

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**IN ATTENDANCE:** Councillors Meyer (Chairperson), Heriot, McInerney, O'Neill, Osborne, Quinn, Schilg and Schoff.

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

Pastor Graeme Shepard offered a prayer to open the meeting.

## **APOLOGY**

**4277 RESOLVED** [McInerney/Schilg]

That the apology for Cr Wilton be received and leave of absence granted.

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

Cr Osborne gave notice of her intention to declare non pecuniary interest in Part A For Determination – ITEM 3 REAPPOINTMENT OF COUNCILLOR DENISE OSBORNE AS THE COUNCIL APPOINTED REPRESENTATIVE OF THE SOUTHERN JOINT REGIONAL PLANNING PANEL (SWRPP) and if reappointed to SWRPP also gave notice of her intention to declare an interest in ITEM 4 DEVELOPMENT APPLICATION 10.2015.136 – HOSPITAL AND AGED CARE FACILITY ALTERATIONS AND EXTENSIONS – 51-55 BALFOUR & 12-22 EDWARD STREETS CULCAIRN.

## **ACKNOWLEDGEMENT OF COUNTRY**

Cr Meyer offered an Acknowledgement of Country at the commencement of the meeting.

## **CONFIRMATION OF MINUTES**

### **MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON 16 DECEMBER 2015**

**4278 RESOLVED** [Quinn/O'Neill]

That the Minutes of the Ordinary Meeting of Greater Hume Shire Council held at Culcairn on Wednesday, 16 December 2015 as printed and circulated, be confirmed as a true and correct record of the proceedings of such meeting subject to a correction to a road name in the Part A For Determination - Environment and Planning Report Item 1 to read as follows:

- 1. REMOVAL OF RESTRICTIVE COVENANT – 10 LOT SUBDIVISION LOTS 1, 2 AND 3 BEATRICE DRIVE/BURRUMBUTTOCK- BROCKLESBY ROAD BURRUMBUTTOCK**

**4248 RESOLVED** [Quinn/Osborne]

That Council endorse the Director of Environment and Planning in being able to sign the deed of release that will discharge the building envelopes from lots 1, 2 and 3 at DP1057430 Beatrice Drive/ Burrumbuttock-Brocklesby Road, Burrumbuttock.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**MINUTES OF EXTRAORDINARY MEETING OF COUNCIL HELD ON 5 FEBRUARY 2016**

**4279 RESOLVED** [Quinn/McInerney]

That the Minutes of the Extraordinary Meeting of Greater Hume Shire Council held at Holbrook on Friday, 5 February 2016 as printed and circulated, be confirmed as a true and correct record of the proceedings of such meeting.

**ACTION REPORT FROM THE MINUTES**

1. QUESTION ON NOTICE AS RECORDED IN THE DECEMBER AGENDA PAPERS – REQUEST FOR REPORT ON CAPITAL INFRASTRUCTURE (EXCLUDING ROADS) PROJECTS

Cr Osborne noted that the infrastructure report program is no longer in the current action report and offered her concurrence to that action.

2. LONG TERM ACTION REPORT - QUESTION ON NOTICE – GREATER HUME SHIRE AND TOWN ENTRANCE SIGNAGE

Cr Schoff queried now that Council is deemed Fit for the Future, can Council progress the shire and town entrance sign project. General Manager agreed that the Council's corporate branding/entrance and town signage be considered at the forthcoming budget workshops for inclusion as an action in the 2016/2017 Delivery Plan.

3. CONFIDENTIAL – CLOSED COUNCIL COMMITTEE REPORT – COMPULSIVE HOARDING – WATTLE STREET CULCAIRN

Cr Heriot queried progress in the matter. General Manager advised that the comment as recorded in the action report is accurate and that it was appropriate that the matter be discussed further in the confidential section of the meeting.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

## **OFFICERS' REPORTS – PART A – FOR DETERMINATION**

### **ENVIRONMENT AND PLANNING**

1. **DEVELOPMENT APPLICATION 10.2016.14 – PROPOSED CHANGE OF USE – SCOUT HALL TO DWELLING LOT B DP441663 - 63 BOWLER STREET HOLBROOK**

**4280 RESOLVED** [McInerney/Heriot]

Pursuant to section 81(1)(a) of the Environmental Planning and Assessment Act 1979, Council approve the development application 10.2016.14 for the change of use at Lot B DP441663 63 Bowler Street Holbrook subject to the following conditions:

**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.

**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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2016.14 – PROPOSED CHANGE OF USE – SCOUT HALL TO DWELLING LOT B DP441663 - 63 BOWLER STREET 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.

**4 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.**

**5 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.

**6 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).

**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 Heritage Assessment**

The recommendations of the Heritage Advisor in the Heritage Advisor Report dated 19 May 2015 shall be complied with in conjunction with the proposed alterations and change of use. The name plaques adjacent the entry doors and various internal signs relating to the past Scout usage shall be retained.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2016.14 – PROPOSED CHANGE OF USE – SCOUT HALL TO DWELLING LOT B DP441663 - 63 BOWLER STREET HOLBROOK [CONT'D]

**9 Main Power Supply**

Subject to the approval of the relevant authority the incoming power line and meter box should be located above the flood planning level or a minimum of 600mm above existing floor level. The power supply must also be able to be easily cut from the building.

**10 Electrical Wiring**

All wiring, power outlets, switches to the maximum extent possible shall be located above the flood planning level or a minimum of 600mm above existing floor level. Earth leakage circuit breakers (core balance relays) must be installed.

**11 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.**

**12 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.

**13 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.

**14 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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2016.14 – PROPOSED CHANGE OF USE – SCOUT HALL TO DWELLING LOT B DP441663 - 63 BOWLER STREET HOLBROOK [CONT'D]

**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.

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

**16 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.**

**17 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.

**18 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.

**19 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 3500-2003 and the Local Government Act 1993 and Local Government (General) Regulations, 2005, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2012.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2016.14 – PROPOSED CHANGE OF USE – SCOUT HALL TO DWELLING LOT B DP441663 - 63 BOWLER STREET HOLBROOK [CONT'D]

**DEVELOPMENT APPLICATION 10.2016.14 – PROPOSED CHANGE OF USE – SCOUT HALL TO DWELLING LOT B DP441663 - 63 BOWLER STREET HOLBROOK**

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Heriot McInerney Meyer O'Neill Osborne Quinn Schilg Schoff		Wilton	

**2. DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY**

MOTION [Heriot/Schoff]

After considering the requirements of Section 79C of the EP&A Act the proposal to install a refrigerated shipping container fitted out as a dwelling at 22 Rosler Parade Henty is recommended for approval 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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

**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.

**4 Failure to Demonstrate Compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005**

The relocatable dwelling is to be removed from the site if the applicant fails to demonstrate compliance with the Regulation or obtain an exemption for the relocatable dwelling from requirements of the Regulation in accordance with S82 of the Local Government Act 1993.

**5 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 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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

- 6** Demonstrate Compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

Prior to the issue of a Section 68 approval the applicant is to demonstrate that the relocatable dwelling situated on the site either meets the relevant requirements of the Regulation or obtains an exemption to the requirements of the Regulation pursuant to Section 82 of the Local Government Act 1993.

**7 Landscaping Plans**

Prior to the issue of a Section 68 approval the applicant is to submit a landscaping plan indicating how through the planting of suitable species and via the use of appropriate fencing and screening the relocatable dwelling can be incorporated into the existing allotment in an aesthetically pleasing manner.

**8 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.

**9 Paint Scheme**

Prior to the issue of a Section 68 approval the applicant is to provide details of the proposed colour scheme for the shipping container. The applicant is satisfy Council that the paint scheme will remove from view reference to commercial signage.

**10 Full Width Verandah**

Prior to the issue of a Section 68 approval the applicant is to provide details of verandas that are required to be provided over both of the landings.

**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 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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

**12 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.

**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.

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.**

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

- 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.

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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

- 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:
- (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.

**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.**

**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 Council must be satisfied that the development (part or whole) is in accordance with the respective Development Consent or Section 68 Approval.

**22 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.

**23 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 3500-2003 and the Local Government Act 1993 and Local Government (General) Regulations, 2005, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2012.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

AMENDMENT [McInerney/Osborne]

After considering the requirements of Section 79C of the EP&A Act the proposal to install a refrigerated shipping container fitted out as a dwelling at 22 Rosler Parade Henty is recommended for approval 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.

**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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

**4 Failure to Demonstrate Compliance with the Local Government  
(Manufactured Home Estates, Caravan Parks, Camping Grounds and  
Moveable Dwellings) Regulation 2005**

The relocatable dwelling is to be removed from the site if the applicant fails to demonstrate compliance with the Regulation or obtain an exemption for the relocatable dwelling from requirements of the Regulation in accordance with S82 of the Local Government Act 1993.

**5 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 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.

**6 Demonstrate Compliance with the Local Government (Manufactured Home  
Estates, Caravan Parks, Camping Grounds and Moveable Dwellings)  
Regulation 2005**

Prior to the issue of a Section 68 approval the applicant is to demonstrate that the relocatable dwelling situated on the site either meets the relevant requirements of the Regulation or obtains an exemption to the requirements of the Regulation pursuant to Section 82 of the Local Government Act 1993.

**7 Landscaping Plans**

Prior to the issue of a Section 68 approval the applicant is to submit a landscaping plan indicating how through the planting of suitable species and via the use of appropriate fencing and screening the relocatable dwelling can be incorporated into the existing allotment in an aesthetically pleasing manner.

**8 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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

**9 Paint Scheme**

Prior to the issue of a Section 68 approval the applicant is to provide details of the proposed colour scheme for the shipping container. The applicant is satisfy Council that the paint scheme will remove from view reference to commercial signage.

**10 Full Width Verandah**

Prior to the issue of a Section 68 approval the applicant is to provide details of verandas that are required to be provided over both of the landings.

**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 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.

**12 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.

**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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

**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.

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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

- 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.

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 Council.**

**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 Council must be satisfied that the development (part or whole) is in accordance with the respective Development Consent or Section 68 Approval.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

**22 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.

**23 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 3500-2003 and the Local Government Act 1993 and Local Government (General) Regulations, 2005, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2012.

**Further, a policy be developed to support the use of shipping containers for dwellings in the shire.**

AT THIS JUNCTURE, THE MOVER AND SECONDER AGREED THAT THE AMENDMENT ADDITION THAT A POLICY BE DEVELOPED TO SUPPORT THE USE OF SHIPPING CONTAINERS FOR DWELLINGS IN THE SHIRE BE INCORPORATED INTO THE ORIGINAL MOTION. THEREFORE THE AMENDMENT WAS WITHDRAWN.

**4281 RESOLVED** [Heriot/Schoff]

After considering the requirements of Section 79C of the EP&A Act the proposal to install a refrigerated shipping container fitted out as a dwelling at 22 Rosler Parade Henty is recommended for approval 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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

**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.

**4 Failure to Demonstrate Compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005**

The relocatable dwelling is to be removed from the site if the applicant fails to demonstrate compliance with the Regulation or obtain an exemption for the relocatable dwelling from requirements of the Regulation in accordance with S82 of the Local Government Act 1993.

**5 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 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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

- 6** Demonstrate Compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

Prior to the issue of a Section 68 approval the applicant is to demonstrate that the relocatable dwelling situated on the site either meets the relevant requirements of the Regulation or obtains an exemption to the requirements of the Regulation pursuant to Section 82 of the Local Government Act 1993.

**7 Landscaping Plans**

Prior to the issue of a Section 68 approval the applicant is to submit a landscaping plan indicating how through the planting of suitable species and via the use of appropriate fencing and screening the relocatable dwelling can be incorporated into the existing allotment in an aesthetically pleasing manner.

**8 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.

**9 Paint Scheme**

Prior to the issue of a Section 68 approval the applicant is to provide details of the proposed colour scheme for the shipping container. The applicant is satisfy Council that the paint scheme will remove from view reference to commercial signage.

**10 Full Width Verandah**

Prior to the issue of a Section 68 approval the applicant is to provide details of verandas that are required to be provided over both of the landings.

**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 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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

**12 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.

**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.

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.**

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

- 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.

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.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS  
A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

- 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:
- (v) protect and support the adjoining premises from possible damage from the excavation, and
  - (vi) 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 Council.**

**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 Council must be satisfied that the development (part or whole) is in accordance with the respective Development Consent or Section 68 Approval.

**22 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.

**23 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 3500-2003 and the Local Government Act 1993 and Local Government (General) Regulations, 2005, the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulations 2012.

**Further, a policy be developed to support the use of shipping containers for dwellings in the shire.**

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY [CONT'D]

**DEVELOPMENT APPLICATION 10.2015.142 – FITOUT AND USE A SHIPPING CONTAINER AS A DWELLING – LOT 204 DP753741 – 22 ROSLER PARADE HENTY**

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Heriot McInerney Meyer O'Neill Osborne Quinn Schilg Schoff		Wilton	

**3. REAPPOINTMENT OF COUNCILLOR DENISE OSBORNE AS THE COUNCIL APPOINTED REPRESENTATIVE OF THE SOUTHERN JOINT REGIONAL PLANNING PANEL**

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 4.52PM PURSUANT TO SECTION 45(1) OF THE LOCAL GOVERNMENT ACT 1993 AND TOOK NO PART IN THE VOTING ON THE MATTER. THE REASON BEING IS THAT CR OSBORNE IS PROPOSED TO BE REAPPOINTED AS COUNCIL'S REPRESENTATIVE TO THE SOUTHERN JOINT REGIONAL PLANNING PANEL WHICH IS THE REPORT NOW BEFORE THE COUNCIL.

**4282 RESOLVED** [Schoff/O'Neill]

That Council resolve to reappoint Councillor Osborne as Council's delegate to the Southern Joint Regional Planning Panel.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**4. DEVELOPMENT APPLICATION 10.2015.136 – HOSPITAL AND AGED CARE FACILITY ALTERATIONS AND EXTENSIONS – 51-55 BALFOUR & 12-22 EDWARD STREETS CULCAIRN**

COUNCILLOR DENISE OSBORNE MADE A DECLARATION OF NON-PECUNIARY INTEREST IN THE MATTER NOW BEFORE THE COUNCIL AND REMAINED OUTSIDE THE CHAMBER AT 4.53PM PURSUANT TO SECTION 45(1) OF THE LOCAL GOVERNMENT ACT 1993 AND TOOK NO PART IN THE VOTING ON THE MATTER. THE REASON BEING IS THAT CR OSBORNE IS COUNCIL'S REPRESENTATIVE ON THE SOUTHERN JOINT REGIONAL PLANNING PANEL WHICH WILL DETERMINE DEVELOPMENT APPLICATION 10.2015.136.

**4283 RESOLVED** [McInerney/Heriot]

1. That Council:
  - a. receive and note the report.
  - b. resolve that it has no objection to the proposal and fully support the proposed development subject to the applicant demonstrating adequate provision for deliveries to be made in a manner that ensures that truck movements entering and exiting the site in a safe manner.
  
2. Should the assessment report recommend approval then Council will not reconsider the matter prior to determination by the Southern Joint Regional Planning Panel.

**DEVELOPMENT APPLICATION 10.2015.136 – HOSPITAL AND AGED CARE FACILITY ALTERATIONS AND EXTENSIONS – 51-55 BALFOUR & 12-22 EDWARD STREETS CULCAIRN**

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Heriot McInerney Meyer O'Neill Quinn Schilg Schoff		Wilton	Osborne

At this juncture, Cr Osborne returned to the meeting room at 5.03pm.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

5. **AUTHORISATION TO AFFIX THE COMMON SEAL OF GREATER HUME SHIRE COUNCIL ON LETTER OF CONFIRMATION FOR SALE OF LOTS WITH RESTRICTIVE COVENANT – LOTS 9 & 10 GILES CREEK PLANTATION LANKEYS CREEK**

**4284 RESOLVED** [Quinn/Osborne]

That the Mayor and General Manager be authorised to affix the Common Seal of Greater Hume Shire Council upon a letter of consent for the sale of Lots 9 and 10 DP787847, Giles Creek Plantation, Lankeys Creek.

6. **DEVELOPMENT OF THE NEW SOUTH WALES RIGHT TO FARM POLICY**

Cr McInerney left the meeting room at 5.07pm. Councillor McInerney returned at 5.10pm.

**4285 RESOLVED** [Schoff/Osborne]

That the report be received and noted.

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

**4286 RESOLVED** [Quinn/McInerney]

That Council approve:

1. Heritage Fund Application 03-15/16 – K & H Alker-Jones - \$2,000 (for exterior painting and associated conservation works)
2. Heritage Fund Application 04-15/16 – R & G Hemsley - \$2,000 (former Gerogery Anglican Church re-roofing and perimeter paving).

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**8. REQUEST TO WAIVE FEES FOR DEVELOPMENT APPLICATION AND ASSOCIATED INSPECTIONS – DA10.2016.7 LOT PT82 DP753757 FEDERAL STREET CULCAIRN**

**4287 RESOLVED** [O'Neill/Heriot]

That Council waive development application and associated fees totalling \$1,754.00 incurred in lodgement of DA10.2016.7 for building additions to the Culcairn Early Childhood Learning Centre, Federal Street, Culcairn.

**REQUEST TO WAIVE FEES FOR DEVELOPMENT APPLICATION AND ASSOCIATED INSPECTIONS – DA10.2016.7 LOT PT82 DP753757 FEDERAL STREET CULCAIRN**

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Heriot McInerney Meyer O'Neill Osborne Quinn Schilg Schoff		Wilton	

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**9. PLANNING PROPOSAL TO REZONE AND AMEND THE MINIMUM LOT SIZE FOR PART OF LOT 11 DP1164647 ON THE CORNER OF URANA AND HAWTHORN ROADS JINDERA**

**4288 RESOLVED** [Schoff/Schilg]

That:

1. As a result of the exhibition of the planning proposal Council resolve not to make any changes to the planning proposal as exhibited.
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.

**PLANNING PROPOSAL TO REZONE AND AMEND THE MINIMUM LOT SIZE FOR PART OF LOT 11 DP1164647 ON THE CORNER OF URANA AND HAWTHORN ROADS JINDERA**

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
McInerney O'Neill Osborne Schilg Schoff	Heriot Quinn Meyer	Wilton	

Cr Quinn requested that HIS OPPOSITION TO THE MOTION BE RECORDED on the grounds of lack of transparency for ratepayers.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**10. REQUEST TO WAIVE SECTION 94A DEVELOPMENT CONTRIBUTION FEE FOR DEVELOPMENT APPLICATION 10.2015.136 FOR A RESIDENTIAL AGED CARE FACILITY AND ALTERATIONS AND EXTENSION AT THE CULCAIRN HOSPITAL COMPLEX 51-55 BALFOUR & 12-22 EDWARD STREETS CULCAIRN**

**4289 RESOLVED** [Heriot/Schoff]

That:

1. Council resolve to exempt Health Infrastructure from the payment of Section 94A plan levy of \$179,391 for the Expansion of the Existing Residential Aged Care Facility building at the Culcairn Hospital site.
2. Health Infrastructure be asked to acknowledge the waiving of the fees.

**REQUEST TO WAIVE SECTION 94A DEVELOPMENT CONTRIBUTION FEE FOR DEVELOPMENT APPLICATION 10.2015.136 FOR A RESIDENTIAL AGED CARE FACILITY AND ALTERATIONS AND EXTENSION AT THE CULCAIRN HOSPITAL COMPLEX 51-55 BALFOUR & 12-22 EDWARD STREETS CULCAIRN**

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Heriot McInerney Meyer O'Neill Osborne Quinn Schilg Schoff		Wilton	

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**11. REQUEST TO WAIVE SECTION 94A DEVELOPMENT CONTRIBUTION FEE FOR DEVELOPMENT APPLICATION 10.2015.114 FOR A PROPOSED MPS EXTENSION AT THE HOLBROOK HOSPITAL COMPLEX LOT 11 DP1055714 No 30B BOWLER STREET HOLBROOK**

**4290 RESOLVED** [McInerney/Heriot]

It is recommended that Council resolve to exempt Health Infrastructure from the payment of Section 94A plan levy of \$32,603 for the Expansion of the Existing Residential Aged Care Facility building at the Holbrook Hospital site.

**REQUEST TO WAIVE SECTION 94A DEVELOPMENT CONTRIBUTION FEE FOR DEVELOPMENT APPLICATION 10.2015.114 FOR A PROPOSED MPS EXTENSION AT THE HOLBROOK HOSPITAL COMPLEX LOT 11 DP1055714 No 30B BOWLER STREET HOLBROOK**

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Heriot McInerney Meyer O'Neill Osborne Quinn Schilg Schoff		Wilton	

**GOVERNANCE**

**1. 2015/2016 DELIVERY PLAN – REPORT AS AT 31 DECEMBER 2015**

**4291 RESOLVED** [O'Neill/Schilg]

The report be received and noted.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**2. OFFICE OF LOCAL GOVERNMENT – PROPOSED PHASE 1 AMENDMENTS TO THE LOCAL GOVERNMENT ACT, 1993**

**4292 RESOLVED** [Osborne/Schoff]

That:

Council conduct a workshop on the topic to be held on 9 March 2016 at Culcairn in order to finalise Council's submission.

Council forward a submission of the proposed phase 1 amendments to the Local Government Act, 1993 to the Office of Local Government by 15 March 2016.

**3. AUSTRALIA DAY 2017**

**4293 RESOLVED** [Osborne/Schilg]

That Expressions of Interest be called for the 2017 Australia Day event and a further report be submitted to Council for consideration.

**4. LOCAL GOVERNMENT REFORM - NEXT STEPS**

Cr McInerney left the meeting room at 6.02pm briefly, returning at 6.03pm.

**4294 RESOLVED** [Osborne/Schoff]

That the report be received and noted.

**CORPORATE AND COMMUNITY SERVICES**

**2. INTERIM 2015/2016 QUARTERLY BUDGET REVIEW AS AT 31 DECEMBER 2015**

**4295 RESOLVED** [Osborne/McInerney]

That Council note and approve the Interim Budget Review Statement as at 31 December 2015.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**3. TERMS OF REFERENCE – MANAGEMENT COMMITTEES**

Cr McInerney left the meeting room at 6.17pm, returning at 6.21pm.

**4296 RESOLVED** [Heriot/Schilg]

That the matter be held deferred to the March 2016 meeting of Council.

**4. LEASE OF BUILDING – WONSAR PTY LTD – JINDERA CUSTOMER SERVICE CENTRE**

**4297 RESOLVED** [O'Neill/Quinn]

That:

1. authority be granted to enter into a lease renewal for Shops 8 & 9 Jindera Plaza, Urana Road, Jindera to Wonsar Pty Limited on the terms set out in this report.
2. the Mayor and General Manager be authorised to sign the lease between Wonsar Pty Limited and Greater Hume Shire Council for Shops 8 & 9, Jindera Plaza, Urana Road, Jindera under the Common Seal of Council.

Cr Schoff queried does Council have to make good if and when Council's Jindera Customer Service Office is relocated into the new building across the road. Director Corporate and Community Services agreed to take the matter on notice and report back to Council.

**5. SERVICE NSW PROPOSAL**

**4298 RESOLVED** [Schoff/Heriot]

That the report be received and noted.

**6. POLICY DEVELOPMENTS**

**4299 RESOLVED** [McInerney/Schilg]

That the Greater Hume Shire Council Fraud Control Policy and Corporate Credit Card Use Policy be adopted.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

## **ENGINEERING**

**1. ENDORSEMENT OF WALLA WALLA FLOOD STUDY & FLOODPLAIN RISK MANAGEMENT COMMITTEE COMMUNITY MEMBERS**

**4300 RESOLVED** [Osborne/Quinn]

That Council endorse the appointment of Mr Kim Lieschke, Mr Shane Trimble and Mr Tony Brinkmann to the Walla Walla Floodplain Risk Management Committee.

**2. REMOVAL OF PEDESTRIAN REFUGE AND INSTALLATION OF ZEBRA CROSSING – COMMERCIAL STREET, WALLA WALLA**

**4301 RESOLVED** [Osborne/Schoff]

That Council:

1. receive and note the petition.
2. remove existing pedestrian refuge.
3. line mark parking lanes on Commercial Street.
4. not install the marked zebra because this location does not comply with Roads & Maritime Services guidelines for pedestrian crossings.

## **ITEMS TO BE REFERRED TO CLOSED COUNCIL**

**1. SALE OF LAND FOR UNPAID RATES UNDER SECTION 713 OF THE LOCAL GOVERNMENT ACT 1993.**

**4302 RESOLVED** [Osborne/Schilg]

That consideration of the sale of properties for unpaid rates and charges be referred to Closed Council for discussion, in accordance with the relevant section of the *Local Government Act 1993* section 10A (2) (b) the personal hardship of any resident or ratepayer.

### **REASON**

On balance the public interest in preserving the confidentiality of individuals subject to debt recovery proceedings outweighs the public interest in maintaining openness and transparency in Council decision making because it concerns the personal financial information of individuals.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**2. GENERAL MANAGER'S INTERIM PERFORMANCE REVIEW**

**4303 RESOLVED** [Osborne/Schilg]

That the matter of the General Manager's Performance Review is confidential in nature and that the matter be referred to Closed Council (Committee Of The Whole) for discussion, in accordance with the relevant section of the Local Government Act 1993 section 10a (2)(a) personnel matters concerning particular individuals (other than councillors).

**REASON**

That the ability of councillors to discuss the performance of the General Manager in a full and frank manner outweighs the need for the report to be discussed in Open Council.

**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 31 DECEMBER 2015 AND 31 JANUARY 2016**
3. **HUMAN RESOURCES REPORT**
4. **COMMUNITY SERVICES QUARTERLY BRIEFING REPORT**

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

## **ENGINEERING**

1. **REPORT OF WORKS – DECEMBER 2015/JANUARY 2016**
2. **WATER & SEWER REPORT – JANUARY 2016**

## **ENVIRONMENT AND PLANNING**

1. **DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTHS OF DECEMBER 2015 AND JANUARY 2016**
2. **SENIOR WEEDS OFFICER'S REPORT – FEBRUARY 2016**
3. **RANGER'S REPORT – DECEMBER 2015/JANUARY 2016**

**4304 RESOLVED** [McInerney/Schilg]

That Part B of the Agenda be received and noted.

## **PART C – COMMITTEE AND DELEGATE REPORTS**

Cr Osborne suggested that Ester Vanhinnisdael, the newly appointed Service Manager, Greater Hume Children Services be invited to make a presentation at a future meeting of Council.

**4305 RESOLVED** [McInerney/Schilg]

That Part C of the Agenda be received and noted.

Cr Heriot left the meeting room at 6.27pm, returning at 6.29pm.

## **MATTER OF URGENCY**

Nil.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

## **QUESTIONS ON NOTICE**

1. PAVEMENT MODIFICATION ADDITIVES TO EXTEND LIFE OF GRAVEL ROAD SURFACES

Cr Schilg queried if Council uses pavement modification additives, such as Polycom, on gravel roads. In reply, Director Engineering indicated that Council has commenced trialling the use of pavement modification additives such as Polycom to extend life and reduce maintenance costs of maintaining its gravel roads

2. NATIONAL AUSTRALIA BANK BRANCH IN CULCAIRN CHANGE TO TRADING HOURS

Cr Heriot advised that he has become aware that the NAB branch at Culcairn has recently reduced its trading hours and asked what strategies Council might consider in response. Director Corporate & Community Services indicated that he has not raised it with local NAB branch staff. General Manager indicated that the rise in the use of electronic banking may be impacting on customer foot traffic at the branch. It was agreed that Council would write to NAB asking about their future intentions for the branch.

3. CALENDAR OF REGULAR MAINTENANCE WORK IN TOWNS AND VILLAGES IN THE SHIRE

Cr Schoff queried if a calendar of regular maintenance tasks in towns and villages might be developed. This document could be circularised to Community Committees and councillors. Director Engineering responded that the calendar is possible and he would consider such, with the proviso that regular scheduling of maintenance would be subject to weather and other unplanned and unexpected events.

4. OFFICIAL OPENING LAUNCH OF MEDICAL CENTRE AT JINDERA

Cr Osborne queried if Council was intending to hold an official launch of the medical centre. Director Corporate & Community Services said he would liaise with Cr Osborne about this.

5. TRUCK PARKING IN CULCAIRN

Cr Heriot advised that he had attended a meeting of Culcairn Community & Development Committee earlier this week, where he said a resident has expressed concern about trucks parking in Culcairn.

6. SEWER MAIN CONSTRUCTION PIONEER DRIVE JINDERA – ROAD CLOSURE SIGNAGE

Cr Osborne advised that residents are getting annoyed at road closure signs being erected when the contractor is not on site or not working which is making residents take a detour route unnecessarily. Director Engineering said he would investigate this with the contractor onsite.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

7. ODEWAHNS ROAD

Cr Heriot advised that a resident has brought to his attention works needed on Odewahns Road. Director Engineering to investigate and include on the shire tour.

8. CONCRETE BLOCK MATERIAL - USE IN EROSION CONTROL WORKS

Cr Heriot advised that there is a quantity of concrete block material building up at tips, and questioned whether this material can be used for erosion control works. Director Engineering advised that such material is unsuitable for erosion control works and not favoured by the Environment Protection Authority. The concrete material in question will be crushed and then re-used.

9. SHIRE WIDE PROJECT PRIORITY LIST – REQUEST BY GENERAL MANAGER

Cr Osborne sought clarification on the actions regarding this listing and whether it will be re-issued once all councillors have provided comment. General Manager said it was important to have a list developed so Council can be better informed in order to match to grant opportunities as they arise.

10. LGNSW BOARD ELECTIONS

Cr Osborne reported on actions in train re the Board elections held at LGNSW Conference last year. The matter of inappropriate issue of ballot papers has been taken up by the State Electoral Office and a hearing has commenced. It is envisaged that a further hearing will be held in March at which time it is expected that an outcome will be provided. One of the actions which may be taken is to re-run the elections for Board and Vice President positions at this year's LGNSW conference.

11. TELSTRA SERVICES – INTERRUPTION TO JINDERA RESIDENTS VERY INCONVENIENT DUE TO POOR MOBILE PHONE RECEPTION

Cr Osborne advised of a recent incident where the Telstra line to the Jelbart Road area was cut which meant that landlines were out in this area for several days. Mobile phones were provided to residents, many of whom are elderly and or conduct businesses requiring phone access but because of poor or unavailable mobile coverage in the vicinity it was of no use. Residents are now considering petitioning Sussan Ley's office for a remedy through the Mobile Phone Black Spots Program.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

## **CLOSING THE MEETING**

At this juncture there was no one present in the public gallery.

**4306 RESOLVED** [6.48pm] [Heriot/Quinn]

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

## **COMMITTEE OF WHOLE SECTION**

**4307 RESOLVED** [Quinn/McInerney]

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:

1. **SALE OF LAND FOR UNPAID RATES UNDER SECTION 713 OF THE LOCAL GOVERNMENT ACT 1993.**
  
2. **GENERAL MANAGER'S INTERIM PERFORMANCE REVIEW**

**CONFIDENTIAL - CLOSED COUNCIL (COMMITTEE OF THE WHOLE)**

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**1. SALE OF LAND FOR UNPAID RATES UNDER SECTION 713 OF THE LOCAL GOVERNMENT ACT 1993.**

**RECOMMENDATION** [McInerney/Quinn]

- (i) Council formally resolve to sell the various properties contained in the General Manager's Certificates and in accordance with Section 713 of the Local Government Act for overdue rates.
- (ii) A letter be forwarded to all real estate agents handling real estate in the Greater Hume Shire inviting them to make an application for appointment as auctioneers for the auction of the properties concerned and to submit their schedule of charges applicable in this instance, and the Mayor and General Manager be delegated authority to appoint an auctioneer.
- (iii) The Mayor and General Manager be delegated authority to investigate the various properties to be offered for sale, and in conjunction with the appointed auctioneer/s, set the reserve prices on such properties.
- (iv) The Council be represented at the public auction by a Councillor and such Councillor be authorised to purchase any of the properties on the Council's behalf as may be required by the Council as well as any of those lands not sought by private or other buyers, if deemed desirable.
- (v) If the overdue rates, charges and fees associated with the sale for any of the properties are paid in full prior to the date of the public auction, such properties be withdrawn from the public auction.
- (vi) Council charge an administration fee of \$300.00 on each of the properties.
- (vii) The General Manager be authorised to:-
  - proceed to have the necessary advertisements inserted in the Government Gazette and local newspapers at the appropriate time
  - arrange for the Council's solicitor to peruse the respective files of Council concerned with the lands proposed to be sold for overdue rates, for advice as to whether such are in order to be offered for sale for overdue rates, and for the preparation of contracts for sale in readiness for the public auction.
  - arrange for suitable publicity of the public auction in conjunction with the auctioneer at the appropriate time.
  - institute any other necessary action preliminary to the sale of the lands concerned for overdue rates.
- (viii) The Mayor and General Manager be authorised to complete any documents under the seal of Council associated with the sale of the properties by public auction in accordance with Section 713 of the Local Government Act, 1993.
- (ix) That the date, time and place for the auction be set for Friday 3 June 2016, commencing at 2.00 pm in the Greater Hume Shire Council offices, 40 Balfour Street, Culcairn.

At this juncture, at 6.54pm, all staff left the meeting room.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME SHIRE COUNCIL  
HELD AT THE COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY  
COURT, HOLBROOK  
AT 4.30PM ON WEDNESDAY, 17 FEBRUARY 2016**

**REPORT FROM THE GENERAL MANAGER'S REVIEW COMMITTEE**

**1. GENERAL MANAGER'S INTERIM PERFORMANCE REVIEW**

**RECOMMENDATION** [McInerney/Osborne]

That Council adopt the General Manager's Performance Review for the six month period to 31 December 2015.

**ORDINARY MEETING RECONVENED**

**4307 RESOLVED** 7.05pm [McInerney/Quinn]

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

**COMMITTEE REPORT**

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

**RECOMMENDATION OF CLOSED COUNCIL (COMMITTEE OF THE WHOLE)**

**4308 RESOLVED** [Heriot/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 7.08pm.

THESE MINUTES WERE CONFIRMED at the Council meeting held on 16 March 2016 at which time the signature hereon was subscribed.

---

Cr Heather Wilton  
Mayor, Greater Hume Shire Council