amenity

The proposal will not have an adverse effect on the amenity of the area and the streetscape due to the limited number of truck movements delivering or picking up product.

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HOLBROOK [CONT'D]

Environmental Risks

Nil, the storage and sale of granular fertiliser at the site will not pose a risk to the site or surrounding area.

The storage of chemical fertilisers in silos is the recommended means for the storage of fertiliser by separating the fertiliser from contamination by other materials and deterioration caused by dampness or sunlight.

Suitability of site and alternatives

The site is a minor continuation of the previous use of the land. Instead of the storage and sale of bulk sand, soil, mulch and other garden supplies, the new use will be the storage and sale of bulk fertiliser. The applicant has stated that this site best suits the current business model that they use.

Flora and Fauna impacts

There are no fauna impacts by the proposed use of the land.

Waste disposal

Collection of a skip bin once a month and Council weekly rubbish pickup is the only waste generated under the current business practice.

Social and economic impacts

No adverse social or economic impacts on the land or surrounding area.

Natural hazards

None; the site is not flood prone or bushfire prone land.

79C(d) Any submissions made in accordance with this Act or the regulations.

The application was referred to adjoining landowners for comment.

Council received one submission to the proposal from an adjoining landowner.

Following completion of the notification period, Council sought clarification from the applicant from the matters raised in the submission.

The issues raised in the submissions were summarised in the earlier section of this report, however for the purposes of providing a response to these submissions, the issues have been grouped by specific concerns;

Extra volume of heavy transport

Concerns were raised in relation to the potential traffic impacts entering and leaving the premises.

In response the applicant has estimated a total of 40 B double truckloads for deliveries per year. The majority of these truck movements will be between March – September.

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Creation of extra dust

Concerns were raised on the potential to create a substantial increase in dust generated from the site.

In response the applicant will be placing a large diameter stone (14mm) over the driveways and standing areas to minimise any dust being generated from the site. Furthermore, the applicant has advised it has a WHS requirement to limit vehicle speeds to 10kph within the property.

The fertiliser will be loaded and unloaded using enclosed conveyors. The product is granular in nature and it is anticipated that no dust will be generated in handling the product.

Loss of resale opportunities for neighbouring properties

This concern is not a consideration for the NSW Planning system.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

In making a decision as the consent authority under the EP&A Act, Council can:

1. approve the application, subject to conditions;
2. defer the application for further information or redesign; or
3. refuse the application.

After considering the requirements of Section 79C of the EP&A Act, the proposal is recommended for approval subject to the following conditions:

RECOMMENDATION

Pursuant to section 81(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the following conditions of consent, Council approve the change of use of the existing site to a fertiliser distribution use at Lots 18,19,22 and 23 DP 4505, 56 Wallace Street Holbrook:

RECOMMENDED CONDITIONS:

APPROVED PLANS

1 Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans, except as modified in red by Council and/or any conditions of this consent.

2 Time Period of Consent

This consent will lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

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HOLBROOK [CONT'D]

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

3 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.

Construction works that are carried out in the open that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties is to be restricted to the above hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines.

In the event that the demolition/construction relates to works inside the building and does not involve external walls or the roof, and do not involve the use of equipment that emits noise then the works are not restricted to the hours stated above. The provisions of the Protection of the *Environment Operations Act, 1997* in regulating offensive noise also apply to all construction works.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Greater Hume Shire Council or an accredited certifier.

4 Construction – Maintenance and Clearing of Site

The site shall remain clean and all waste building materials and the like shall be contained within the site boundaries. The site is to be cleared of all building refuse and spoil immediately after completion of the works.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Greater Hume Shire Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

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HOLBROOK [CONT'D]

5 Kerb and Gutter Protection

Prior to the commencement of any works on site, the developer shall provide and lay adequate footpath, kerb and gutter protection at all points of entry to the site in accordance with Council's Code of Protection of Footpaths and Erection of Hoardings. This protection shall be maintained in good condition throughout the course of construction.

6 Erosion and Sedimentation Control

Prior to the commencement of any works on site, controls shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

7 Toilet Facility

Prior to the commencement of any works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility, or to an alternative sewage management facility (chemical closet) approved by Greater Hume Shire Council.

PRESCRIBED CONDITIONS OF CONSENT

The following conditions are known as "Prescribed Conditions" and are required by the Environmental Planning and Assessment Regulation 2000 to be imposed as part of any development consent whether or not they are relevant to the development approved under this consent. Please do not hesitate to contact staff in Council's Development Department who will be happy to advise you as to whether or not the conditions are relevant to your consent.

8 All building work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).

9 In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of the Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

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HOLBROOK [CONT'D]

- 10** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
- in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of the Act,
 - in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

- 11** A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- showing the name, address and telephone number of the principal certifying authority for the work, and
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work is being carried out and must be removed when the work has been completed.

NOTE: This condition does not apply to building work that is carried out inside an existing building that does not affect the external walls of the building.

- 12** Any development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.

NOTE: The condition referred to in sub clause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

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HOLBROOK [CONT'D]

13 Submission of an Annual Fire Safety Certificate

The owner of any building in which fire safety measures are installed, must cause the Council to be given an annual fire safety statement, within 12 months after the last such statement or final fire safety certificate was issued.

The certificate shall certify:

- a. that each essential fire safety measure has been assessed by a properly qualified person and was found, at the date of assessment, to be capable of performing to a standard not less than that required by the current fire safety schedule.
- b. that a properly qualified person has inspected the building and has certified that, as at the date of inspection, the condition of the building did not disclose any grounds for a prosecution under Division C.

NOTES:

1. *As soon as practicable after an annual fire safety statement is issued, the owner of the building to which it relates:*
 - (i) *must cause a copy of the statement (and current fire safety schedule) to be given to the Commissioner of NSW Fire Brigades, and*
 - (ii) *Must cause a further copy of the statement (and current copy of the current fire safety schedule) to be prominently displayed in the building.*
2. *A "fire safety measure" is defined as any measure (including any item of equipment, form of construction or fire safety strategy) that is or is proposed to be, implemented in the building to ensure the safety of persons using the building in the event of fire.*

14 Storage of Combustible Materials

That the storage of combustible materials both above and below stairs or decks is to be avoided.

15 Hours of Operation

The hours of operation of the development are limited to 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturday.

16 No Advertising Approved

No advertising signage is to be erected on the land without prior Council consent.

17 External Lighting not to cause a nuisance

All exterior lighting associated with the development shall be designed and installed so that no light shall be cast onto any adjoining property.

18 Display of Goods not permitted outside property

Materials, goods or advertising structures are not to be stored, placed or displayed anywhere outside the property.

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HOLBROOK [CONT'D]

19 Vehicles driven in a forward direction

All vehicles must be driven in a forward direction at all times when entering or leaving the premises.

20 Disabled Access

Access for disabled people shall be provided in the building or portion of the building in accordance with Clause D3.2, D3.3, and Table D3.2 of the BCA and to the standards set out in AS 1428.1.

21 Unreasonable Noise and Vibration

The approved development must not adversely affect the amenity of the neighbourhood in any way, including:

- a. The appearance of any building, works or material used;
- b. The parking of motor vehicles;
- c. The hours of operation;
- d. Electrical interference;
- e. The storage of chemicals, gasses or other hazardous materials; or
- f. Emissions from the site.

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2. **DA10.2015.71 – DIESEL TANK, DISPENSER AND ERECT NOISE REDUCING FENCE – LOT 72-75 DP12560 29 RAILWAY PARADE HENTY – APPLICANT RJ SINCLAIR PTY LTD**

Report prepared by Director Environment & Planning – Colin Kane

REASON FOR REPORT

Council is in receipt of an application for the installation of a 30,000 Lt above ground self bunded diesel tank, covered fuel dispensing area and erect noise reduction fencing along the rear boundary. This report represents an assessment of the application under the Environmental Planning and Assessment Act 1979 ("the Act").

This application is being reported to Council because the development was notified in accordance with Council's procedures and 3 submissions were received in response to that notification. Additional plans were subsequently notified and 2 submissions were received.

REFERENCE TO DELIVERY PLAN

Strategy 7.8 Provide efficient and effective environmental health and building services to the community.

Action 7.8.1 Process all developments applications as submitted.

DISCUSSION

On 27 July 2015 Council received this development application which was submitted to comply with a Council Order. Council served that Order in response to complaints that a rear fence had been removed so that vehicles could manoeuvre to access a newly installed aboveground diesel tank. The reasons for the order are provided below:

- A diesel tank and associated bowser had been installed without development consent where development consent is required. The use of the diesel tank and associated bowser is causing heavy vehicles to manoeuvre in close proximity to residences and to traverse down a laneway which is not designed for these vehicles.

The submitted application was for the installation of a 30,000 Lt above ground self bunded diesel tank and dispensers to replace an existing above ground diesel tank and dispenser and reinstatement of an existing rear boundary fence.

The application was notified in accordance with Council's procedures and in response to that notification a number of submissions were received. The submissions will be discussed later however they were the catalyst for a letter requesting additional information from the applicant. The information that Council required is shown below:

1. Provide a design from a qualified engineer for dust suppression measures that will include concrete paving and stormwater drainage for the vehicle turning and driveway areas used to serve the new bowser and diesel tank.

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2. Provide details of the construction of the new fence at the rear of the property to alleviate concerns from an adjoining property owner you will have to design the fence as an acoustic barrier as it appears that the increased truck movements in a previously unused part of the allotment are creating a nuisance to adjoining landowners. A copy of the acoustic engineers report is to accompany the fence design submitted to Council for approval.

A noise assessment was subsequently received by Council which indicated that noise levels would be acceptable providing a 4.8 metre high solid fence was erected along the rear boundary. The noise assessment provided the following advice in its recommendations that Council needs to consider:

Intrusive noise limits are assessed outside the residential premises at a point near the shared boundary. It may be considered unreasonable to impose a screen height of 4.8 metres in order to meet an external noise limit between 10 pm and 7 am as it is unlikely that any residents will be located outside at this time.

Consideration should be given to the potential cost of the sound barrier screen, the similar level of noise emission from passing trucks on Railway Parade, the small number of receptors affected, and that sleep awakening are unlikely to occur. The sound barrier screen is not required to reduce noise limits inside the residential premises to meet sleep disturbance noise limits at night.

Council may therefore consider that reducing external intrusive noise levels to meet the day or evening limits is acceptable and more practicable.

It should also be noted that the adjoining service station also operates 24 hours and has an external diesel fuel tank which services trucks entering the site in similar fashion. The residences behind the neighbouring service station site will be equally affected, if not more so, given there are no structure on their respective boundaries, by the neighbouring service station.

Therefore unless the sound barrier screen extends along the entire length of the neighbouring service stations eastern boundary as well, the noise levels experienced by residential receptors will not appreciable decrease.

The author considered the abovementioned recommendations and determined that a 4.8 metre fence would not be practical in this situation because the service stations have been present at the site for decades and there would be impacts from the adjacent Olympic Highway. Also the author recognised that there would be a need for the neighbouring service station to erect a similar noise barrier and to facilitate this outcome the author has spoken to the owners of that business. After consultation with the noise consultant, Council requested the following further information:

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DA10.2015.71 – DIESEL TANK, DISPENSER AND ERECT NOISE REDUCING FENCE – LOT 72-75 DP12560 29 RAILWAY PARADE HENTY – APPLICANT RJ SINCLAIR PTY LTD [CONT'D]

1. Provide plans which indicate that the rear fence will be replaced with a 3.5 metre high single skin colorbond fence where a suitable prepainted finish is shown on both sides. The fence needs to be able to be built so if necessary it can be lined on both sides of the supporting frame. The fence is to commence at the property's northern boundary and extend a suitable distance past the northern edge of the buildings.
2. Provide engineering plans for the abovementioned fence.
3. Provide plans for a suitable sized concrete apron to be located at the filling points of the diesel and AD Blue additive. The concrete apron is to be covered to prevent the ingress of stormwater and drained to a collection sump with a minimum capacity of 2000 litres.

When the abovementioned information was supplied (see **ANNEXURE 2**) then Council renotified the application. A number of submissions were made that were opposed to the noise reducing fence and renewing concerns about raised dust.

The application has been assessed against the relevant matters for consideration under Section 79C as discussed below:

79C(a) the provisions of any current or draft environmental planning instrument, development control plan, or matters prescribed by the regulations.

Environmental Planning and Assessment Act (EP&A Act)

The applicant has advised that the proposal is not identified as either designated development or integrated development pursuant to Sections 77A and 91 of the (EP&A Act).

State Environmental Planning Policies (SEPP's)

An assessment of the proposal against the State Environmental Planning Policies has revealed that none of the policies impose requirements that are of relevance to this proposal.

Local Environmental Plan

Objectives of RU5 Village Zone

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

Once the noise barrier is installed and other measures to minimise dust are undertaken then the proposal will not derogate from the objectives of the zone. Service stations are a permitted use in this zone under the Greater Hume Local Environment Plan 2012 (the GHLEP 2012).

Clause 6.7 of the LEP relates to the provision of essential services and it is considered that necessary services are appropriately provided for this development.

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Greater Hume Development Control Plan 2013

As the proposal is for alteration to an existing development the development controls within the Greater Hume Development Control Plan are not particularly relevant.

Greater Hume Development Contributions Plan Section 94A Environmental Planning and Assessment Act 1979

On 28 November 2012 the abovementioned plan commenced and is a development levy on eligible development across the entire shire. Under the provision of the plan, Council can impose a condition of consent requiring payment of up to 1% of the development cost on this application.

79C(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

ISSUE	ACCEPTABLE	COMMENT
Context & setting	✓	The proposal will not be out of context because it is an alteration to existing development. The addition of the noise reducing boundary fence at 3.5 metres in height will minimise noise impact without reducing the amenity of the area.
Access & parking	✓	The applicant has submitted turning circles which indicate that B doubles will be able to access the facilities without reversing. There is sufficient parking on the site.
Roads & traffic	✓	There is no additional traffic generated by the proposal and therefore no change to the impacts on the road network.
Utilities	✓	The following services are provided being reticulated water and sewer, electricity and telecommunications.
Heritage	✓	The subject land contains no known European or Aboriginal heritage items.
Stormwater	✓	A new stormwater drain will divert water that previously entered the neighbouring site.

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ISSUE	✓ ACCEPTABLE	COMMENT
Soils & erosion	✓	Proposed conditions of consent will minimise adverse effects during the construction of the proposal. After the proposal is completed there will be no great risk of erosion or soil degradation.
Flora & fauna	✓	No native vegetation will need to be removed.
Flooding	✓	Flooding will not affect the proposal.
Bushfire	✓	N/A.
Social	✓	There are no adverse social consequences anticipated to arise from the proposed development. A reduction in noise impacts will benefit nearby neighbours.
Economic	✓	No substantial economic gains.
Technological hazards	N/A	None.
Safety, security & crime prevention	N/A	None
Privacy	✓	The proposed development will not impinge on the privacy of occupants on another allotment.
Landscaping	✓	Provided as per the DCP.
Overshadowing	N/A	None.
Land resources	✓	There are no foreseeable land resource issues.

79C(c) The suitability of the site for the development

The proposal is an alteration to the service station which has been in operation for decades. The proposal is suitable development for the character of the area. The impacts of the development have been discussed and found to be acceptable.

79C (d) any submissions made in accordance with this Act or the regulations

From the original notification and then the re-notification there has been five submissions (**ANNEXURE 2**) made in relation to this development application and the issues raised within those submissions are addressed in the table overleaf:

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Area of Concern	Response
Noise emanating from the business and trucks travelling along the laneway.	<p>A noise assessment was required to be supplied which indicates that noise will be within acceptable limits if a 4.8 metre noise barrier was erected along the rear boundary.</p> <p>This issue was discussed previously and it has been determined that a 3.5 metre high barrier would be more suitable in this location.</p> <p>The erection of the barrier will be required by Council of both service station owners.</p> <p>This measure will prevent vehicles leaving either site via the rear laneway.</p> <p>The re-notification resulted in several submissions indicating that the barrier will be too high. However there is no practical means to minimise noise other than the barrier. Failure to install the barrier correctly at this point of time may mean that Council has limited ability to intervene in the future should noise become an issue.</p> <p>It is felt that the height of the barrier on the far side of the laneway from the objectors should have minimal impacts other than being visible from the rear of their dwellings.</p>
Dust emanating from the manoeuvring of heavy vehicles.	<p>This issue could be addressed by conditions of consent requiring the sealing of the turning path of the heavy vehicles. Unfortunately the neighbouring service station does not have this provision. However they do have a thick coverage of relatively large sized blue metal aggregate.</p> <p>The erection of the fence will prevent entry to the laneway which should assist in minimising the dust issue.</p>
Flood lights are being directed into the rear of a dwelling.	To address this situation a condition of consent can require the spillage of light to be minimised.
Water is being directed onto the neighbouring service station.	A new drain along the boundary is shown on the plans which should address this issue.

79C (e) The Public Interest

There appears to be nothing to suggest that the development proposal is not in the public interest. The proposed works will improve the environmental performance of the existing service station by minimising noise and dust impacts.

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CONCLUSION

This assessment has demonstrated that the development proposal is consistent with the relevant planning provisions and is worthy of Council's support.

RECOMMENDATION

Pursuant to section 81(1)(a) of the Environmental Planning and Assessment Act 1979 Council resolve to approve the installation of a 30KL above ground self bunded diesel tank, covered fuel dispensing area and noise reducing fencing at Lots 72-75 DP12560, 29 Railway Parade Henty subject to the following conditions of consent:

PLANNING CONDITIONS

APPROVED PLANS

1 Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans, except as modified in red by Council and/or conditions of this consent.

2 Time period of consent

This consent will lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by a Certifying Authority. The Certifying Authority can be either Greater Hume Shire Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

3 Approval required prior to the issue of construction certificate

The following documentation is to be submitted to Council or the Accredited Certifier, prior to the granting of the construction certificate:

- a. Plans and specifications designed by a structural engineer of the proposed noise barrier/fence that is to be erected along the rear boundary.
- b. Details of the bitumen sealing (or similar) of the swept path of the heavy vehicle accessing the site.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements.

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A Certifying Authority can either be Greater Hume Shire Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

4 Construction Certificate Required

Prior to the commencement of any works, a construction certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a construction certificate can be made to Council on (02) 6036 0100

5 Appointment of a Principal Certifying Authority

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

- a. appoint a Principal Certifying Authority.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

6 Erosion and Sedimentation Control

Prior to the commencement of any works on site, controls shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

7 Interim / Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

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GENERAL CONDITIONS – DEVELOPMENT PLANNING

8 Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.

9 Vehicles driven in a forward direction

All vehicles must be driven in a forward direction at all times when entering or leaving the premises.

10 Stormwater

All stormwater drainage from the site shall be directed to the table drain and not create a nuisance for any adjoining landholders.

11 The approved development must not adversely affect the amenity of the neighbourhood in any way, including:

- g. The appearance of any building, works or material used;
- h. The parking of motor vehicles;
- i. The hours of operation;
- j. Electrical interference;
- k. The storage of chemicals, gasses or other hazardous materials; or
- l. Emissions from the site.

12 All external lighting of the site, including to parking areas and buildings, must be located, directed, baffled and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

13 The acoustic fences are to be maintained at all times to the satisfaction of the Council.

14 Submission of an Annual Fire Safety Certificate

The owner of any building in which fire safety measures are installed, must cause the Council to be given an annual fire safety statement, within 12 months after the last such statement or final fire safety certificate was issued.

The certificate shall certify:

- a. that each essential fire safety measure has been assessed by a properly qualified person and was found, at the date of assessment, to be capable of performing to a standard not less than that required by the current fire safety schedule.
- b. that a properly qualified person has inspected the building and has certified that, as at the date of inspection, the condition of the building did not disclose any grounds for a prosecution under Division C.

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NOTES:

1. *As soon as practicable after an annual fire safety statement is issued, the owner of the building to which it relates:*
 - (i) *must cause a copy of the statement (and current fire safety schedule) to be given to the Commissioner of NSW Fire Brigades, and*
 - (ii) *Must cause a further copy of the statement (and current copy of the current fire safety schedule) to be prominently displayed in the building.*
2. *A "fire safety measure" is defined as any measure (including any item of equipment, form of construction or fire safety strategy) that is or is proposed to be, implemented in the building to ensure the safety of persons using the building in the event of fire.*

GENERAL CONDITIONS – ENVIRONMENTAL & HEALTH

15 Trade Waste

Applicant will require submission of a Trade Waste Application to Greater Hume Shire Council (GHSC) and upon approval enter into a Trade Waste Agreement with GHSC.

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3. DA10.2016.31 – REPLACEMENT OF THE KILN AIR POLLUTANT SCRUBBING PLANT – PT4 DP581243 HUESKE ROAD JINDERA – APPLICANT BLUEPRINT PLANNING

Report prepared by Director Environment & Planning – Colin Kane

REASON FOR REPORT

Council is in receipt of an application for the replacement of a kiln air scrubbing plant and this report represents an assessment of the application under the Environmental Planning and Assessment Act 1979 ("the Act").

This application is being reported to Council because the development was notified in accordance with Council's procedures and a submission was received in response to that notification.

REFERENCE TO DELIVERY PLAN

Strategy 7.8 Provide efficient and effective environmental health and building services to the community.

Action 7.8.1 Process all developments applications as submitted.

DISCUSSION

This development proposal involves the installation of a new air pollutant scrubbing plant for an existing brick kiln exhaust stack and ancillary access works for servicing and maintenance (the Proposal). The works are planned in response to the pollution reduction program agreed to between Boral CSR Bricks and the Environmental Protection Authority to minimise fluoride emissions to the atmosphere.

Details of the proposed replacement kiln air scrubbing plant are included as **ANNEXURE 3**.

The application has been assessed against the relevant matters for consideration under Section 79C as discussed below:

79C(a) the provisions of any current or draft environmental planning instrument, development control plan, or matters prescribed by the regulations.

Environmental Planning and Assessment Act (EP&A Act)

The applicant has advised that the proposal is not identified as either designated development or integrated development pursuant to Sections 77A and 91 of the (EP&A Act).

The applicant advises pursuant to Division 10 of Part 4 of the EP&A Act 1979 the proposal is development relating to an existing use and this statement is supported because the land use has been in continual operation at the site since before 1979.

State Environmental Planning Policies (SEPP's)

An assessment of the proposal against the State Environmental Planning Policies has revealed that none of the policies impose requirements that are of relevance to this proposal.

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DA10.2016.31 – REPLACEMENT OF THE KILN AIR POLLUTANT SCRUBBING PLANT – PT4
DP581243 HUESKE ROAD JINDERA – APPLICANT BLUEPRINT PLANNING [CONT'D]

Local Environmental Plan

Objectives of RU4 Zone

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

Despite the brickworks being an existing use it is considered that the proposed replacement of the kiln air scrubbing plant and undertaking ancillary works does not derogate from the objectives of the zone. It will also be shown that the proposal will not be a cause of land use conflict with adjoining agricultural land uses.

As mentioned the site is zoned 'RU4' Primary Production Small Lots Zone by the Greater Hume Local Environment Plan 2012 (the GHLEP 2012). From the definitions the existing land use (the brick works) is defined as "heavy industry" and then the land use table indicates that "heavy industry" is prohibited.

However as mentioned it is accepted that the brickworks are an existing use and under the provisions of Clause 41 and 43 of the Environmental Planning and Assessment Regulations 2000 the existing use may be altered or extended to replace the kiln air scrubbing plant and undertaking ancillary works subject to Council granting a development consent.

Clause 6.7 of the LEP relates to the provision of essential services and it is considered that necessary services are appropriately provided for this development.

Greater Hume Development Control Plan 2013

The Greater Hume Development Control Plan has development controls that relate to the proposal. Within the planning report the applicant has undertaken an assessment of these controls and indicated that the development complies. The assessing officer is of the opinion that the development generally complies with the requirements of the Development Control Plan.

Greater Hume Development Contributions Plan Section 94A Environmental Planning and Assessment Act 1979

On 28 November 2012 the abovementioned plan commenced and is a development levy on eligible development across the entire shire. Under the provision of the plan, Council can impose a condition of consent requiring payment of up to 1% of the development cost on this application.

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DP581243 HUESKE ROAD JINDERA – APPLICANT BLUEPRINT PLANNING [CONT'D]

79C(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

ISSUE	ACCEPTABLE	COMMENT
Context & setting	✓	<p>The proposal will result in the replacement of the existing stack with another that is 14-17 metres high.</p> <p>Other works initiated by the scrubber installation will include:</p> <ul style="list-style-type: none"> • New kiln exhaust fan. • New connecting ductwork. • Removal of redundant concrete ramp. <p>The works will be undertaken on the eastern side of the brickworks and there should be little overall change to appearance of the existing facility.</p>
Access & parking	✓	<p>The proposal will not increase demand for parking as it does not generate additional employment or visitors to the site.</p> <p>The submission raised concerns about trucks turning to enter the site and that currently trucks are trafficking mud back onto Hueske Road. These issues will be discussed later in this report but access shall be acceptable with appropriate conditions of consent.</p>
Roads & traffic	✓	<p>There is negligible traffic generated by the proposal and therefore little pressure on the road network.</p>
Utilities	✓	<p>The following services are provided being reticulated water and sewer, electricity and telecommunications.</p>
Heritage	✓	<p>The subject land contains no known European or Aboriginal heritage items.</p>
Stormwater	✓	<p>No changes to the existing stormwater provisions are necessary.</p>

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ISSUE	ACCEPTABLE	COMMENT
Soils & erosion	✓	Proposed conditions of consent will minimise adverse effects during the construction of the proposal. After the building is completed there will be no great risk of erosion or soil degradation.
Flora & fauna	✓	No native vegetation will need to be removed.
Flooding	✓	Flooding will not affect the proposal.
Bushfire	✓	N/A.
Social	✓	There are no adverse social consequence anticipated to arise from the proposed development. However a reduction in pollutants will benefit the wider community.
Economic	✓	No substantial economic gains.
Technological hazards	N/A	None.
Safety, security & crime prevention	N/A	None.
Privacy	✓	The proposed development will not impinge on the privacy of occupants on another allotment.
Landscaping	✓	Provided as per the DCP.
Overshadowing	N/A	None.
Land resources	✓	There are no foreseeable land resource issues.

79C(c) The suitability of the site for the development

The proposal is a minor alteration to the brickworks which has been in operation for decades. The proposal is suitable development for the character of the area. The impacts of the development have been discussed and found to be acceptable.

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DP581243 HUESKE ROAD JINDERA – APPLICANT BLUEPRINT PLANNING [CONT'D]

79C (d) any submissions made in accordance with this Act or the regulations

There has been one submission (**ANNEXURE 3**) made in relation to the notification of this development application and the issues raised within that submission are addressed within the following table:

Area of Concern	Response
Will the new Kiln Air Scrubbing Plant be louder than the current equipment and what is the predicted noise levels.	A noise assessment was required to be supplied which indicates that the new fan is 4dBA louder than the previous unit at a distance of 1 metre. However at that property boundary the noise difference is stated as only increasing by 0.1dBA. The site is licensed with the EPA who monitor noise issues as a requirement of licensing the development. The EPA has advised Council that they don't have any issues with the proposed development.
In wet weather large trucks using the service road are trafficking large chunks of mud onto Hueske Road.	This issue will be addressed by conditions of consent requiring the first 30 metres from the road verge to be sealed. In addition a suitable cattle grid will be installed to remove the accumulated mud from the tyres of the vehicles.
Is there sufficient room for trucks to safely turn off Hueske Road into the service road. Currently there is a large tyre rut on the shoulder which is caused by this manoeuvre and the traffic on Hueske Road has increased significantly.	The service road has been located in the current position for considerable time. Council is unable to address this situation through conditions of consent however the Director of Engineering has advised that planned road works to Hueske Road will address this issue through shoulder widening.

79C (e) The Public Interest

There appears to be nothing to suggest that the development proposal is not in the public interest. The proposal is being implemented to improve the environmental performance of the brickworks which is certainly in the public's interest.

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External Referrals

The Environmental Protection Authority EPA provided the following comments with one being included by way of conditions of consent:

- Based on the available information the proposed works are related to a Pollution Reduction Program (PRP) under the Protection of the Environment Operations Act 1997 (POEO Act). The PRP requires Boral CSR to install an emissions control system to achieve the emission limits in the Protection of the Environment (Clean Air) Regulation 2010 and their Environment Protection Licence (EPL Number 1515). As these works are required to meet an existing licence condition the EPA does not propose any modifications to the licence.
- The proponent will need to ensure that waste products generated by the proposed works are classified in accordance with the Waste Classification Guidelines and disposed of to a facility lawfully able to receive the waste. The Waste Classification Guidelines are available on the EPS's website at <http://www.epa.nsw.gov.au/wasterregulation/classify-guidelines.htm>

CONCLUSION

This assessment has demonstrated that the development proposal is consistent with the relevant planning provisions and is worthy of Council's support.

RECOMMENDATION

Pursuant to section 81(1)(a) of the Environmental Planning and Assessment Act 1979 Council resolve to approve the replacement kiln air scrubbing plant at PT4 DP581243 Hueske Road Jindera, subject to the following conditions of consent:

PLANNING CONDITIONS

APPROVED PLANS

1 Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans, except as modified in red by Council and/or conditions of this consent.

2 Time period of consent

This consent will lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

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PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by a Certifying Authority. The Certifying Authority can be either Greater Hume Shire Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

3 Section 94A Levy Development Contributions

Prior to the issue of a construction certificate, a receipt for the payment to Greater Hume Shire Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority. The Section 94A Levy is calculated at 1% of the cost of development, as determined at the date of this consent. The total contribution to be paid has been calculated at \$14,000.

NOTE: This amount may change if there is a delay with payment of the levy, as the cost of works is to be indexed before payment to reflect quarterly variations in the Consumer Price Index (CPI).

4 Approval required prior to the issue of construction certificate

The following documentation is to be submitted to Council prior to the granting of the construction certificate:

- a. Plans and specifications of the access road which show the first 30 metres from the road verge being sealed and the provision of a suitable cattle grid.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Greater Hume Shire Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

5 Erosion and Sedimentation Control

Prior to the commencement of any works on site, controls shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

**ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL
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LIBRARY COURT, HOLBROOK
ON WEDNESDAY, 18 MAY 2016**

DA10.2016.31 – REPLACEMENT OF THE KILN AIR POLLUTANT SCRUBBING PLANT – PT4
DP581243 HUESKE ROAD JINDERA – APPLICANT BLUEPRINT PLANNING [CONT'D]

6 Construction Certificate Required

Prior to the commencement of any works, a construction certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a construction certificate can be made to Council on (02) 6036 0100

7 Appointment of a Principal Certifying Authority

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

- a. appoint a Principal Certifying Authority.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

8 Interim / Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

The attached application for Occupancy Certificate is to be completed and returned to Council 2 days prior to an inspection for an Occupation Certificate.

9 Vehicular Crossover

The typical rural driveway crossover shall be in accordance with Council's Specifications Drawing (see attached). All works associated with the vehicle crossover shall be inspected by Council's Engineering Department prior to any pouring of concrete. A Road Opening Permit will only be issued upon completion of "Road Opening Permit Application" (form attached) and payment of the fee applicable.

GENERAL CONDITIONS – DEVELOPMENT PLANNING

10 The approved development must not adversely affect the amenity of the neighbourhood in any way, including:

- a. The appearance of any building, works or material used;
 - b. The parking of motor vehicles;
 - c. The hours of operation;
 - d. Electrical interference;
 - e. The storage of chemicals, gasses or other hazardous materials; or
 - f. Emissions from the site.

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11 Vehicles driven in a forward direction

All vehicles must be driven in a forward direction at all times when entering or leaving the premises.

EPA REQUIREMENTS

External Referrals

The Environmental Protection Authority EPA provided the following comments with one being included by way of conditions of consent:

- 12** The proponent will need to ensure that waste products generated by the proposed works are classified in accordance with the Waste Classification Guidelines and disposed of to a facility lawfully able to receive the waste. The Waste Classification Guidelines are available on the EPA's website at <http://www.epa.nsw.gov.au/wasterregulation/classify-guidelines.htm>

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4. **DEVELOPMENT REVIEW REPORT UNDER SECTION 82A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 FOR - DEVELOPMENT APPLICATION 10.2016.16 – CONSTRUCT A SHED – LOT 707 DP1202940 – 81 COOGERA CIRCUIT JINDERA**

Report prepared by Building Surveyor – Russell Boyd

REASON FOR REPORT

The application seeks the review of Council's refusal of DA10.2016.16 which entailed the construction of a 300m² shed at the above property.

Amendments have been made to the development plans subject to the review process which has reduced the area of the shed by one complete bay to 240m².

REFERENCE TO DELIVERY PLAN ACTION

Strategy 7.8 Provide efficient and effective environmental health and building services to the community.

Action 7.8.1 Process all developments applications as submitted.

DETAIL OF PROPOSAL

The new proposal is to construct a new shed on vacant land within a new subdivision. This building will have colorbond walls and roof and have a floor area of 240m². Refer to **ANNEXURE 4**.

The height of the shed at the eaves is 3500mm and 4800mm at the ridge.

The proposed shed as designed will comply with the structural requirements of Building Code of Australia (BCA) as Class 10a building.

DISCUSSION

The property is situated at 81 Coogera Circuit which forms part of a new subdivision off Cassia Road which is off Hueske Road Jindera. The subject site is 2 hectares in size, relatively flat with no established trees.

The subject land is zoned R5 Large Lot Residential under the Greater Hume Local Environmental Plan 2012 is neither bushfire or flood prone nor has a biodiversity overlay.

The method of construction entails erecting a steel framed and colorbond clad building and will comply with the Building Code of Australia (BCA) as Class 10a building.

NOTIFICATION AND REFERRAL PROCESS

Adjoining landowners were notified of the amended proposal in writing.

No submissions have been received from the adjoining owners to the amended application.

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ASSESSMENT

The amended application has been assessed against the relevant matters for consideration under Section 79C of the EP&A Act as discussed below:

79C(a) The provisions of any current or draft environmental planning instrument, development control plan, or matters prescribed by the regulations

Local Environmental Plans

The subject land is zoned R5 Large Lot Residential under the Greater Hume Local Environmental Plan 2012. The relevant matters of the LEP are addressed as follows.

The objectives of the R5 zone are:

- To provide residential housing in a rural setting while preserving, and minimising the impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The proposed shed is permitted with consent within the LEP as long as the structure is deemed to be in keeping with the objectives of the LEP.

The Provisions of any Draft Environmental Planning Instrument that is or has been placed on Public Exhibition

Nil.

Development Control Plan

The Greater Hume Development Control Plan 2013 applies to the land.

The Greater Hume Development Control Plan 2013 states;

- a. The total floor area of an outbuilding or out buildings shall not exceed 150m².
- b. Outbuildings shall not exceed 5000mm in height.

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2 Residential Development:

STANDARD	ACCEPTABLE	COMMENT
2.1 Neighbourhood character	No	The proposed shed if constructed will be the only structure on the land. At the time that this report was written no application for a dwelling has been lodged with Council.
2.2 Streetscape	No	The proposed shed will be a stand-alone structure on the land until a dwelling is constructed on the land. The amended proposal will still be a prominent structure on the streetscape due to the overall length of the shed and lack of screening vegetation existing on the land. Extensive tree planting has been undertaken at the front of the allotment but this will take several years before they are large enough to effectively screen the shed from the street.
2.3 Site requirements	✓	The proposed shed together with a future dwelling will be well under the maximum 30% site coverage allowed.
2.4 Building heights	✓	The proposed shed wall height is 3.5m with the ridge height at 4.8m and is less than the maximum 5.0m above ground allowed.
2.5 Building setbacks	✓	The proposed shed exceeds all minimum setbacks from the front side and rear boundaries. No other issues.
2.6 Privacy and amenity	✓	No issues.
2.7 Landscaping	✓	Additional tree planting would be required on the southern boundary to screen the shed from adjoining properties. See condition 9 of recommended conditions.
2.8 Private open space	✓	No impacts.
2.9 Car parking and access	✓	No issues. Access exists from Coogera Circuit.
2.10 Earthworks and drainage	✓	No issues. The allotment is well drained and is served by a recently constructed Council table drain.

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STANDARD	ACCEPTABLE	COMMENT
2.11 Ancillary development	N/A	None.
2.12 Outbuildings	✓	The shed exceeds the maximum floor of 150m ² specified in the Greater Hume Development Control Plan 2013. It will not exceed 5m in overall height and exceeds setback requirements from allotment boundaries.
2.13 Development standards for particular land	✓	Council's Development Control Plan has a maximum limit for sheds on this site of 150m ² . The shed at 240m ² is still a very large structure. The shed complies with building height and setbacks from allotment boundary requirements.
2.14 Site facilities	N/A	None.
2.15 Security	✓	No issues.
2.16 Energy efficiency	N/A	No issues.

- 3 Industrial Development:**
Not applicable to this development.
- 4 Commercial Development:**
Not applicable to this development.
- 5 Township Structure Plans:**
Not applicable for this development.
- 6 Subdivision:**
Not applicable for this development.
- 7 Vegetation:**
Not applicable for this development.
- 8 Flood Liabile Land:**
Not applicable for this development. Flood Study for Jindera completed.
- 9 Heritage Conservation Areas:**
Not applicable for this development
- 10 Notification Policy:**
The development was re- notified to all adjoining properties. No submissions were received by Council to the latest advertising.
- 11 Site Specific Controls:**
Greater Hume Development Control Plan 2013.
- 12 Developer Contributions Plan:**
There is no contribution required pursuant to Council's Contributions Plan.

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79C(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

ISSUE	ACCEPTABLE	COMMENT
Context & setting	✓	The land owner provided a letter stating that he owns a caravan, boat, 6 cars, 5 motor bikes and large zero turn mower. It would be preferable to have these vehicles garaged and out of sight than have some of the vehicles garaged out in the open and detract from the visual amenity of the landscape.
Access & parking	✓	Access to the site is available from an existing public road.
Roads & traffic	✓	The existing public road (Coogera Circuit) is suitable to continue to service the development.
Utilities	✓	All are available to the property.
Heritage	N/A	None.
Stormwater	✓	Stormwater will be directed to the Coogera Circuit table drain.
Soils & erosion	✓	No issues.
Flora & fauna	✓	No impacts.
Flooding	✓	No issues. The allotment is not flood prone land.
Bushfire	N/A	None.
Technological hazards	N/A	None.
Safety, security crime prevention	N/A	None.
Privacy	✓	No issues.
Landscaping	✓	Tree planting has commenced at the front of the allotment that will partially screen the shed from the street. Should Council approve this application it is proposed to require additional landscaping to screen the shed from adjoining allotments.
Overshadowing	N/A	None.
Land resources	✓	There are no resources known to exist on the land.

79C(c) The Suitability of the Site for Development

A site inspection has been undertaken confirming that the property is suitable for the development having regard to the nature of the site and surrounding land use.

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79C(d) Any submissions made in accordance with this Act or the regulations

No submissions received in relation to this amended development application.

79C(e) The Public Interest

The erection of this size shed on the land will not be against the public interest in this instance.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

The proposed development is for the construction of a 240m² shed at 18 Coogera Circuit, Lot 707, DP 1202940, Jindera.

In response to public exhibition of the amended shed size, no submissions have been received by Council from the adjoining affected neighbours.

The development reflects the desired future character of development within the Jindera locality as envisioned under the Greater Hume Local Environmental Plan 2012. Through modifications made during the review period, the application has adequately addressed the reasons for Council's refusal and it is concluded that the reduction in floor area will not result in any detrimental impacts on the locality, adjoining properties or the surrounding environment. The proposal will fit appropriately with the existing neighbourhood character and is compatible within the streetscape in this regard. On balance the development is considered worthy of support.

In making a decision as the consent authority under the EP&A Act, Council can:

1. Approve the application, subject to the conditions,
2. Defer the application for further information or redesign, or
3. Refuse the application.

RECOMMENDATION

Pursuant to section 81(1)(a) of the Environmental Planning and Assessment Act 1979 Council grant consent to Development Application 10.2016.16 for construction of a proposed 240m² shed at 81 Coogera Circuit, Lot 707 DP1202940, Jindera with the following conditions:

RECOMMENDED CONDITIONS:

APPROVED PLANS

1 Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans, except as modified in red by Council and/or any conditions of this consent.

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2 Time Period of Consent

This consent will lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

3 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.

Construction works that are carried out in the open that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties is to be restricted to the above hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines.

In the event that the demolition/construction relates to works inside the building and does not involve external walls or the roof, and do not involve the use of equipment that emits noise then the works are not restricted to the hours stated above. The provisions of the Protection of the *Environment Operations Act, 1997* in regulating offensive noise also apply to all construction works.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Greater Hume Shire Council or an accredited certifier.

4 Compliance with Construction Certificate

All building works approved in this development consent must comply with the terms of the consent the plans, specifications and any other approved documents relevant to the approved Construction Certificate.

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5 Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

6 Use of Building

The building shall not be used for industrial, commercial or human habitation purposes without further consideration by Council.

7 Critical Stage Inspections

In accordance with Section 109E of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E(3)(d) Environmental Planning and Assessment Regulation 2000.

Note: A \$600 on the spot fine may be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

8 Stormwater Disposal

All stormwater shall be directed to the existing stormwater disposal system or alternatively to Coogera Circuit.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Greater Hume Shire Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

9 Landscaping Plan

Prior to the commencement of works, a landscaping plan to the satisfaction of the Certifying Authority shall be provided with sufficient tree planting on the southern boundary to adequately screen the shed from the adjoining property and the street.

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10 Construction Certificate Required

Prior to the commencement of any works, a construction certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a construction certificate can be made to Council on 02) 6029 8588.

11 Appointment of a Principal Certifying Authority

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

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

12 Notify Council of Intention to Commence Works

The applicant must notify Council, in writing of the intention to commence works at least two (2) days prior to the commencement of any works on site.

13 Erosion and Sedimentation Control

Prior to the commencement of any works on site, controls shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

14 Toilet Facility

Prior to the commencement of any works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility, or to an alternative sewage management facility (chemical closet) approved by Greater Hume Shire Council.

15 Sign During Construction

Prior to the commencement of works, a sign must be erected in a prominent position on site during construction:

- a. Stating that unauthorised entry to the work site is prohibited,
- b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and
- c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

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Note: A \$600 on the spot fine may be issued for non-compliance with this condition.

PRESCRIBED CONDITIONS OF CONSENT

The following conditions are known as “Prescribed Conditions” and are required by the Environmental Planning and Assessment Regulation 2000 to be imposed as part of any development consent whether or not they are relevant to the development approved under this consent. Please do not hesitate to contact staff in Council’s Development Department who will be happy to advise you as to whether or not the conditions are relevant to your consent.

- 16** All building work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
- 17** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of the Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- 18** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
- in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of the Act,
 - in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 19** A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- showing the name, address and telephone number of the principal certifying authority for the work, and
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

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Any such sign is to be maintained while the building work is being carried out and must be removed when the work has been completed.

NOTE: This condition does not apply to building work that is carried out inside an existing building that does not affect the external walls of the building.

- 20** Any development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (iii) protect and support the adjoining premises from possible damage from the excavation, and
 - (iv) where necessary, underpin the adjoining premises to prevent any such damage.

NOTE: The condition referred to in sub clause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

21 Interim/Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

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**5. VARIATION TO TENDER PRICE - HENTY SWIMMING POOL UPGRADE –
KEIGHTLY STREET HENTY**

Report prepared by Director Environment & Planning – Colin Kane

REASON FOR REPORT

To advise Council that a number of variations have been made to the scope of works for Stage 1 of the Henty Swimming Pool Upgrade which has altered the submitted price.

REFERENCE TO DELIVERY PLAN

Strategy 5.11 To maintain and improve our sports and recreation facilities.

DISCUSSION

Further consultation has been undertaken with users of the Henty swimming pool regarding the upgrading of the Henty Swimming Pool Complex. These discussions have resulted in a number of changes being made to a scope of works that will be undertaken and these changes including the cost are discussed below:

1. The 25 metre pool has been widened to 13 metres in width which will provide greater width of the lanes when the pool is being used for competition (\$35,180).
2. The second pool has been widened to 13 metres in width and at one end deepened to 600mm (\$11,200).
3. The pools will be tiled at a cost of \$25,000. Staff initially thought that this option would be cheaper than alternate linings, however this was an error in how the tender documents were interpreted.

There has been a reduction in costs due to the use of chlorination as the method of disinfection. It may also be that a small grandstand shown on the plans will be replaced with non-fixed seating leading to a reduction in cost.

The new scope of works for stage 1 increases the price of the project from \$693,300 to \$764,740 however the overall project is still predicted to be able to be completed within the allocated budget.

BUDGET IMPLICATION

The new scope of works increases Stage 1 of the project by \$71,380.

CONCLUSION

The changes to the pool will significantly improve the usability of the facility for a modest increase in cost. Despite higher costs, staff remain confident that both Stage 1 and 2 will be delivered within the overall allocated budget.

RECOMMENDATION

Council endorse the changed scope of works for Stage 1 has increased which has resulted in additional costs of \$71,380 for a total amended contract price of \$764,740.

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6. LOCAL HERITAGE PLACES ESTABLISHMENT GRANTS (FORMERLY LOCAL HERITAGE FUND) 2015-2016

Report prepared by Environmental Health & Building Surveyor - Bradley Peach and Council's Heritage Advisor - Robin Graham

REASON FOR REPORT

To inform Council of the applications for heritage grant funding received and to recommend the approval of the grant applications.

REFERENCE TO DELIVERY PLAN ACTION

Strategy 11.3 To leave visitors delighted with their visit.
Action 11.3.3 Improve the appearance of buildings and the facades of our building, particularly those that are of heritage value such as the museums.

DISCUSSION

The Heritage Office of NSW co-funds Council to make available annual dollar for dollar grants to owners of heritage listed properties and other worthy properties to assist and encourage these owners to undertake essential repair and or conservation works to their properties. The aim of this program is not only to help the conservation of these properties, but to raise public awareness of heritage, encourage investment in the community and the preservation of specialist trade skills.

No allocation has been identified in the 2015-2016 budget and funds for the heritage fund works are to be met from reserves until such reserves are expended.

Generally a policy of a maximum \$2,000 per grantee has been adopted.

Another two applications have been received to date as below:

No.	Property and nature of works	Value of Works proposed	Grant Application Request	Recommended Grant
5-15/16	Jindera School of Arts Community Hall Committee 109 Urana Street Jindera Hall frontage restoration and signage, painting and associated conservation works.	\$4,000.00	\$2,000.00	\$2,000.00
6-15/16	Culcairn Showground Committee Federal Street Culcairn Grandstand conservation works	\$11,727.00	\$2,000.00	\$2,000.00
TOTALS		\$15,727.00	\$4,000.00	\$4,000.00

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LOCAL HERITAGE PLACES ESTABLISHMENT GRANTS (FORMERLY LOCAL HERITAGE FUND)
2015-2016 [CONT'D]

BUDGET IMPLICATIONS

Nil. Works are funded from reserves.

CONCLUSION

Council's Heritage Advisor has assessed these applications and has recommended that the grants be approved. An assessment sheet for the application has been prepared and recommendations and suitable conditions of approval for the project have been made.

RECOMMENDATION

That Council approve:

- a. Heritage Fund Application 05-15/16 for the frontage restoration and signage, painting and associated conservation works to the Jindera School of Arts Hall, 109 Urana Street, Jindera for \$2,000.
- b. Heritage Fund Application 06-15/16 for conservation works to the grandstand at the Culcairn Showground, Federal Street, Culcairn for \$2,000.

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7. JINDERA LOW DENSITY RESIDENTIAL MASTER PLAN, URANA ROAD AND PIONEER DRIVE JINDERA

Report prepared by Consultant Planner - David Hunter, Habitat Planning

REASON FOR REPORT

A preliminary Master Plan for the Jindera Low Density Residential precinct has been prepared along with initial infrastructure design and cost analysis options. This report is presented to Council as an update on the progress of the Master Plan and future steps for implementation. It also provides recommendations to Council so that the preliminary processes for amendments to the LEP can be commenced.

REFERENCE TO THE DELIVERY PLAN

Nil.

DISCUSSION

Council resolved at the June 2015 ordinary meeting to undertake a master plan process to facilitate the orderly transition of Lots 4 and 6 DP240938, and Lots 30 and 31 DP1062153 in Urana Road and Pioneer Drive Jindera to Large Lot Residential. Council subsequently engaged a consultant team comprising Habitat Planning, Spiire and Peter Meredith Consulting to prepare the Master Plan.

The study area comprises four large lots in separate private ownership and is a prominent area on the southern urban fringe. It is expected that there will be short term interest for development of this precinct and Council's objective is to ensure an integrated development outcome is achieved. The full extent of the study area is identified as being within the R2 Low Density Residential zone and predominantly has a 4,000m² minimum lot size. The southern section of Lot 4 is within the RU4 Rural Small Holdings zone and has a minimum lot size zone of 80,000m² (8ha).

To assist with delivery of an integrated residential precinct, Council's intends to fund the required infrastructure of the development, and recoup these costs via developer contributions payable at the time of development for each land parcel. This will be achieved through the preparation of a Developer Contributions Plan, to be endorsed and adopted with the Master Plan. It is anticipated that infrastructure provision can be staggered so that Council is contributing only the minimum necessary funds at any point in time to provide the infrastructure.

Council officers and a representative of the consultant team met with landowners in late 2015 and finalised a preliminary Master Plan in early 2016, which was referred to landowners for information and comment. No significant comments were received after production of the preliminary Master Plan, and further preliminary infrastructure design and analysis was undertaken by the consultant team to finalise the Master Plan and associated contributions plan for Council. However, a number of further discussions have been held with Council staff after it has been determined that the total infrastructure costs for the precinct are more significant than first anticipated. This has delayed the final production of the Master Plan and is an important consideration for Council in determining the future viability of the proposal.

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JINDERA LOW DENSITY RESIDENTIAL MASTER PLAN, URANA ROAD AND PIONEER DRIVE
JINDERA [CONT'D]

The precinct will be provided with all essential urban services, including reticulated sewer, reticulated water, sealed urban roads, swale drainage and associated retardation basins. A new channelised right turn lane and auxiliary left turn lane intersection will be required at Urana Road, with a new basic left and right turn intersection at Pioneer Drive. Substantial drainage works are required for stormwater to be directed along Urana Road, including new culverts and an outfall to the existing natural drainage line to the east. As such, the total estimated cost of this infrastructure is significant, and even when distributed over a yield of approximately 90 lots the 'per lot rate' is substantial, especially when compared to contribution regimes in growth areas of Albury-Wodonga. It is considered that the cost is unreasonable and potentially cost prohibitive to future landowners and the consultant team have been investigating options to reduce the costs of infrastructure to establish a more sustainable per lot rate. The cost of the required infrastructure will likely be prohibitive from a cost recovery perspective at a density of 4,000m² even if the extent of infrastructure is minimised to its lower end.

Given the location of the land adjacent to the higher density urban area of Jindera, the consultant team have identified the potential for the minimum lot size zone to be reduced from 4,000m² to 2,000m² and consequently increase the lot density benefitting from the new infrastructure. An increased density would be consistent with the strategic vision of the Jindera, as it would remain a low density zone, would make more efficient use of the required urban infrastructure, and reduce the per lot contribution costs for the precinct. The Master Plan is presently being revised based on 2,000m² minimum lot size.

To facilitate a change to the minimum lot size zone, Council will be required to undertake a Planning Proposal and a 'gateway determination' would need to be sought from the Department of Planning and Infrastructure (DPI). While the Master Plan is being finalised, it is intended to seek a gateway determination from DPI to facilitate the amendment.

BUDGET IMPLICATIONS

The completion of the master plan will be undertaken within the scope of the agreed fees for the consultant team.

There will be a minor cost in preparation of the Planning Proposal documents and their processing. There will be no budget implications for Council arising from the implementation of the changes.

The reduction in lot size will reduce the risk to Council in recovering the cost of infrastructure provision.

CONCLUSION

This report has provided an update on the progress of the Jindera Low Density Residential Master Plan and the reasons for investigation of a revised lot density for the precinct. To ensure implementation can proceed more efficiently, it is also proposed to progress with a concurrent request for gateway determination from the Department of Planning and Infrastructure. The following recommendations are considered appropriate.

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JINDERA LOW DENSITY RESIDENTIAL MASTER PLAN, URANA ROAD AND PIONEER DRIVE
JINDERA [CONT'D]

RECOMMENDATION

That:

1. Council note the progress of the Jindera Low Density Residential Master Plan.
2. in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*, Council resolve to submit to the Department of Planning and Infrastructure for a Gateway Determination a planning proposal for an amendment to the existing minimum lot size for Lots 4 DP240938, Part Lot 6 DP240938 and Lots 30 and 31 DP1062153 from 4,000 sqm to 2,000 sqm.

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GOVERNANCE

1. **HOLBROOK AIRPARK – HISTORY, CURRENT MANAGEMENT AND FUTURE DEVELOPMENT POTENTIAL**

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

To address a Notice of Motion submitted by Councillor Heriot requesting a report on the current management, financial impact and future development potential of the Holbrook Airpark.

REFERENCE TO DELIVERY PLAN ACTIONS

DISCUSSION

At the April 2016 meeting of Council the following notice of motion was adopted by Council.

HOLBROOK AIRPARK

4329 RESOLVED *[Heriot/Quinn]*

That a report be submitted to the May meeting on the current management, financial impact and possible future developments for the Holbrook Airpark.

In order to consider the future of the Holbrook Airpark it may be beneficial to consider the history of the facility.

Information contained within this report has been sourced from Holbrook residents John Lynch and Bryan Gabriel along with searches of Council files, NSW Land and Property Information and the Tumbarumba Council website. To the best of the Writers knowledge the information is correct.

History

The Holbrook Airpark is steeped in history and it was reported in the Albury Banner on 27 March 1930 that it was a pilot by the name of Captain Les Holden who travelled to Holbrook in a plane named Canberra that first raised the idea of a landing ground for aeroplanes with the Holbrook Community.

Captain Holden has strong links to Kingsford Smith locating him and his party when they were lost in Western Australia.

Captain Holden was taken to one or two sites and was favourably impressed by one. In June 1930 the Holbrook Shire Council entered into a lease agreement with David Ross to establish a landing ground at Holbrook.

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HOLBROOK AIRPARK – HISTORY, CURRENT MANAGEMENT AND FUTURE DEVELOPMENT
POTENTIAL [CONT'D]

Kingsford Smith's next association with the Holbrook landing ground was when the Southern Cloud, part of an airline formed by him, went missing en-route from Sydney to Melbourne with 8 people on board. Kingsford Smith searching for the Southern Cloud landed at Holbrook to seek further information to enable him to continue the search, however without success. The disappearance of the Southern Cloud remained a mystery for 27 years until the wreckage was found by a bushwalker near Tooma in 1958.

The Holbrook Courier reported on 23 October 1936 that the Holbrook aerodrome was purchased by the Commonwealth Government for the purpose of establishing a radio beacon and emergency landing ground at Holbrook. At this time the area was fenced, runways constructed, timber removed from adjoining properties to provide more air room and then followed the construction of an administrative building.

By 1938 the first "Aeradio" station outside the metropolitan area was installed at Holbrook comprising several buildings and structures designed to provide radio and meteorological services on the Sydney-Melbourne route. The facility operated 24 hours, 7 days a week until it closed in 1948 following the installation of en-route HF and VHF communications equipment at Canberra and Wagga Wagga.

In 1939 the Holbrook landing ground was recognised as an airfield and officially opened with an air pageant, with a large crowd of 3,000 people in attendance.

In late 1961 or early in 1962 the Department of Civil Aviation removed water tanks and the administrative building and control of the aerodrome was taken over by Holbrook Shire Council. The aerodrome Land Title was transferred to Holbrook Shire Council on 27 March 1963. At that time costs to maintain the aerodrome were offset by grazing leases of the land.

In 1984 Bryan Gabriel addressed Holbrook Shire Council with a proposal to develop a facility to service the rapidly expanding ultralight movement. Council offered to construct a hanger and called for tenders. In June 1985 the Holbrook Shire Council entered into an agreement with Bryan Gabriel to construct a hanger and administrative building at a cost of \$62,750.00. At that time the Holbrook Aerodrome was licenced which prohibited use by ultralight aircraft which eventually led to Council seeking and obtaining permission to de-licence the aerodrome, a status that remains today. Currently general aviation and ultralight aircraft below 5700kg maximum take-off weight are allowed to use the Holbrook Airpark.

In 1985 Holbrook Council received approval from the Department of Local Government to lease the hanger and administrative building for a period of 10 years, which included an option to purchase.

In 1987 Bryan Gabriel registered and incorporated the name Holbrook Ultralight Club and commenced operations in the leased premises providing clubrooms, hanger rental, aircraft sales and maintenance, flight training and general aviation charter flights.

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HOLBROOK AIRPARK – HISTORY, CURRENT MANAGEMENT AND FUTURE DEVELOPMENT
POTENTIAL [CONT'D]

The hanger and administrative building was purchased by the Holbrook Ultralight Club from the Holbrook Shire Council in 1999 via a loan agreement with a completion date of September 2021.

In 1999 the present subdivision undertaken by Holbrook Shire Council was also completed, initially with 18 freehold allotments, two of which remain in Council ownership as there are impediments to build upon these allotments.

Since 1999 there has been significant development at the Holbrook Airpark with only one vacant allotment remaining (proposed to be sold for unpaid rates).

Management

Certainly since the Holbrook Airpark was transferred to Council in 1963 the area has been under the control of the Council of the day, firstly Holbrook Shire Council and now Greater Hume Shire Council.

Council records indicate that when development started to occur from the late 1980's residents become involved in the management of the area. It appears that an Airfield Owners and Operators Committee was established in April 1996. Correspondence indicates that the Committee was sanctioned by Holbrook Shire Council on 23 April 1996; however there is no record of this matter in the April or May Council minutes to confirm the statement. The Committee had not been established under section 355 of the Local Government Act at that time.

The Airfield Community Committee was established as a Committee of Council in October 1999 under section 355 of the Local Government Act and remained active until it was abolished by Council in 2009.

Since that time the Airpark has been managed by Council in a manner similar to any other Council assets, that being, if a complaint or a request is received it is investigated and actioned if appropriate. Whilst there have been issues from time to time, in general it has worked quite well and no change to the management structure is recommended at this time.

Financing

As stated earlier in the report at the time the airpark was transferred to Council in 1963 the cost of maintaining the area was generally offset by grazing, cropping or other agricultural activities. Whilst this continued to occur from time to time in the last Management Plan prepared by Holbrook Shire Council the Airpark cost centre included income of \$2,400 (user fees) and maintenance costs of \$7,000 for a net cost to Council of \$4,600.

At this time maintenance was undertaken by the Committee using Council plant. This arrangement was unsatisfactory and discontinued.

A review of Council's records indicates that the charging of user fees was based on registered aircraft located at the Airpark and was very unpopular. Council's records are littered with letters of complaint regarding the unfair nature of the charge.

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HOLBROOK AIRPARK – HISTORY, CURRENT MANAGEMENT AND FUTURE DEVELOPMENT
POTENTIAL [CONT'D]

This was due mainly to the fact the many aircraft using the airstrip were from elsewhere and Council had no reasonable method of charging for this use which may have been more regular than use by owners of aircraft located at the Holbrook Airpark.

Given the small amount raised through these levies (if paid) and the costs of collection it was deemed a futile exercise and the charging of levies was discontinued in 2008/2009 financial year.

The net cost to Council to maintain the Airpark (excluding rates) in the 2014/2015 financial year was \$12,093. Whilst \$15,950 has been included in the 2015/2016 budget for maintenance and operational costs at the Airpark as at 30 April 2016 \$11,517 has been expended.

In 2015/2016 the 16 allotments privately owned generated rate income of \$5,729.

Benefits of having an airstrip in the Shire

There is no doubt that for aviators living at the Holbrook Airpark to have access to the facility is of great benefit however the Writer is firmly of the view that the Holbrook Airpark provides significant benefits to the wider Greater Hume Shire community by:

- Providing a safe landing area for ultralight aircraft and general aviation with a take-off weight of less than 5,700kg.
- The Holbrook Ultralight Club attracts a number of visitors to Holbrook each year with approximately 50 planes attending this year's fly-in over Easter. With a change to Easter time slot this event has the capacity to grow significantly in numbers.
- With the closure of the landing strip at the Henty Machinery Field Days usage has increased over the Field Day period.
- It is suitable for use by emergency service aircraft (e.g. Air Ambulance, Aerial Fire Fighting, etc.).

More recently SmartAir used the Holbrook Airpark to fly the Hon. Sussan Ley, MP from Canberra to Holbrook to participate in the opening of the AE2 display over the ANZAC weekend. Without the ability of a local landing strip it is unlikely that our local member would have been able to attend that event.

The Writer is firmly of the view that the airstrip at Holbrook is an extremely valuable community asset which should be retained and whilst it is subsidised by the ratepayer it should not be considered any different to a range of other Council services such as Sportsgrounds, Swimming Pools, Libraries and public recreational areas.

In the 2016/2017 financial year Council is projecting an operating budget of just under \$18 million dollars and a total expenditure budget of \$31.7 million. The estimated cost of \$15,000 to maintain a significant community asset is miniscule in comparison.

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HOLBROOK AIRPARK – HISTORY, CURRENT MANAGEMENT AND FUTURE DEVELOPMENT
POTENTIAL [CONT'D]

Future development potential

In relation to future development potential, Council has a number of options at its disposal:

1. Do nothing and restrict further development at the Holbrook Airpark. *Council has adopted a Development Control Plan at the Holbrook Airpark which guides development opportunities and Council has already moved away from this option with agreement to sell 4,000 sqm. to a Developer at the April meeting.*
2. Council to act as the developer. Between 2006 and 2008 significant investigations were undertaken to ascertain the feasibility of further residential subdivision at the Holbrook Airpark. Further consideration of the development was deferred due to the cost of providing additional electrical supply to the Holbrook Airpark. A copy of the preliminary Plan of Subdivision is attached as **ANNEXURE 5** for councillors' information.

Given that Council is actively considering growth opportunities in northern towns in the Shire, Council will need to weigh up whether investing in subdivisions within a township provides greater value to the wider Greater Hume Shire community than a subdivision remote from a town.

3. Retain ownership of the land but take a proactive approach to attracting potential developers to the Holbrook Airpark.
4. Seek expressions of interest from interested parties to purchase remaining surplus vacant land, excluding runways, taxiways, existing common areas etc.

BUDGET IMPLICATIONS

Nil at this stage however if Council is to embark on marketing exercises and/or development proposals then budgetary allocations would need to be made.

CONCLUSION

The Writer is firmly of the view that the airstrip at Holbrook is an extremely valuable community asset which should be retained and whilst it is subsidised by the ratepayer it should not be considered any different to a range of other Council facilities and services such as Sportsgrounds, Swimming Pools, Libraries and public recreational areas.

The estimated cost of \$15,000 to maintain a significant community asset is miniscule in comparison to Council's overall expenditure budget of \$31.7 million.

RECOMMENDATION

That:

1. Council seek to implement Option 3 as outlined in Item x of the Governance Report to the May meeting of Council that being:
2. Council retain ownership of the Holbrook Airpark but when opportunities arise take a proactive approach to attracting potential developers to the site.

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**2. DETERMINATIONS OF LOCAL GOVERNMENT REMUNERATION TRIBUNAL -
MAYOR'S AND COUNCILLORS' FEES**

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

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

REFERENCE TO DELIVERY PLAN ACTION

Not applicable – legislative requirement.

DISCUSSION

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

The Division of Local Government Circular has determined that Greater Hume Shire Council is included in the Category 'Rural'. The minimum and maximum amounts currently payable to the Mayor and Councillors of councils under the 'Rural' category is set out below, effective 1 July 2016.

Category 'Rural' Councils

ANNUAL FEE PAID TO COUNCILLORS		ADDITIONAL FEE PAID TO MAYOR *	
<u>Minimum</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Maximum</u>
\$8,540	\$11,290	\$9,080	\$24,630

** This fee must be paid in addition to the fee paid to the Mayor as a Councillor.*

It has been past practice for Council to make an allocation to the Deputy Mayor from the Mayoral Fee as required under section 249(5) of the Local Government Act, 1993.

BUDGET IMPLICATIONS

Councillors' fees were included at \$10,380 per annum and the Mayoral Allowance (exclusive of Deputy Mayoral Allowance) was set as \$9,826 per annum in the 2016/2017 budget estimates. A Deputy Mayoral fee of \$1,877 per annum has also been included in budget estimates.

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DETERMINATIONS OF LOCAL GOVERNMENT REMUNERATION TRIBUNAL - MAYOR'S AND COUNCILLORS' FEES [CONT'D]

CONCLUSION

Individual councils may determine the fees payable to the Mayor and Councillors within the minimum and maximum amounts as specified above.

RECOMMENDATION

That:

1. the fee payable to Councillors be set at \$10,380 per annum effective 1 July 2016
2. In addition to the adopted Councillor fee above, the fee payable to the Mayor be set at \$11,703 per annum effective 1 July 2016.
3. an allowance of \$1,877 be paid to the Deputy Mayor from the 2016/2017 Mayoral Allowance.

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3. 2015/2016 DELIVERY PLAN – REPORT AS AT 31 MARCH 2016

Report prepared by General Manager – Steven Pinnuck

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 Plan have been achieved.

ENCLOSED SEPARATELY is the report to 31 March 2016, detailing key actions contained in the 2015/2016 Delivery Plan and achievements to 31 March.

Highlights of the third quarter have been the completion of substantial completion of a number of major road construction projects including Yarara Gap on Jingellic Road, Young Street and Kywong-Howlong Road. The Yarara Gap project is likely to be the most complex road project that Greater Hume is likely to undertake given the challenging terrain.

Other highlights of the nine month period to 31 March include:-

Governance and Corporate and Community Services

- Implementation of the Special Rating Variation with minimal complaint from ratepayers.
- Launch of Buy Local in Greater Hume Shire initiative during September, involving three breakfast sessions in Henty, Walla Walla and Holbrook. Extensive media coverage - press, TV and take up in social media Facebook page, 110 businesses joining the program. Presentation to Culcairn Lions Club
- Commendation Award – Statewide Mutual Risk Management Awards in addition to presenting at the Conference
- Finalist in the 2015 NSW Tourism Awards in the Visitor Information and Services Category
- Appointment of new Internal Audit providers
- Adoption of the Community Health & Wellbeing Plan

- Completion of Financial Statements for 2014/15. Audit completed and statements lodged with OLG 2 weeks earlier than 2013/14 despite going live on Authority in November 2014
- Completion of 2015 Community Development Grants program
- Commenced review of Economic Development & Social Plan
- Received \$1m funding for Henty & Holbrook swimming pool upgrades (this was achieved by a project team including Governance, Corporate and Community Services and Environment and Planning staff)
- Finalisation of plans and adoption by Council of the Jindera MSO project.
- Annual budget process being brought forward by one month.

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2015/2016 DELIVERY PLAN – REPORT AS AT 31 MARCH 2016 [CONT'D]

- Commencement of the review of Council's Economic Development and Social Plan.
- Commencement of the strategic plan for Greater Hume Children's Services
- National Stronger Regions Fund application totalling \$600,000 for the construction of the Jindera Industrial Estate.

Engineering

- Expanded Special Rating Variation roads program with 100% of gravel resheeting completed and 95% of sealed road resealing programs completed.
- Alma Park Road completed on budget.
- Tendering and selection of contractors for Yarara Gap and Albury/Young St Projects. The Albury/Young Street works have been completed and works at Yarara Gap on Jingellic Road nearing completion.
- Completion of shared path in Allan St Henty
- Completion of Culcairn Holbrook Road Roads to Recovery Project (2.9 to 4.4km) east of Culcairn
- Completion of Coach Road reconstruction and widening between Morven and Fellow Hills Road
- Completion of stage 1 of Verdale Project (700m of construction) on Olympic Hwy under contract for RMS
- Completion of Culcairn Bore and augmentation with Culcairn Water Supply
- Tendering, selection of contractor and completion of the Jindera Trunk Sewer
- Completion of Flood Study at Jindera
- Substantial Completion of Culcairn, Henty, and Holbrook Flood Plain Risk Management Plans (to go on public exhibition), and commencement of Jindera FPRMP
- Tendering and selection of Consultant for Walla Walla Flood Study and Flood Plain Risk Management Plan
- Completion of RAMROC Regional Freight Transport Plan
- Completion of work associated with Henty Skate Park with successful opening in December
- Road widening and reconstruction of Culcairn – Holbrook Rd (Blackspot Project) west of the Billabong Creek Bridge has been completed
- Stage 1 (700m) has been completed with substantial work undertaken on Stage 2 (700m) of the "Verdale Project" on Olympic Hwy under contract for RMS (Total 1.4km of construction) being undertaken
- Jindera Trunk Sewer project (1600m) has been completed at Jindera
- Walla Walla Flood Study project has commenced
- Reconstruction of 2km of Kywong – Howlong Road through cutting has been substantially completed
- Work has started on the rehabilitation of the Walla Walla Rec Ground Toilet Block
- Work is nearing completion on the installation of underground drainage and associated roadworks at the Culcairn Rec Ground

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2015/2016 DELIVERY PLAN – REPORT AS AT 31 MARCH 2016 [CONT'D]

Environment and Planning

- Tender awarded for the stage 1 of the Henty Swimming Pool refurbishment project with commencement of on site works.
- Undertook a tender process for a management contractor for the Jindera and Walla Walla pools and then used the submitted costs to perform a cost comparison relative to Council directly managing the facilities. Council elected for direct management which has resulted in staff being recruited.
- Compost Doctor Workshops to encourage home composting have been held across the shire with reasonable attendance.
- The Greater Hume Local Environment Plan 2012 amended to rezone from RU5 to R5 part lot 11 DP 1164647 Corner Hawthorn Road and Urana Road Jindera;
- Community Recycling Centre located at the Culcairn Landfill is completed and the facility should soon be in operation once EPA signoff has been obtained;
- Work commenced on the intermediate pool at Jindera;
- Master plan process has continued for lots adjacent to Urana Rd and Pioneer Drive and a report will be supplied to the May Ordinary Meeting of Council recommending a reduction in the lot size to 2000 sqm. The owners of the land have been advised in writing that this is a likely outcome and further meetings will be held with the land owners.
- Work completed on the Henty Transfer Station with minor rehabilitation works still to be completed.
- Substantial work has been undertaken at the Holbrook Hall including the installation of a new kitchen and the demolition of part of the former Holbrook Shire Offices
- Tender documentation prepared for stage 2 of the Henty Swimming Pool project and tendering will shortly be undertaken

Also a number of Service Reviews have commenced as a key component of Council's Improvement Action Plan, the results of which will be presented to Council in the coming months.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

It is Management's view that Council has made satisfactory progress towards the achievement of Performance Targets included in the 2015/2016 Delivery Plan during the first three quarters of the financial year.

RECOMMENDATION

The report be received and noted.

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4. LGNSW – ELECTION OF THE BOARD OF DIRECTORS

Report by General Manager – Steven Pinnuck

REASON FOR REPORT

To advise Council that the Federal Court of Australia has made an order declaring that the election of 13 persons on the Board of Directors of the Association declared on 16 October 2015 void and the need to conduct fresh elections.

DISCUSSION

Council has received correspondence from Local Government NSW advising that the Federal Court of Australia has made an order declaring that the election of 13 persons on the Board of Directors of the Association declared on 16 October 2015 void and the need to conduct fresh elections. A copy of the correspondence is attached as **ANNEXURE 6**.

The Fair Work Commission has directed the Australian Electoral Commission to conduct a fresh election for affected positions, and in accordance with the Court's orders the election will be by secret postal ballot.

The vacant positions are:

- Vice President (Metropolitan/Urban council)
- Vice president (Regional/Rural council)
- Five (5) Directors (Metropolitan/Urban council)
- Six (6) Directors (Regional/Rural council).

Councillors would be aware that Cr Osborne was elected to one of the six Regional/Rural Directors positions.

The only candidates eligible for these positions are those who stood in the 2015 elections. Council is also required to nominate its voting delegates by Thursday 2 June 2016.

Under the formula Greater Hume Shire Council has two voting delegates and it would be appropriate that the voting delegates are the Mayor, Cr Wilton and Deputy Mayor, Cr Meyer.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

As this is an administrative matter only it is recommended that Council nominate Cr Wilton and Cr Meyer of voting delegates for the forthcoming Local Government NSW election for Board of Directors.

RECOMMENDATION

That Council nominate Cr Wilton and Cr Meyer as voting delegates for the forthcoming Local Government NSW election for Board of Directors.

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5. LOCAL GOVERNMENT ELECTIONS – SATURDAY 10 SEPTEMBER 2016

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

To advise Council of key election dates and the development of a Councillor Attraction strategy.

REFERENCE TO DELIVERY PLAN ACTIONS

Statutory matter.

DISCUSSION

Councillors would be aware that the 2016 Local Government elections will be held on Saturday 10 September for Councils not involved in merger proposals. In the local area this will include Greater Hume Shire Council and Albury City Council.

As has previously been the case Greater Hume Shire Council will be sharing a Returning Officer (RO) with Albury City Council. The RO's office will be located in Albury.

The election calendar is detailed in the table below:

Key Date	Time	Schedule
Monday, 1 August	6.00pm	Councillor nominations open Close of Rolls
Wednesday, 10 August	12.00 noon	NOMINATION DAY Close of nominations for councillors Registration of Electoral Materials commences
Monday, 29 August		Pre Poll Voting opens
Friday, 2 September	5.00pm	Registration of Electoral Material closes
Monday, 5 September	5.00pm	Declared Institution voting commences Postal vote application closes
Friday, 9 September	6.00pm	Declared Institution voting closes Pre Poll voting closes
Saturday, 10 September	8.00am – 6.00pm	Election Day
Monday, 12 September	6.00pm	Return of postal vote closes

Further information on the 2016 Local Government elections can be found at www.votensw.info

Management has also developed a Councillor Attraction Strategy that will roll out during June and July.

It is considered that it is appropriate for Greater Hume Shire Council to develop and implement a Councillor Attraction Strategy as there has been a diminishing number of candidates stand for election since the first elections in March 2005 and there is potential for confusion with some councils having elections in September 2016 and others not having elections until March 2017 (e.g. Corowa, Urana etc.).

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LOCAL GOVERNMENT ELECTIONS – SATURDAY 10 SEPTEMBER 2016 [CONT'D]

Key components of the strategy are:

- Developing central messages, imagery and unique selling propositions
- Identifying levels of engagement.
- Using a number of mediums to deliver the strategy including: media releases, website, social media, Council and community newsletters, email signatory, signage and a short promotional video.

BUDGET IMPLICATIONS

An allocation has been included in the 2016/2017 Budget for election expenses and there is capacity within the 2015/2016 Governance Budget to fund the Councillor Attraction Strategy.

CONCLUSION

The report has been prepared to inform Councillors and the community regarding key dates of the electoral process and roll out of the proposed Councillor Attraction Strategy.

RECOMMENDATION

That the report be received and noted.

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CORPORATE AND COMMUNITY SERVICES

1. INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016

Report prepared by Chief Financial Officer – Dean Hart

REASON FOR REPORT

To present the Interim Budget Review as at 31 March 2016 in accordance with Section 203 of the Local Government (General) Regulation 2005.

REFERENCE TO DELIVERY PLAN ACTION

Not Applicable – legislative requirement

DISCUSSION

The Interim Budget Review as at 31 March 2016 is included as **ANNEXURE 7** for Councillors' perusal. The Budget Review, as presented, indicates that the projected 2015/16 cash surplus will be \$2,714 which represents an improvement of \$52,083 on the budget deficit of \$49,369 as at 31 December 2015.

OVERALL BUDGET REVIEW

Detailed below is a full review on a functional basis with comments. The commentary below provides an explanation of major variances (greater than \$5,000) except where offset within the same function. It should be noted that the variance figures quoted in the following table have been calculated on the basis of the actual budget variance figures net of the proposed carried forward amounts.

GOVERNANCE

Function and comment		Projected Budget Variance \$
Elected Members Expenses Satisfactory		Nil
Governance Expenses Satisfactory		+1,618
Risk Management Satisfactory		-467
TOTAL GOVERNANCE		+1,151

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

ADMINISTRATION

Function and comment	Projected Budget Variance \$
Corporate Services Administration Budget improvement due to a reduction in the number of staff vehicle replacements in the 2015-16 year.	+34,992
Information Technology Services Satisfactory	Nil
Employment On-Costs Satisfactory	Nil
Engineering Administration Redistribution of Salary Costs between Engineering Administration and Depot Administration	+8,435
Depot Administration and Maintenance Redistribution of Salary Costs between Engineering Administration and Depot Administration	-8,500
Vehicle Hire Satisfactory	-2,453
Plant Operations Satisfactory	Nil
TOTAL ADMINISTRATION	+32,474

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

PUBLIC ORDER AND SAFETY

Function and comment		Projected Budget Variance \$
Animal Control Satisfactory		Nil
Fire Services Satisfactory		-825
Emergency Services Satisfactory		Nil
TOTAL PUBLIC ORDER & SAFETY		-825

HEALTH SERVICES

Function and comment		Projected Budget Variance \$
Health Administration Increased revenue from Statutory fees		+18,910
TOTAL HEALTH SERVICES		+18,910

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

ENVIRONMENT

Function and comment		Projected Budget Variance \$
Waste Management Satisfactory		Nil
Noxious Animals & Insects Satisfactory		Nil
Noxious Plants Satisfactory		Nil
ERNWAG Committee Satisfactory		Nil
Riverina Noxious Weeds Satisfactory		Nil
Street Cleaning Satisfactory		Nil
Stormwater Maintenance & Drainage Satisfactory		Nil
TOTAL ENVIRONMENT		Nil

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

COMMUNITY SERVICES AND EDUCATION

Function and comment	Projected Budget Variance \$
Family Day Care Satisfactory	Nil
In Home Care Satisfactory	Nil
Preschools Satisfactory	Nil
Youth Services Satisfactory	-1,118
Community Housing Satisfactory	Nil
Frampton Court Rental Units Satisfactory	Nil
Kala Court Rental Units Satisfactory	Nil
Kala Court Self-Funded Units Satisfactory	Nil
Aged Care Rental Units – Culcairn Satisfactory	Nil
Aged Care Rental Units – Howlong Satisfactory	Nil
Aged Care Rental Units – Jindera Satisfactory	Nil
Compacts Satisfactory	Nil
Community Services – Discontinued Programs Satisfactory	Nil
Other Community Services Satisfactory	-1,137
TOTAL COMMUNITY SERVICES & EDUCATION	-2,255

INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

HOUSING AND COMMUNITY AMENITIES

Function and comment		Projected Budget Variance \$
Street Lighting Satisfactory		Nil
Public Cemeteries Satisfactory		-91
Town Planning Satisfactory		+2,612
Public Conveniences Satisfactory		-927
Council Owned Housing Satisfactory		Nil
Community Development Grants Satisfactory		Nil
Wirraminna Environmental Education Centre Satisfactory		Nil
Other Community Amenities Satisfactory		Nil
TOTAL HOUSING & COMMUNITY AMENITIES		+1,594

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

RECREATION AND CULTURE

Function and comment		Projected Budget Variance \$
Public Halls Satisfactory		+4,906
Libraries Satisfactory		Nil
Riverina Regional Library Satisfactory		Nil
Community Technology Centre Satisfactory		-2,000
Meeting Room Satisfactory		+1,000
Museums Satisfactory		Nil
Swimming Pools Satisfactory		+2,133
Sporting Grounds & Recreation Reserves Satisfactory		-590
Parks & Gardens Increase budget allocation for Parks & Gardens maintenance offset by allocation from Urban Sealed Roads maintenance.		-30,021
Other Cultural Services		Nil
TOTAL RECREATION & CULTURE		-24,572

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

MINING, MANUFACTURING & CONSTRUCTION

Function and comment		Projected Budget Variance \$
Building Control Satisfactory		Nil
Quarries & Pits Satisfactory		Nil
TOTAL MINING, MANUFACTURING & CONSTRUCTION		Nil

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

TRANSPORT AND COMMUNICATIONS

Function and comment	Projected Budget Variance \$
FAG Grant – Roads Component Satisfactory	Nil
Urban Roads Local Budget reallocation to Parks & Gardens maintenance	+30,000
Sealed Rural Roads – Local Budget reallocation to Unsealed Rural Roads maintenance	+50,000
Sealed Rural Roads – Regional Satisfactory	Nil
Unsealed Rural Roads - Local Budget reallocation from Sealed Rural Roads maintenance	-50,000
Bridges Budget reallocation to Footpaths and Kerb & Gutter maintenance	+30,000
Kerb & Gutter Budget reallocation from Bridges maintenance	-10,000
Footpaths Budget reallocation from Bridges maintenance	-20,000
Aerodromes Satisfactory	Nil
Bus Shelters Satisfactory	Nil
Ancillary Road Works Satisfactory	Nil
State Roads RMCC Works Satisfactory.	Nil
Natural Disaster Recovery Satisfactory.	Nil
Road Safety Officer Satisfactory.	+1,753
TOTAL TRANSPORT & COMMUNICATIONS	+31,753

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

ECONOMIC AFFAIRS

Function and comment		Projected Budget Variance \$
Jindera Health Centre Satisfactory		Nil
Jindera Medical Centre Satisfactory		Nil
Jindera Admin Centre Satisfactory		Nil
Caravan Parks Satisfactory		Nil
Tourism Operations Satisfactory		Nil
Visitor Information Centre Satisfactory		+400
Submarine Museum Satisfactory		Nil
Economic Development Satisfactory		Nil
Real Estate Development Budget increased to provide for expenditure on Rosler Parade Henty subdivision costs and valuation expenses for lease of Submarine Café Holbrook.		-5,683
Real Estate Sales Satisfactory		Nil
Private Works Satisfactory		Nil
TOTAL ECONOMIC AFFAIRS		-5,283

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INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 MARCH 2016 [CONT'D]

GENERAL PURPOSE REVENUES

Function and comment		Projected Budget Variance \$
FAG Grant – General Component Satisfactory		Nil
Interest on Investments Satisfactory		Nil
General Rates Income Satisfactory		-864
Extra Charges on Overdue Rates Satisfactory		Nil
TOTAL GENERAL PURPOSE REVENUES		-864

SUMMARY OF BUDGET VARIATIONS

SUMMARY OF BUDGET VARIATIONS	+52,083
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WATER AND SEWERAGE

General income and expenditure figures appear to be satisfactory.

SUMMARY

Council's overall budget position has improved as at 31 March 2016. As has been the case in previous years, management will continue to monitor all income and expenditure areas closely to ensure budget integrity is maintained at year end.

RECOMMENDATION

That Council note and approve the Interim Budget Review Statement as at 31 March 2016.

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ENGINEERING

1. CREATING A PLAN FOR BETTER URBAN ADDRESSING IN JINDERA

Report prepared by Manager Assets – Andrew Vonarx

REASON FOR REPORT

To provide an update on responses received from the first community engagement meeting to develop strategies to improve the street naming and numbering of Jindera. Further to provide Council with a summary of the responses received on the questionnaire sent out with the community engagement guide.

REFERENCE TO DELIVERY PLAN ACTION

Strategy 3.1 To improve quality of life and sustain our populations.

Action 3.1.1 Implement the actions to improve support, connection.

DISCUSSION

Invitations to attend a community workshop held on Tuesday 8 March at 7.00pm at the Jindera School of Arts Hall, Urana Street Jindera were hand delivered to all residences within the Jindera township.

21 residents, including two councillors, (Cr Jenny O'Neill and Cr Denise Osborne) attended that meeting. Councillor Osborne presented some of the issues she had with ambulances finding her address when her husband was critically ill.

Director of Engineering then spoke explaining that this was a consultative process and we required the public to let us know of their concerns and opinions to help resolve the confusion caused by the current inconsistent naming and numbering of the streets in Jindera.

Graham Yensch, Captain Jindera Rural Fire Brigade also spoke about the issues the local brigade have locating houses especially when kitchen fires occur where no smoke is escaping the house.

Various questions and suggestions were discussed from residents who attended the meeting.

The main suggestions were:

1. Numbering all houses- where Kerb and Channel is available the number can be written on the kerb, however as most of Jindera does not have kerbing, this means coming up with another suggestion that will enable easy location of the house numbers during both day and night.
2. Keeping the Cul-De-Sacs – The general consensus is that the courts create a quieter living environment and no one attending was interested in opening up the roads.

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CREATING A PLAN FOR BETTER URBAN ADDRESSING IN JINDERA [CONT'D]

3. There was a general reluctance to initiate change of street names due to the work required to undertake any changes by the land owner. However during the discussions there was some impetus to look at alternatives that could possibly minimise this issue.

The attendees stated that they would fill out the questionnaire including any thoughts and suggestions returning them to the council offices in the following days.

At close of the submissions Council had received fifty questionnaires. A brief summary follows of the comments received on the questionnaires. Copies of all completed questionnaires have been **ENCLOSED SEPARATELY** for councillors' information).

Q1 –

Do you have any issues with street names or street numbering in Jindera?

Circle – No, Yes,

Comments,

13 circled Yes, 31 circled No and 6 did not circle anything.

- Comments were about old and poorly positioned street signs.
- Lack of letter boxes and no house numbers displayed.
- Difficulty seeing numbers that are displayed.
- Confusion and difficult to give accurate directions, without a very sound local knowledge.
- Range of numbers for some properties rather than a single number.
- Numbers don't line up along street and numbers don't start at one which is confusing.
- One comment that emergency vehicles have GPS in them so there should be no problem with street names and numbers.
- Two people who said their address is wrong and one said that their address is not on the map.

Q2 –

Do you agree or disagree with the following suggestions

Suggestion 1 - Rename and renumber all streets requiring it

14 agree 25 disagree

Suggestion1a- Rename and renumber some streets requiring it

20 agree 20 disagree

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CREATING A PLAN FOR BETTER URBAN ADDRESSING IN JINDERA [CONT'D]

Suggestion 2 -Possible opening up of streets

10 agree 26 disagree

Suggestion 3 - Do nothing

18 agree 19 disagree

One comment stated;- May we suggest that in addition to the property owners choice of displaying the number that there be a mandatory and standard identification number on the concrete gutter at the front of the property, and if no gutter is present a marker of sort is placed in the ground displaying the number.

Q3 –

What streets, if any, could you suggest to be renamed?

Most of the comments were supportive of changing the streets that have been split, we also had a suggestion reading;- The house number be maintained by council and like the street signage is not to be tampered with by owners. That these numbers be placed and maintained by a small annual levy on rates or a one off charge to the home owners.

Q4 –

What streets, if any, could be renumbered in Jindera?

Comments received were:

- Nil, to our knowledge.
- Whichever is deemed necessary?
- Make it compulsory for all houses to be numbered.
- Ensure all new developments are numbered as per standards.
- Only new streets not yet numbered but some incentive to put visible numbers on houses.
- Renumber all streets in Jindera which are broken.
- None, people are still very confused about Dights Forrest Rd / Adams St / Tabletop Rd and the signage is very confusing.
- All those listed as per community engagement guide suggestion 1a.
- The above named and renamed streets (on the kerb please).
- Not Jindera St South.
- Renumber Adams St.

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CREATING A PLAN FOR BETTER URBAN ADDRESSING IN JINDERA [CONT'D]

- West end of Creek St, new name new numbers.
- Do away with houses identified as Lot numbers - give them a number.
- Start all at one.
- I don't think renumbering will be needed if the north, west etc is added to the streets that need them. This seems to be the simplest & straight forward solution
- Dight St and others where numbering is incorrect.

Q5 –

Do you have any suggestions for new names for Council to consider?

We had comments supporting the naming concept of pioneers, native flora and fauna and aboriginal names.

Three names suggested were Mary, McKillop and Archie.

Another suggested adding north or south to existing names. (Note;-this would not be accepted by the Geographical Naming Board)

Q6 –

Do you have any comments about the issue, this information guide or any other relevant issue?

Comments received were:

- Opening up Jindera St will cause a higher speed traffic problem past the pre-school.
- 40+ years ago Wood St Residents opposed having the court - but we as rate payers, got to pay for it anyway - now you want to take it out - more cost to the ratepayers. We have watched concrete paths go down – only for them to be taken up again - then -redone. We the ratepayers are not a bottomless pit.
- Cheapest solution ;-
Supply house numbers that can be easily read.
Send emergency services maps showing our town layout - as GPS technology leaves a lot to be desired.
If Wood St was opened up we would get a lot more semi's from IGA using it. We get a lot of them coming this way as it is.
- Not happy with what Council does.
- More kerb & guttering so numbers can be painted on. Council to support house numbering.
- For \$10 to \$15 from Bunnings buy 15-20 cm numbers "Fluro" and fit to prominent place in front of house.
- I think that Creek St should be open, as a through street it is a danger if anything were to happen as there is only one street to access St John Crt area and that is Adam St.

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CREATING A PLAN FOR BETTER URBAN ADDRESSING IN JINDERA [CONT'D]

- Don't want our end of Gibson St to change name, Make it compulsory for house numbers to be displayed. Include the numbers of the particular street on the street sign as in Albury that works very well.
- Consult with services ie; - Taxies, SES, Police, Ambulance etc
- Start with actively engaging households to prominently display their house number.
- No mail delivery is rubbish!! \$2,000 rates are rubbish!! Do something about the flooding at end of Huon Street
- I'd like my street name to stay the same as my business, that I run from home, as it uses the street name in it (Watson Street Family Day Care).
- Opening of streets like Wood St - would be good although shut streets slow down cars which is a good thing.
- Opening of streets and providing a letterbox to all properties is the best (most expensive option). I would have no issues with a special rate cost to cover this expenditure.
- Put house numbers on the signs, can't put them on curbs as our house has no kerb and guttering. Need more street lights. Re-opening streets would cause major drainage issues during storms/floods Jindera St would become the local race track, past a school and pre-school. Impacts to owners irrespective of mail being delivered to post office boxes. Will, Insurance, Drivers Licence and Registrations Utility Bills, Legal Contracts, ASIC Business Register, ATO Registration, Rates, Bank-Mortgage and Valuations, Courier deliveries -Not as easy or as simple as it was portrayed by Denise.
- Stop looking for new ways to spend money. The poor people that this affects are going to have to change their details on everything. Bank Accounts, all their bills Elect, Gas, etc. Driving Licences etc, and Insurances. Are you going to change all these street names and addresses on the GPS maps that sat/nav use? Because sat/navs won't be able to find these new addresses.
- The inconvenience of changing all documentation and paperwork ie; Bank Registration, Solicitors, etc.
- Do not open up any streets
- Do not open up any streets
- Who will pay for all the changes?
- If the Shire goes ahead in changing my street name or house number is the Shire going to pay the cost that will occur by the change, e.g. my car licence, passport, bank account etc, etc. I am sure they won't.

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CREATING A PLAN FOR BETTER URBAN ADDRESSING IN JINDERA [CONT'D]

- Very sensible idea. I know of an instance in Howlong of someone losing their life due to the same problem. It is great that Council are being pro-active.
- Changing street names and numbers will cause a lot of inconvenience (licences and all important documents). We are quite happy with Jindera St South.
- What's the big deal? What's wrong with what we have?
- We made this recommendation about 5 years ago and nothing was done then, and requested a street sign for our part of Gibson St- still no sign.
- House numbers to be displayed on every single house in Jindera
- Need something relevant to attract tourists. Historical.
- Another idea would be to put the numbers in that street @ the bottom of the street sign
- Who pays for my time and cost involved with changing all details of paperwork?
- Maybe house numbers painted on street name signs.
- The only solution I see to this navigational problem is to have clear street signs with numbers indicated for that block
- For safety reasons alone this issue should be addressed but we don't need to spend heaps to change street openings. Keep them closed to prevent through traffic speeding through. Should also consider blocking end of Creek St meeting Mitchell St to stop speeding through "the short cut"
- Will Council pay to get my legal documents changed or pay to replace the four brass numbers that I have paid for to be on my property. (Very much doubt it) I have had to pay enough for stuff that is not mine. e.g.:- Kerb and gutter – Footpath, How about council paying for my front fence.

Summary of responses

- There are major concerns about the time, cost and effort required to make any changes.
- Numbers on houses and better street signage with house numbers on the sign below the street name are a popular idea.
- Removal of all range numbers (i.e.86-88) and replace with most relevant single number (possibly 88 dependant where the access driveway is).

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CREATING A PLAN FOR BETTER URBAN ADDRESSING IN JINDERA [CONT'D]

- Adding north, south, east or west has been suggested but would not be accepted by the Geographic Naming Board.
- Opening up the closed streets has 10 votes for it but the comments by those 10 do not support the opening of the streets and other comments received indicate that it is not a good idea to open them up on safety grounds alone.
- Supplying maps to emergency services has been mentioned and is currently done by council staff when requested.
- As shown Council has received many suggestions about the proposed project and will consider in the next report.

BUDGET IMPLICATION

No additional expenditure is required at this stage.

CONCLUSION

This is the first stage of the process to determine options to be developed from the returned questionnaires. The data will be sorted and a draft plan developed for further consideration by Council that can then be presented to the community for further comment before a final report to Council.

RECOMMENDATION

That the report be received and noted.

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2. NAMING OF UN-NAMED ROAD SOUTH OF ALBURY STREET, HOLBROOK

Report prepared by Manager Assets – Andrew Vonarx

REASON FOR REPORT

To name a road that was created by the bypass of Holbrook.

REFERENCE TO DELIVERY PLAN ACTION

Strategy 5.2 To provide and maintain safe and serviceable public facilities and infrastructure including roads, drainage and footpaths.

Action 5.2.6 Ensure that a quality rural road network is provided and maintained throughout the shire.

DISCUSSION

The unnamed road in question was part of the Hume Highway that joined onto Albury Street When the southern interchange was created this road was changed to provide access from Albury Street to the property entrance.

At present the property is addressed as 11611 Hume Highway and if emergency services were needed at the property they would be relying on local knowledge to find it as you cannot access the property directly off the Hume Highway.

A letter was sent to the residents that rely on this road for access their property.

Council received an email replying to the letter from the resident, proposing the name BETHANA LANE be given to the road as this is the name of the property it provides access to. A copy of the email is attached at **ANNEXURE 8**.

BUDGET IMPLICATION

Minor costs for staff time and signage can be funded from existing budgets.

CONCLUSION

Naming of this road will remove confusion and improve property location for emergency services and service authorities.

RECOMMENDATION

That:

1. Council endorse the naming of the road as Bethana Lane.
2. Staff be authorised to proceed with the process of consultation via advertising in the local newspapers.
3. if no objections are made, gazetting the road name and notifying all appropriate agencies.

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3. REQUESTED CHANGE OF ROAD NAME – PART OF BARBERS ROAD

Report prepared by Manager Assets – Andrew Vonarx

REASON FOR REPORT

For Council to consider a request from a resident to change the name of part of Barbers Road to The Elms Lane.

REFERENCE TO DELIVERY PLAN ACTION

Strategy 5.2 To provide and maintain safe and serviceable public facilities and infrastructure including roads, drainage and footpaths.

Action 5.2.6 Ensure that a quality rural road network is provided and maintained throughout the shire.

DISCUSSION

A request was received by Council on the 9 March from Ms Elizabeth Newton to change the first section of Barbers Road to Lindner Lane (refer **ANNEXURE 9**) as the Lindner family has owned the rural properties (approximately 10km west of Walla Walla) known as “The Elms” and “Rosewood” for five generations. It was stated ownership began with Johann August Lindner in 1874, when the first of two properties was purchased from the Crown.

This original request was declined as there is another road called Lindner Road located approximately 2.4 km north of Jindera. The Road Naming Guidelines do not allow duplicated or similar names within the same local government area or within 30km in rural areas. Ms Newton then sent a second request on the 23 March 2016 requesting that the road be re-named The Elms Lane.

This name was sent to the Geographic Naming Board and a letter received advising there was no objection to its use as an appropriate name. Refer **ANNEXURE 9**.

The section of road referred to runs north from Walla West Road for 900 metres to a T intersection where Barbers road turns to the right and Voss Road is to the left.

The only residence accessing from this section of the road is owned by Ms Newton so she has the only address that will need to have the road name address changed, however the residence on the east west section of Barbers Road would require a number change from 180 to 231 Barbers road as the numbering on Barbers Road would need to reverse to comply with rural addressing guidelines.

A letter was sent to Trevor Barber who owns property on this road and in a reply by telephone, stated that he has no objection to the proposed changes.

BUDGET IMPLICATION

To change the name Barbers Road within the Greater Hume Shire would require a small cost to update the name on signs and maps.

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REQUESTED CHANGE OF ROAD NAME – PART OF BARBERS ROAD [CONT'D]

CONCLUSION

The investigations indicate that minimal disruption would be caused with this name change and there would be less confusion with two names rather than Barbers Road going through a 90 degree turn at a T intersection.

RECOMMENDATION

That :

1. Council endorse the change of the name for a section of Barbers Road to The Elms Lane.
2. Staff be authorised to proceed with the process of consulting via advertising in the local Newspapers.
3. if no objections are made, gazetting the changes and notifying all appropriate agencies.

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PART B - ITEMS FOR INFORMATION

GOVERNANCE

1. OFFICE OF LOCAL GOVERNMENT CIRCULARS

REASON FOR REPORT

To ensure councillors are updated with changes to legislation or the strategic direction of Local Government in NSW.

DISCUSSION

ENCLOSED SEPARATELY with the agenda is a listing of OLG Circulars 16/09 to 16/12. Copies of OLG Circulars are available from the website www.olg.nsw.gov.au or alternatively by contacting Council.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For councillors' information.

2. LOCAL GOVERNMENT NEW SOUTH WALES (LGNSW) – WEEKLY CIRCULARS

REASON FOR REPORT

To ensure councillors are updated with changes to legislation or the strategic direction of Local Government in NSW.

DISCUSSION

ENCLOSED SEPARATELY is a listing of Table of Contents of LGNSW Weekly Circulars 15 to 18/2016. Copies of LGSA Weekly Circulars are available from the website www.lgsa.org.au or alternatively by contacting Council.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For councillors' information.

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3. TOURISM AND PROMOTIONS OFFICER'S REPORT

Report by Tourism and Promotions Officer – Kerrie Wise

REASON FOR REPORT

To update councillors regarding working projects undertaken by the Tourism and Promotions Officer.

DISCUSSION

Attached, at **ANNEXURE 10** is the report on projects being undertaken by the Tourism and Promotions Officer, Kerrie Wise.

BUDGET IMPLICATIONS

Nil.

CONCLUSION

For councillors' information.

CORPORATE AND COMMUNITY SERVICES

1. CUSTOMER REQUEST MODULE – SUMMARIES OF MONTHLY REQUESTS

For councillors' information, the Customer Request Module reports are **ENCLOSED SEPARATELY**.

2. STATEMENTS OF BANK BALANCES AND INVESTMENTS AS AT 30 APRIL 2016

Attached, in **ANNEXURE 11** are the statements of bank balances and investment report as at 30 April 2016.

3. HUMAN RESOURCES REPORT

REASON FOR REPORT

To advise councillors on human resources activities such as new staff, resignations and staff development programmes.

REFERENCE TO DELIVERY PLAN ACTION

Strategy 9.4 To provide appropriate training and mentoring for our shire's workforce.
Action 9.4.1 Implement continual learning actions.

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HUMAN RESOURCES REPORT [CONT'D]

DISCUSSION

No staff commenced or ceased duties with Council during April.

BUDGET IMPLICATION

Nil.

CONCLUSION

For councillors' information.

ENGINEERING

1. APRIL REPORT OF WORKS

Grants Program

State Roads Maintenance (RMCC):

Maintenance works on state roads under the RMCC with the Roads and Maritime Services is continuing.

Heavy patching works on a number of segments on MR 284 (Tumbarumba Rd) has been completed.

Regional Roads Block Grant:

Maintenance on table drains has been undertaken to improve drainage on Regional roads.

Heavy patching works on MR370 (Kywong Howlong Rd) have commenced.

Local Roads

Sealed:

Full width road reconstruction on 3km of Cummings Rd from Kings Bridge Rd towards Walla Walla under the R2R Program is almost complete.

Pavement maintenance on local roads throughout the Shire is ongoing.

Unsealed:

Maintenance grading has taken place on the following roads in April.

Angaston Rd	Lenions Rd
Back Henty Rd	Merri Meric Rd
Benambra Rd	Orange Promise Rd
Greenvale Rd	Reynella Rd
Groch Rd	Schneiders Rd
Kings Bridge Rd	West Showground Rd

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REPORT OF WORKS [CONT'D]

Urban Streets:

Minor repairs to kerb and gutter in Henty have been undertaken.

General:

Disabled access ramp has been upgraded at toilets in Submarine Park, Holbrook to comply with safety standards

Line marking and 'no parking' signs erected in Keighran St, Henty to provide increased safety around the Hospital precinct following a request from Myoora Hostel.

Council staff have re-gravelled, shaped and formed new entrance/exit and parking areas around the pavilion at the Culcairn Sportsground. Installation of new seating in front of the pavilion has also been completed.

Line marking has been completed in Commercial St, Walla Walla, a 7.8km section of MR331 (Jingellic Rd) from Holbrook to Annandalyle Rd, and on all curves and crests on Annandalyle Rd.

General maintenance of all parks and public toilets within the shire is ongoing.

Monthly Works Maintenance Expenditure:

Local Roads Program	Original Budget	Amended Budget (September Budget Review)	YTD Budget	YTD Expenditure	YTD Variance
Urban Local Roads	\$540,000.00	\$480,000.00	\$400,000.00	\$369,918.21	\$30,081.79
Urban Roads Unsealed	\$90,000.00	\$90,000.00	\$75,000.00	\$51,679.78	\$23,320.22
Rural Roads Sealed	\$500,000.00	\$493,866.00	\$411,555.00	\$370,372.47	\$41,182.53
Rural Roads Unsealed	\$1,025,000.00	\$1,025,000.00	\$854,166.67	\$979,862.26	-\$125,695.59
Street Tree Maintenance	\$202,180.00	\$232,180.00	\$193,483.33	\$201,345.17	-\$7,861.84

Regional Roads Program	Original Budget	Amended Budget (September Budget Review)	YTD Budget	YTD Expenditure	YTD Variance
Maintenance	\$535,477.00	\$735,477.00	\$612,897.50	\$639,433.15	-\$26,535.65
Traffic Facilities	\$131,000.00	\$131,000.00	\$109,166.67	\$62,149.21	\$47,017.46

Sportsgrounds, Parks & Public Toilets	Original Budget	Amended Budget (September Budget Review)	YTD Budget	YTD Expenditure	YTD Variance
Sportsground Maintenance	\$170,835.00	\$170,835.00	\$142,362.50	\$138,603.82	\$3,758.68
Parks & Gardens Maintenance	\$295,610.00	\$325,610.00	\$271,341.67	\$267,346.98	\$3,994.69
Public Toilets Maintenance	\$185,090.00	\$185,090.00	\$154,241.67	\$132,750.81	\$21,490.86

NB : Sportsground Maintenance excludes annual GHSC contribution payment

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2. WATER & SEWER REPORT – APRIL 2016

Capital Works Program:

- Sewer pump station Davis Drive Jindera – contract awarded. Construction to commence approximately 2 weeks.
- Water main & meter upgrade at Culcairn recreation ground completed.

Operation & Maintenance:

- 2 - Sewer chokes cleared at Holbrook.
- 2 – Sewer chokes cleared at Henty.
- 2 – Water service repairs at Culcairn.
- 3 - New water services installed at Jindera area.
- 2 - Water main repairs Jindera area.
- Tree removal over water main along Jindera Walla Road, Glenellen Road and Beelawong Road completed.

Drinking Water Monitoring Program:

- 8 - Water samples for Microbial Water Analysis submitted in the month of April 2016 for Villages and Culcairn Water Supply have all complied with the Australian Drinking Water Guidelines.

Upcoming Month:

- Village Water Scheme, water main maintenance.
- Culcairn, water main maintenance.
- Additional safety handrails to be installed at Culcairn STW.
- Additional safety handrails to be installed at Walla Walla STW.

ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF APRIL 2016

Attached, as **ANNEXURE 12** is the schedule of development applications processed for the month of April 2016.

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2. SENIOR WEEDS OFFICER'S REPORT – MAY 2016

Inspections and follow up inspections have continued for Sweet Briar and Blackberry. Properties are also being inspected for Silverleaf Nightshade and Horehound.

With the continuing dry period control work on Blackberry has been the only spraying taking place. Control along the Carabost Road is being undertaken at the present time. This will now end as the frost last week will shut the plants down.

The May Drummuster collection has concluded with a total of 1,618 drums being collected. This total is down on previous collections with some farmers still sowing and unable to bring the empty drums in.

Lately there has been a lot of information being put out by the World Health Organisation's International Agency for Research on Cancer (IARC) which classified Glyphosate as "probably carcinogenic to humans".

Further investigation has commenced and the Australian Pesticides and Veterinary Medicines Authority (APVMA) who are part of this investigation team of experts decide if further action should be taken. The APVMA have concluded that Glyphosate products are safe to use, provided they are used in accordance with the label instructions. See **ANNEXURE 13** attached.

3. RANGER'S REPORT – APRIL 2016

COMPANION ANIMALS

No. of Complaints Received 21		Including: 3 barking dogs, 17 roaming dogs, and dealing with 1 excessive number of animals kept	
No. of dog attacks:	1	Location:	Holbrook - 1 sheep killed dog identified from neighbouring property, dog already put down, neighbour paying for sheep.
Comments:	One dog picked up and taken to the vet believed hit by a car. Owner collected dog from the vet.		
		Dogs	Cats
In Council's Facility at Beginning of Month			
Captured & Returned to Owners		6	
Captured & Impounded		10	6
Released from Pound to Owners		6	
Surrendered by Owners			
Rehomed		2	5
Euthanased		1	
Remaining in Council's Facility at End of Month		1	1

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RANGER'S REPORT [CONT'D]

FERAL CATS

No. of Complaints:	4
No. Feral Cats caught:	3

LIVESTOCK

	Cattle	Sheep	Horses	Goats	Other
No. of Reports of Stock on Roads	2	3			
Instances - Returned to owners	2	3			
Impounded					
Vehicle accidents involving stock					

OTHER LIVESTOCK, WILDLIFE COMPLAINTS

Sheep truck rollover on Henty-Cookardinia Road, Henty.

ABANDONED VEHICLES

Six vehicles remain impounded.

POLLUTION AND ENVIRONMENTAL INCIDENTS

Inspection conducted: Overgrown Vegetation Unsafe Land	Compliance and new overgrown inspections conducted.
Pollution: Noise	Culcairn and Jindera- barking dogs – owner spoken to and addressing the issue.
Pollution: Waste	Jindera and Gerogery- waste on roadway removed by owners. Warnings issued. Jindera and Henty - waste on roadway removed by Council, owners not identified.

ON-SITE SEWERAGE MANAGEMENT SYSTEMS

Inspection Type	No.	Compliant	Orders for Work Issued	Re-Inspection Required
OSMS Compliance Inspections	1		1	
Pre-Purchase Inspections	1		1	
OSMS Orders Compliance Inspections	1	1		

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RANGER'S REPORT [CONT'D]

URANA SHIRE COUNCIL OVERVIEW

- One dog was impounded in the Rand School and released from pound to owner.
 - One complaint animals kept in town on bare block - RSPCA dealing with issue.
- 2.54 hours

OTHER WORKS CONDUCTED

- Companion Animal Registrations continuing to come in from the letters sent out and follow up.
- Menacing dog compliance checks.
- Microchipping dogs and cats.
- Assisting the RSPCA with excessive number of animals kept.
- Rangers assisted in the relocation of the Holbrook hall kitchen to the Little Billabong hall.
- Rangers assisted in removing the Henty pool covers to the Henty storage facility.
- RID online (Report Illegal Dumping online) updating with data entry.
- Impounding trailer upgrades work.
- Henty Landfill remediation works conducted.

RECOMMENDATION

That Part B of the Agenda be received and noted.

PART C – COMMITTEE AND DELEGATE REPORTS

Attached, in **ANNEXURE 14**, are minutes/notes of the following meeting:

- Minutes of the Greater Hume Youth Advisory Committee Meeting held on 7 April 2016
- Minutes of the Greater Hume Shire Tourism Advisory Committee Meeting held on 24 February 2016

DELEGATES REPORTS

Nil.

RECOMMENDATION

That Part C of the Agenda be received and noted.