

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL
TO BE HELD AT THE COUNCIL CHAMBERS, BALFOUR STREET, CULCAIRN
ON WEDNESDAY, 21 DECEMBER 2016**

IN ATTENDANCE: Councillors Wilton (Chairperson), Hicks, Meyer, O'Neill, Osborne, Quinn, Schilg, Stewart and Weston.

PRESENT: Director Corporate & Community Services (Acting General Manager), Director Environment & Planning, Director Engineering and Executive Assistant.

Cr Schilg offered a prayer to open the meeting.

ACKNOWLEDGEMENT OF COUNTRY

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

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

Nil.

APOLOGY

Nil.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON 7 DECEMBER 2016

4560 RESOLVED [Meyer/Hicks]

That the Minutes of the Ordinary Meeting of Greater Hume Shire Council held at Culcairn on Wednesday, 7 December 2016 as printed and circulated be confirmed as a true and correct record of the proceedings of such meeting.

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OFFICERS' REPORTS – PART A – FOR DETERMINATION

ENVIRONMENT AND PLANNING

4561 RESOLVED [Meyer/Schilg]

That Item 10 report be brought forward for deliberation at this time (at 6.10pm).

10. DEVELOPMENT APPLICATION 10.2016.123.1 – SUBDIVISION YIELDING 4 LOTS AT COMPLETION LOT 3 DP1142303 – 1019 GLENELLEN ROAD, GEROGERY

Director Environment & Planning referred Councillors to a small revision to the proposed Plan of Subdivision, a copy of which had been circularised at the meeting.

4562 RESOLVED [Osborne/O'Neill]

- 1 Council assume the concurrence of the Director General of the Department of Planning and grant an exemption in accordance with Clause 4.6 to the development standard contained in clause 4.1 pertaining to minimum lot size.
- 2 That application DA10.2016.123.1 for a 4 lot subdivision in two stages on land described as Lot 3 DP1142303 1019 Glenellen Road Gerogery be approved subject to the following conditions:

Stage 1

- 1 The development is to be carried out generally in accordance with the approved plan and accompanying report endorsed DA10.2016.123.1 except where amended by any conditions of this consent.
- 2 Prior to the issue of a Subdivision Certificate for any lot the applicant shall provide to Council for approval:
 - a. Written advice from Essential Energy and Telstra indicating the availability of electricity and telecommunications to each lot.
 - b. Provide a statement confirming that all services are physically separated and that there is no shared metering.

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DEVELOPMENT APPLICATION 10.2016.123.1 – SUBDIVISION YIELDING 4 LOTS AT
COMPLETION LOT 3 DP1142303 – 1019 GLENELLEN ROAD GEROGERY [CONT'D]

- 3 Prior to the issue of a Subdivision Certificate for any lot the applicant shall undertake the following works in accordance with Council's specifications and at the applicant's expense:
 - a. Construction of a driveway crossover in accordance with Council's standard detail (attached) for Lot 1 and lot2 (residual lot). 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.
Note: Lot 1 access onto Glenellen Road requires a larger diameter pipe head walls to suit and shaping of drainage to eliminate gravel spilling onto the road surface.
- 4 All easements necessary to ensure the supply of services and access shall be provided.
- 5 No trees shall be removed from this land as a result of the subdivision without the written permission of Council.
- 6 Any works associated with this development shall be undertaken in accordance with Council's Soil and Water Management Guidelines for Subdivisions.
- 7 All Stormwater drainage shall be to natural drainage lines.
- 8 Written notice shall be given to Council seven (7) days prior to the commencement of any works associated with the subdivision.
- 9 This consent shall lapse if the development hereby permitted is not physically commenced within five (5) years of the date of consent.
- 10 Subdivision Certificate will only be issued upon completion of "Application for Subdivision Certificate" (form attached) and payment of the fee applicable when the subdivision certificate is issued.

Note: Reticulated water is unavailable for the residual allotment.

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DEVELOPMENT APPLICATION 10.2016.123.1 – SUBDIVISION YIELDING 4 LOTS AT
COMPLETION LOT 3 DP1142303 – 1019 GLENELLEN ROAD GEROGERY [CONT'D]

Stage 2

- 1 The development is to be carried out generally in accordance with the approved plan and accompanying report endorsed DA10.2013.122.1 except where amended by any conditions of this consent.
- 2 Prior to commencing any subdivision construction works, a construction certificate is to be obtained in accordance with Section 81(4)(a) of the Environmental Planning and Assessment Act 1979.
- 3 Prior to seeking a construction certificate for any lot the following requirements if applicable for that stage of the development, shall be provided by the applicant to Council for approval:
 - a. Engineering Design Plans of all proposed civil works (including individual accesses to service Lots 2, 3 and 4 with Lots 2 and 3 being designed to minimise raised dust, and the extension of the water main to service Lots 2, 3 and 4).
 - b. A Soil Erosion and Sediment Control Plan prepared in accordance with Councils Soil and Water Management Guideline for Subdivision.
 - c. Payment of the prescribed fees in accordance with Councils adopted fees and charges for engineering assessment of subdivision construction plans
- 4 Prior to seeking a subdivision certificate for any lot the following requirements where applicable for that stage of the development, shall be provided by the applicant to Council for approval.
 - a. Formal advice from Essential Energy and Telstra indicating that electricity and telecommunications is provided and is able to be connected to each of the proposed allotments,
 - b. A soil test and report from a suitably accredited practitioner indicating lot suitable for onsite effluent disposal.
 - c. **Payment of the following Development Servicing Plan (DSP) charges for water and sewer:**
 - (i) Water Supply \$9,408.**NB. Contributions are due prior to the release of the Subdivision Certificate and will be calculated or recalculated at the rate applicable under the plans current at the time of payment.**
 - d. In accordance with S88b of the Conveyancing Act a restriction on title of lot 2 is to impose a building envelope for the erection of a dwelling in the location indicated upon the approved plans.

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DEVELOPMENT APPLICATION 10.2016.123.1 – SUBDIVISION YIELDING 4 LOTS AT
COMPLETION LOT 3 DP1142303 – 1019 GLENELLEN ROAD GEROGERY [CONT'D]

- 5 Prior to seeking a subdivision certificate for any lot the following work where applicable for that stage of the development, shall be undertaken in accordance with Council's specification and at the applicant's expense:
 - a. The completion of works approved by Council's engineering construction certificate.
 - b. Each of the allotments is to be connected to Council's Villages Water Supply.
- 6 No work shall be carried out within a public road reserve unless a 'Road Opening Permit' under the Roads Act 1993 has been issued by either Council or the Roads and Traffic Authority.
- 7 No trees shall be removed from this land as a result of the subdivision without the written permission of Council.
- 8 This consent shall lapse if the development hereby permitted is not physically commenced within five (5) years of the date of consent.
- 9 It will be necessary to ensure that all dams comply with the appropriate 'harvestable rights' or are appropriately licensed as a result of the subdivision. [NOTE: In respect of this condition please refer to the 'Farm Dams Policy' administered by the Department of Primary Industries Office of Water].
- 10 During construction, work must be conducted in a manner so as not to be injurious to health and amenity by reason of noise, vibrations, smells, dust, stormwater runoff, sediment loss, placement of building materials and wastes, rubbish, footway interference, traffic generated, hours of operation and the like.
- 11 Prior to the issue of a Subdivision Certificate, payment of \$110 per lot (except for lots that only provide access to other lots) for the provision of Rural Addressing Number plates for each lot in the development is to be made to Council (i.e. 20 lots x \$110 = \$2,200). In addition payment of \$250 per sign for the installation of road signs (including posts) for all road intersections created in the development (i.e. 4 intersections x \$250 = \$1,000). All proposed roads (including private roads) must be named with all names to be approved by Council.
- 12 Subdivision Certificate will only be issued upon completion of "Application for Subdivision Certificate" (form attached) and payment of the fee applicable when the subdivision certificate is issued.

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DEVELOPMENT APPLICATION 10.2016.123.1 – SUBDIVISION YIELDING 4 LOTS AT COMPLETION LOT 3 DP1142303 – 1019 GLENELLEN ROAD GEROGERY [CONT'D]

DEVELOPMENT APPLICATION 10.2016.123.1 – SUBDIVISION YIELDING 4 LOTS AT COMPLETION LOT 3 DP1142303 – 1019 GLENELLEN ROAD GEROGERY

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Osborne Quinn Schilg Stewart Weston Wilton			

4563 RESOLVED [Osborne/Quinn]

That the meeting return to the agenda as printed at 6.13pm.

1. APPLICATION TO MODIFY DEVELOPMENT CONSENT 10.2016.71.2 – 13 LOT SUBDIVISION, HOLBROOK AIRPARK

4564 RESOLVED [Quinn/Hicks]

That consent be granted to modify development application 10.2016.71.2 to allow joint use of the taxi way and deferral of the requirement for a dedicated 'rear' access subject to the following additional or modified conditions.

1. Delete part (b) of condition 4 so construction of the 'rear' access is not a prerequisite for release of the Subdivision Certificate.
2. Addition condition 8: "Any vehicle accessing the taxi way shall activate its hazard lights to alert aircraft of its presence."
3. Additional condition 9: "Vehicles utilising the taxi way shall give way to aircraft at all times."
4. Additional condition 10: "No more than one vehicle per hangar is permitted to use the taxi way at any given time."
5. The applicant is to reseal the taxiway to the satisfaction of Council prior to the issuance of a subdivision certificate.

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APPLICATION TO MODIFY DEVELOPMENT CONSENT 10.2016.71.2 – 13 LOT SUBDIVISION,
HOLBROOK AIRPARK [CON'TD]

APPLICATION TO MODIFY DEVELOPMENT CONSENT 10.2016.71.2 – 13 LOT SUBDIVISION,
HOLBROOK AIRPARK

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Osborne Quinn Schilg Stewart Weston Wilton			

2. DEVELOPMENT APPLICATION 10.2016.50 – CONSTRUCT A NEW TRANSPORTABLE DWELLING – LOT 1 SECTION 6 DP759034 – 15 GEORGE STREET, WALBUNDRIE

4565 RESOLVED [Quinn/Schilg]

That:

1. Council assume the concurrence of the Director General of the Department of Planning and grant an exemption in accordance with Clause 4.6 to the development standard contained in clause 6.5(4) pertaining to setbacks from the Billabong Creek. Council also permits the reduced setbacks from those indicated within the Greater Hume Development Control Plan.
2. 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 Development Application 10.2016.50 for the siting of a transportable dwelling at Lot 1 Section 6 DP759034, 15 George Street Walbundrie subject to 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.

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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DEVELOPMENT APPLICATION 10.2016.50 – CONSTRUCT A NEW TRANSPORTABLE DWELLING – LOT 1 SECTION 6 DP759034 – 15 GEORGE STREET WALBUNDRIE [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.

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. All of these conditions are to be complied with prior to the commencement of any works on site.

3 Contract of Insurance or Owner-builder Permit

Prior to the issue of a Section 68 approval, the Greater Hume Shire Council shall be satisfied that:

- (i) A contract of insurance that complies with Part 6 of the Home Building Act 1989 is in force in relation to the subject work. A certificate of insurance is to be provided to the other party of the contract; or
- (ii) An owner-builder has a valid owner-builder permit issued by the Department of Fair Trading.

4 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.

5 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.

6 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.

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

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DEVELOPMENT APPLICATION 10.2016.50 – CONSTRUCT A NEW TRANSPORTABLE DWELLING – LOT 1 SECTION 6 DP759034 – 15 GEORGE STREET WALBUNDRIE [CONT'D]

PRIOR TO THE ISSUE OF A SECTION 68 APPROVAL FOR A RELOCATABLE DWELLING UNDER S68 OF THE LOCAL GOVERNMENT ACT 1993

The following conditions of consent must be complied with prior to the issue of a Section 68 approval for a relocatable dwelling under the Local Government Act 1993 by Greater Hume Shire Council. All necessary information to comply with the following conditions of consent must be submitted with the application for a Section 68 approval.

7 Demonstrate Compliance

The applicant must demonstrate Compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

8 Demonstrate Compliance with Bushfire Requirements

The applicant must demonstrate Compliance with the NSW Rural Fire Service Planning For Bushfire Protection 2006 and the relevant requirements of AS 3959-2009 Construction of Buildings in Bushfire-prone Areas.

9 Water Supply

The applicant must confirm the availability of an adequate water supply of potable water and water storage for fire fighting purposes.

10 A separate Local Government Act “Activity Approval” is required for the on-site sewage management system

A separate approval under the Local Government Act is required for the on-site sewage management system. The application is to be accompanied by a site plan showing the location of the tank(s), the drainage lines and the irrigation/absorption area in relation to the buildings on the site and the site boundaries. A copy of the manufacturer's details for the proposed tank is also required together with an on-site wastewater disposal design in accordance with AS1547-2000.

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.

11 All Work to be Carried Out by a Licensed Plumber and Drainer

All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500-2015 and the Local Government Act 1993 and Local Government (General) Regulations, 2005, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2012.

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DEVELOPMENT APPLICATION 10.2016.50 – CONSTRUCT A NEW TRANSPORTABLE DWELLING – LOT 1 SECTION 6 DP759034 – 15 GEORGE STREET WALBUNDRIE [CONT'D]

12 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.

13 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.

14 Enclosure of Building

The sub-floor area of the building shall not be enclosed without further consideration by Council.

15 Vehicular Crossover

The vehicle crossover to George Street table drain shall be in accordance with Council's Specifications Drawing No. 2002-010 (see attached). All works associated with the vehicle crossover shall be inspected by Council's Engineering Department prior to any pouring of concrete.

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 Council.

16 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.

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DEVELOPMENT APPLICATION 10.2016.50 – CONSTRUCT A NEW TRANSPORTABLE DWELLING – LOT 1 SECTION 6 DP759034 – 15 GEORGE STREET WALBUNDRIE [CONT'D]

Prior to the issue of any Occupation Certificate the Council must be satisfied that the development (part or whole) is in accordance with the respective Development Consent or Section 68 Approval.

17 Certification of Approved Floor Level

Prior to the issue of an occupation certificate (Interim or Final), a certificate by a registered surveyor shall be submitted to the Principal Certifying Authority certifying that the floor level of the dwelling has been constructed not less than 176.949AHD in accordance with the approved plans.

18 Construction of Driveway and Parking Areas

The carparking area and the access driveway are to be constructed to 175.90AHD prior to the issuing of an Occupation Certificate for the dwelling.

19 Drainage Works-As-Executed Plan

Upon completion of installation of all drainage lines, a works-as-executed plan prepared by the licensed plumber/drainer shall be submitted for Council's records.

20 Stormwater Works-As-Executed Plan

Upon completion of installation of all stormwater lines, a works-as-executed plan prepared by the licensed plumber/drainer shall be submitted for Council's records.

DEVELOPMENT APPLICATION 10.2016.50 – CONSTRUCT A NEW TRANSPORTABLE DWELLING – LOT 1 SECTION 6 DP759034 – 15 GEORGE STREET WALBUNDRIE

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Osborne Quinn Schilg Stewart Weston Wilton			

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3. DEVELOPMENT APPLICATION 10.2016.144.1 – CONSTRUCT A NEW DWELLING AND DEMOLISH EXISTING DWELLING – LOT 2 DP600732 – 181 BRIGADOON LANE HOLBROOK

4566 RESOLVED [O'Neill/Hicks]

1. Council assume the concurrence of the Director General of the Department of Planning and grant an exemption in accordance with Clause 4.6 to the development standard contained in clause 6.5(4) pertaining to setbacks from the Billabong Creek.
2. 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 Development Application 10.2016.144.1 for the demolition of existing dwelling and construction of new dwelling at Lot 2 DP600732, 181 Brigadoon Lane Holbrook subject to 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.

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.

DEMOLITION

3 General

This consent relates to the **demolition of the existing dwelling and carport** as illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, as modified by the following conditions. The development shall be carried out in accordance with this consent.

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DEVELOPMENT APPLICATION 10.2016.144.1 – CONSTRUCT A NEW DWELLING AND
DEMOLISH EXISTING DWELLING – LOT 2 DP600732 – 181 BRIGADOON LANE HOLBROOK
[CONT'D]

4 Asbestos – Statement

No later than seven (7) days **prior to the demolition of any building or structure**, a written statement must be provided to Council indicating whether the building or structure contains asbestos or material containing asbestos and, if so, the following must be provided:

- a) A hazardous substances audit report prepared by a competent and appropriately qualified person in compliance with AS2601-1991; and
- b) A hazardous substances management plan prepared by a competent and appropriately qualified person in compliance with AS2601-1991.

REQUIREMENTS DURING DEMOLITION WORKS

5 Asbestos – Licensed Contractors

Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Demolition Licence or a current WorkCover Class 2 (Restricted) Asbestos Licence.

6 Demolition – Work Cover

Precautions shall be taken in accordance with the requirements of the Work Cover Authority of NSW in respect of:

- a) Protection of site workers and the public;
- b) Asbestos handling and disposal where applicable.

7 Demolition

Demolition work shall be carried out in accordance with Australian Standard AS2601-1991: The Demolition of Structures.

DEMOLITION REQUIREMENTS PRIOR TO OCCUPATION CERTIFICATE

8 Asbestos – Clearance Certificate

Following the removal of all asbestos and **prior to further works being carried out on the site**, a clearance certificate from an independent competent person in accordance with the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos is to be obtained and submitted to Council.

9 Asbestos – Tip Receipts

Documentary evidence in the form of tip receipts from Holbrook Waste Management Facility shall be obtained demonstrating the appropriate disposal of the asbestos waste. Tip receipts shall be provided to Council **prior to any further building works being undertaken** on the site.

Note: All asbestos waste is to be disposed of at an approved Waste Management Facility only being Holbrook.

Should the volume of asbestos waste exceed 2.5m³, then arrangements must be made with Council prior to disposing of the waste.

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DEVELOPMENT APPLICATION 10.2016.144.1 – CONSTRUCT A NEW DWELLING AND
DEMOLISH EXISTING DWELLING – LOT 2 DP600732 – 181 BRIGADOON LANE HOLBROOK
[CONT'D]

10 Completion Requirements

All of the foregoing conditions are to be at the full cost of the developer and to be completed prior to the issuing of an Occupation Certificate, unless stated otherwise.

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.

11 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.

12 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.

13 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.

14 Erosion and Sedimentation Control

Prior to the commencement of any works on site, 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.

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DEVELOPMENT APPLICATION 10.2016.144.1 – CONSTRUCT A NEW DWELLING AND
DEMOLISH EXISTING DWELLING – LOT 2 DP600732 – 181 BRIGADOON LANE HOLBROOK
[CONT'D]

15 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.

16 Building Insurance/Owner Builders Permit

Prior to the commencement of works, the Certifying Authority shall be provided with an original copy of:

- a. The builder's (licensee's) name and contract license number and an approved insurance policy under Part 6 of the Home Building Act 1989; or
- b. The Owner Builders Permit, issued by the New South Wales Office of Fair Trading.

Note: An on the spot penalty of \$600 will be issued for any non-compliances with this requirement without any further notification or warning.

17 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.

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

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.

18 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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DEVELOPMENT APPLICATION 10.2016.144.1 – CONSTRUCT A NEW DWELLING AND
DEMOLISH EXISTING DWELLING – LOT 2 DP600732 – 181 BRIGADOON LANE HOLBROOK
[CONT'D]

19 Certification of Approved Floor Level

Prior to the issue of an occupation certificate (Interim or Final), a Statutory Declaration from the builder shall be submitted to the Principal Certifying Authority certifying that the floor level of the dwelling has been constructed not less than 500mm above the flood level event in the original dwelling.

20 Stormwater Works-As-Executed Plan

Upon completion of installation of all stormwater lines, a works-as-executed plan prepared by the licensed plumber/drainer shall be submitted for Council's records.

21 Drainage Works-As-Executed Plan

Upon completion of installation of all sewer drainage lines, a works-as-executed plan prepared by the licensed plumber/drainer shall be submitted for Council's records.

22 Basix Certification

Prior to the issue of an occupation certificate (whether interim or final), a compliance certificate shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with the commitments identified on approved Basix Certificate.

Should the design of the dwelling alter or the commitments to Basix change, a new Basix Certificate is required to be completed and submitted to the Principal Certifying Authority and the Consent Authority.

GENERAL CONDITIONS OF CONSENT

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.

23 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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DEVELOPMENT APPLICATION 10.2016.144.1 – CONSTRUCT A NEW DWELLING AND
DEMOLISH EXISTING DWELLING – LOT 2 DP600732 – 181 BRIGADOON LANE HOLBROOK
[CONT'D]

24 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).

25 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.

26 All Work to be Carried Out by a Licensed Plumber and Drainer

All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500 Part 3-2015, Part 5-2012 and the Local Government Act 1993 and Local Government (General) Regulations, 2005, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2012.

27 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.

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DEMOLISH EXISTING DWELLING – LOT 2 DP600732 – 181 BRIGADOON LANE HOLBROOK
[CONT'D]

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.

28 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.

29 Basix Certificate

The commitments listed in the BASIX Certificate for the dwelling forms part of the development consent and are to be maintained during the life of the dwelling. Where the commitments require replacement, the replacement must be identical to or is at a higher star rating to that listed in the BASIX Certificate.

Note: Where there is any proposed change in the BASIX commitments, the applicant must submit a new BASIX Certificate for the development where the plans and specifications are inconsistent with development consent (See: Clauses' 145 & 146 of the Regulation) The applicant will be required to submit an amended development application to Council pursuant to section 96 of the Act.

30 A separate Local Government Act "Activity Approval" is required for the on-site sewage management system

A separate approval under the Local Government Act is required for the on-site sewage management system. The application is to be accompanied by a site plan showing the location of the tank(s), the drainage lines and the irrigation/absorption area in relation to the buildings on the site and the site boundaries. A copy of the manufacturer's details for the proposed tank is also required together with an on-site wastewater disposal design in accordance with AS1547-2000.

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DEVELOPMENT APPLICATION 10.2016.144.1 – CONSTRUCT A NEW DWELLING AND DEMOLISH EXISTING DWELLING – LOT 2 DP600732 – 181 BRIGADOON LANE HOLBROOK [CONT'D]

DEVELOPMENT APPLICATION 10.2016.144.1 – CONSTRUCT A NEW DWELLING AND DEMOLISH EXISTING DWELLING – LOT 2 DP600732 – 181 BRIGADOON LANE HOLBROOK

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Osborne Quinn Schilg Stewart Weston Wilton			

4. REQUEST BY THE ROTARY CLUB OF HOLBROOK FOR COUNCIL ASSISTANCE IN THEIR UNDERTAKING OF A KERBSIDE HARDWASTE COLLECTION

4567 RESOLVED [Osborne/Meyer]

That:

1. Council confirm that free access to the Holbrook landfill is only for the Rotary Club for the purposes of disposing of hard waste collected by the club on the weekend of 5 March 2017.
2. Council assist where possible to promote a hard waste collection.
3. Council refuse to collect or mulch any green waste left on the footpaths resulting from the hard waste collection on 5 March 2017.

5. TENDER NO: TL33 2015-2016 NEW POOL AMENITIES BUILDING HENTY POOL COMPLEX (RE-TENDER)

4568 RESOLVED [Meyer/Schilg]

That:

1. Council accept the tender submitted by Connelly Constructions for \$685,588 (excl. GST)
2. the General Manager and the Mayor be authorised to sign the contract with Connelly Constructions under the Common Seal of Council
3. that unsuccessful tenderers be advised of the outcome of Council's decision.

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6. IMPLICATIONS OF THE COMMONWEALTH DISABILITY (ACCESS TO PREMISES – BUILDING) STANDARDS 2010

4569 RESOLVED [Quinn/Osborne]

That
the report be received and noted
council conduct discussions in relation to disability access provisions in the first half of 2017 in conjunction with consideration of Council's Disability Inclusion Action Plan.

7. PETITION - DUST NUSIANCE – LOT 2 DP819835 OLIVE STREET BROCKLESBY

4570 RESOLVED [Osborne/Quinn]

That the report be received and noted.

8. PLANNING PROPOSAL TO CHANGE APPLICABLE MINIMUM LOT SIZE FROM 4000M2 TO 2000M2 FOR LOTS 4 & 6 DP240938 AND LOTS 30 & 31 DP1062153 URANA ROAD AND PIONEER DRIVE JINDERA

4571 RESOLVED [Osborne/O'Neill]

That:

1. As a result of the exhibition of the planning proposal Council resolve not to make any changes.
2. The planning proposal be forwarded to Parliamentary Counsel for drafting of the amendment to the GHLEP and the provision of an opinion on the validity of the proposal.
3. Subject to a favourable response from Parliamentary Counsel the delegate of the Minister for Planning and Environment (the General Manager) be permitted to consider a Section 59 Planning Report on the planning proposal and decide to make or not make the amending LEP and undertake notification on the NSW Legislation website.

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PLANNING PROPOSAL TO CHANGE APPLICABLE MINIMUM LOT SIZE FROM 4000M2 TO 2000M2 FOR LOTS 4 & 6 DP240938 AND LOTS 30 & 31 DP1062153 URANA ROAD AND PIONEER DRIVE JINDERA [CONT'D]

PLANNING PROPOSAL TO CHANGE APPLICABLE MINIMUM LOT SIZE FROM 4000M2 TO 2000M2 FOR LOTS 4 & 6 DP240938 AND LOTS 30 & 31 DP1062153 URANA ROAD AND PIONEER DRIVE JINDERA

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Osborne Quinn Schilg Stewart Weston Wilton			

9. PLANNING PROPOSAL TO REZONE AS R2 LOW DENSITY RESIDENTIAL ZONING AND APPLY A 2,000M² MINIMUM LOT SIZE FOR LOT 7 DP240938 PIONEER DRIVE JINDERA

4572 RESOLVED [Osborne/O'Neill]

That:

1. As a result of the exhibition of the planning proposal Council resolve not to make any changes.
2. The planning proposal be forwarded to Parliamentary Counsel for drafting of the amendment to the GHLEP and the provision of an opinion on the validity of the proposal.
3. Subject to a favourable response from Parliamentary Counsel the delegate of the Minister for Planning and Environment (the General Manager) be permitted to consider a Section 59 Planning Report on the planning proposal and decide to make or not make the amending LEP and undertake notification on the NSW Legislation website.

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PLANNING PROPOSAL TO REZONE AS R2 LOW DENSITY RESIDENTIAL ZONING AND APPLY A 2,000M2 MINIMUM LOT SIZE FOR LOT 7 DP240938 PIONEER DRIVE JINDERA [CONT'D]

PLANNING PROPOSAL TO REZONE AS R2 LOW DENSITY RESIDENTIAL ZONING AND APPLY A 2,000M2 MINIMUM LOT SIZE FOR LOT 7 DP240938 PIONEER DRIVE JINDERA

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Osborne Quinn Schilg Stewart Weston Wilton			

10. DEVELOPMENT APPLICATION 10.2016.123.1 – SUBDIVISION YIELDING 4 LOTS AT COMPLETION LOT 3 DP1142303 – 1019 GLENELLEN ROAD, GEROGERY

Item 10 dealt with earlier in the meeting.

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GOVERNANCE

1. HOLBROOK CARAVAN PARK IMPROVEMENTS

4573 RESOLVED [Quinn/Stewart]

That:

1. Council approve the works as outlined in the table below.

Item	Cost \$ (excl. GST)
Reticulation of natural gas into park and to onsite cabins and amenities building including the supply of two gas storage hot water units	\$17,349
Move waste and water points to power heads on 9 sites	\$6,800
Installation of new Holbrook Motor Village sign (location as detailed in ANNEXURE 10)	\$3,500
Total	\$27,649

2. Council endorse the emergency expenditure of \$8,499 to replace the non-conforming power heads and
3. the upgrade works be funded from the Holbrook Caravan Park Reserve and
4. a further a report be submitted to Council when estimates have been prepared for other identified improvement works.

2. DEPARTMENT OF INFRASTRUCTURE AND REGIONAL DEVELOPMENT - BETTER REGIONS FUNDING PROGRAM

4574 RESOLVED [Osborne/Hicks]

That:

1. Council staff work towards submitting a funding applications for the following projects:
 - o Henty Rail Crossing relocation and upgrade
 - o Morgan's Lookout – replacement of stairs, lookout and toilet.
2. letters of support be provided to community organisations where requested.

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3. WORKSHOP DATES FOR 2017

4575 RESOLVED [Meyer/Schilg]

That the workshop/briefing sessions dates as outlined in the table below be endorsed.

Date	Workshop topic	Comments
1 February 17	Preliminary Roads Workshop	
15 February 17	Council meeting	
22 February 17	Rating workshop and preliminary budget workshop	
24 February 17	Works and roads tour	This tour will be a full day tour of the Shire
1 March 17	Community Strategic Plan	Revised draft for Council consideration prior to submission to April Council meeting
8 March 17	Final Roads Workshop	
11 March 17	Councillor Induction Workshop	REROC initiative (at Wagga Wagga on Saturday 11 March)
15 March 17	Council meeting	
22 March 17	Service Review Workshop	
5 April 17	Final Budget Workshop	
19 April 17	Delivery Plan and 2017/2018 Budget endorsed for public exhibition	

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4. NSW HEALTH ADMINISTRATION – REQUEST TO ACQUIRE SECTION OF LANE ADJACENT TO LOT 5 AND LOT 17 SECTION 4 DP 5523 AT CULCAIRN

AT THIS JUNCTURE, COUNCILLOR DENISE OSBORNE MADE A DECLARATION OF NON-PECUNIARY INTEREST IN THE MATTER NOW BEFORE THE COUNCIL AND LEFT THE CHAMBER AT 6.43PM PURSUANT TO SECTION 45(1) OF THE LOCAL GOVERNMENT ACT 1993 AND TOOK NO PART IN THE DISCUSSION ON THE MATTER. THE REASON BEING IS THAT COUNCILLOR OSBORNE IS A MEMBER OF THE REGIONAL PLANNING PANEL DETERMINING A DEVELOPMENT WHICH IS PART OF THIS LOCATION.

4576 RESOLVED [Meyer/Quinn]

That subject to the final ratification that the redevelopment of the Culcairn Multi-Purpose Service is proceeding, it is recommended that approximately 120sqm. of lane between Lot 5 and Lot 17, Section 4 DP 5523 closed and transferred to NSW Health Administration Corporation on the following conditions:

1. all costs associated with the closure and transfer be borne by NSW Health Administration Corporation.
2. that the land valued and identified as a Council/Community contribution to the project.
3. the Mayor and General Manager be authorised to sign all related documentation under the Common Seal of Council.

Cr Osborne returned to the meeting at 6.44pm.

5. POLICY DEVELOPMENT – CONTRACTS MANAGEMENT POLICY AND GREATER HUME SHIRE COUNCIL COMMUNICATIONS POLICY

4577 RESOLVED [Osborne/Meyer]

That Council adopt:

1. the Contract Management Policy
2. the Communications Policy subject to revised wording to the final paragraph on Page 2 to read as follows:

Communication Plan

The adoption of the policy will be the catalyst for development of the Greater Hume Shire Council Communication Plan, ensuring that contemporary and effective community engagement techniques are utilised. This policy provides staff with the platform for the development of the plan.

CR QUINN REQUESTED THAT HIS OPPOSITION TO THE RESOLUTION BE RECORDED.

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CORPORATE AND COMMUNITY SERVICES

1. PREPARATION OF REVISED COMMUNITY STRATEGIC PLAN – “GREATER HUME 2030” AND REVISED ECONOMIC DEVELOPMENT & SOCIAL PLAN

4578 RESOLVED [Osborne/Weston]

That the draft Greater Hume Shire Economic Development and Social Plan 2016 be tabled and the report be received and noted.

ENGINEERING

1. DRAINAGE AND STREETScape WORKS, SLADEN STREET, HENTY

4579 RESOLVED [Meyer/Schilg]

That:

1. in accordance with clause 178 (1) (b) of the Local Government (General) Regulation 2005 Council resolve to decline the tender submitted by Longford Civil and
2. Council negotiate, in accordance with section 178 (3) (e) of the Local Government (General) Regulation 2005 to negotiate with Longford Civil and/or any other party in order to achieve a favourable outcome.

2. QUESTION ON NOTICE – COUNCILLOR STEWART - DAMAGE TO COUNCIL'S ROAD NETWORK FROM WET WEATHER

4580 RESOLVED [Stewart/Quinn]

That the report be received and noted.

3. PROPOSED SPEED ZONE CHANGE - BROWNRIGG STREET MORVEN

4581 RESOLVED [Quinn/Stewart]

That Council endorse the recommended reduction in speed zone from 80 km/h to 50 km/h along Brownrigg Street Morven and that Roads and Maritime Services (RMS) is notified of the endorsement.

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4. JINDERA FLOODPLAIN RISK MANAGEMENT STUDY & PLAN – ENDORSING & PUBLIC EXHIBITION PERIOD

4582 RESOLVED [Osborne/Hicks]

That Council endorse the draft final report on the Jindera Floodplain Risk Management Study and Plan, and place on public exhibition for a minimum period of 30 days.

5. CONSTRUCTION OF 15 LOT INDUSTRIAL SUBDIVISION, JINDERA INDUSTRIAL ESTATE

4583 RESOLVED [Osborne/Hicks]

That:

1. the tender submitted by Longford Civil of \$824,574.58 (excl. GST) be accepted.
2. the General Manager and the Mayor be authorised to sign the Contract with Longford Civil
3. the unsuccessful tenderers be notified of Council's decision.

6. NATURAL DISASTER FUNDING – ROAD REPAIRS

4584 RESOLVED [Meyer/Stewart]

That Council receive and note the report.

ITEM TO BE REFERRED TO CLOSED COUNCIL (COMMITTEE OF THE WHOLE)

1. JINDERA INDUSTRIAL ESTATE – PROPOSED 15 LOT EXPANSION

4585 RESOLVED [Meyer/Quinn]

That further consideration of construction costs and market values along with the of the valuation for the potential disposal of the residual part of Lot 11 DP 1164647 at Jindera be referred to Closed Council in accordance with section 10 A (2) (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

REASON

On balance the need to preserve the confidentiality of the valuations received from Taylor Byrne Property Valuers to ensure that the proceeds of any future sale are maximised, outweighs the public interest in maintaining openness and transparency in Council decision making because the disclose of this information could compromise the commercial position of Council.

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PART B - ITEMS FOR INFORMATION

GOVERNANCE

1. OFFICE OF LOCAL GOVERNMENT CIRCULARS
2. LOCAL GOVERNMENT NEW SOUTH WALES (LGNSW) – WEEKLY CIRCULARS
3. TOURISM AND PROMOTIONS OFFICER'S REPORT

CORPORATE AND COMMUNITY SERVICES

1. CUSTOMER REQUEST MODULE – SUMMARIES OF MONTHLY REQUESTS
2. STATEMENTS OF BANK BALANCES AND INVESTMENTS AS AT 30 NOVEMBER 2016
3. HUMAN RESOURCES REPORT FOR NOVEMBER 2016
4. DAVID & CHERYL PAECH – LEASE OF LAND

ENGINEERING

1. NOVEMBER REPORT OF WORKS
2. WATER & SEWER REPORT – NOVEMBER 2016

ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF NOVEMBER 2016
2. SENIOR WEEDS OFFICER'S REPORT – NOVEMBER 2016
3. RANGER'S REPORT – OCTOBER 2016

4586 RESOLVED [Meyer/Quinn]

That Part B of the Agenda be received and noted.

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PART C – COMMITTEE AND DELEGATE REPORTS

4587 RESOLVED [Meyer/Quinn]

That Part C of the Agenda be received and noted.

MATTERS OF URGENCY

Nil.

QUESTIONS ON NOTICE

1. REVIEW OF PROCUREMENT POLICY

Cr Meyer requested that staff provide a report to Council that identifies matters for consideration relating to the inclusion of local purchasing mechanisms in Council's Procurement Policy and tendering assessment provisions.

2. RECRUITMENT OF SKILLS BASED BOARD MEMBERS TO MURRAY ARTS BOARD

Cr Schilg said that Murray Arts is looking to restructure the Board of Management, and is now seeking board members with specific skills to appoint to the board.

3. REQUEST TO LOBBY OFFICE OF LOCAL GOVERNMENT REGARDING TENDERING GUIDELINES FOR NSW LOCAL GOVERNMENT

Cr Osborne asked that where opportunities arise, that Council lobby the Office of Local Government regarding need to review the guidelines to accommodate the needs of smaller rural councils seeking to encourage economic development through support for local businesses.

4. REQUEST TO LOBBY MEMBER FOR FARRER IN RELATION TO DISABLED ACCESS PROVISIONS UNDER THE COMMONWEALTH DISABILITY (ACCESS TO PREMISES – BUILDING) STANDARDS 2010 AND REQUIREMENTS UNDER NATURAL DISASTER FUNDING

Cr Osborne asked that where opportunities arise, that Council lobby the Member for Farrer, Sussan Ley regarding the implications of requirements under the Commonwealth Disability (Access To Premises – Building) Standards 2010 on small start-up businesses and the requirement that Council use non day labour resources when undertaking works under the approved Natural Disaster funding.

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5. JINDERA TELEPHONE EXCHANGE BEAUTIFICATION

Cr Osborne requested that staff provide a report to form a community subcommittee for the beautification of the telephone exchange in Urana Street, Jindera.

6. HOUSE BOATS ON LAKE HUME

Cr Quinn asked for feedback from councillors in relation to the use of house boats on Lake Hume so as to enable Cr Quinn to report back to the Lake Hume Land On-Water Management Plan Community Reference Committee.

7. REQUEST FOR A BUS STOP FOR DISABLED CHILD ACCESSING SCHOOL BUS SERVICES ON BURRUMBUTTOCK WALLA ROAD

Cr Hicks asked the Director Engineering to follow up on the matter.

CLOSING THE MEETING

At this juncture the members in the gallery departed the chamber.

4588 RESOLVED [7.12pm] [Quinn/Meyer]

That the meeting be closed during the discussion of the confidential matter listed in the agenda.

COMMITTEE OF WHOLE SECTION

4589 RESOLVED [Quinn/Meyer]

That, in accordance with the provisions of the Local Government Act 1993, Council enter into 'Committee of the Whole' for the discussion of the following items of business:

CONFIDENTIAL - CLOSED COUNCIL (COMMITTEE OF THE WHOLE)

1. JINDERA INDUSTRIAL ESTATE – PROPOSED 15 LOT EXPANSION

ORDINARY MEETING RECONVENED

4590 RESOLVED [7.17pm] [Osborne/Quinn]

That the Ordinary Meeting be reconvened for the purpose of determining the report of the matter dealt with in Committee.

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COMMITTEE REPORT

The Mayor reported that the Committee of the Whole makes the following recommendation.

1. JINDERA INDUSTRIAL ESTATE – PROPOSED 15 LOT EXPANSION

RECOMMENDATION [Quinn/Hicks]

That:

1. That the General Manager be authorised to market the 15 lot expansion to the Jindera Industrial Estate based in the following market values:

Land area (sqm.)	Price per sqm. (excl. GST)
< 2000	\$35
>2000<5000	\$30
>5000	\$20

2. a 10% discount apply to any lots sold off the plan. Any offers made at a greater discount than 10% be referred to Council for consideration, and
3. the Mayor and General Manager be authorised to sign all relevant documentation for any contracts of sale of the 15 lots subdivision of the Jindera Industrial Estate under the Common Seal of Council.

RECOMMENDATIONS OF CLOSED COUNCIL (COMMITTEE OF THE WHOLE)

44591 RESOLVED [Osborne/Quinn]

That the foregoing report and recommendations from Closed Council (Committee of the Whole) be adopted.

There being no further business, the meeting concluded at 7.21pm.

THESE MINUTES WERE CONFIRMED at the Council meeting held on 15 February 2017 at which time the signature hereon was subscribed.

Cr Heather Wilton,
Mayor - Greater Hume Shire Council