



**Greater
Hume
Council**

Ordinary Meeting of Greater Hume Council

Wednesday, 19 June 2024

NOTICE is hereby given that an Ordinary Meeting of the Greater Hume Council will be held at Community Meeting Room, Holbrook Library, Library Lane, Holbrook, commencing at 6.00pm. The meeting commences with a Public Forum.

Persons wishing to address Council in the forum must register by 5pm Monday, 13 May 2024. The conduct of the forum is governed by the Council's Code of Meeting Practice. A new procedure applies for persons wishing to attend the meeting which can be obtained from Council's website or any Council office.

Council live streams meetings so that the public may view the proceedings of the meeting in real time or later. View the recording of the meeting at <https://bit.ly/35uKFxX>

Evelyn Arnold
GENERAL MANAGER

**ORDER OF BUSINESS TO BE CONSIDERED
REFER OVERLEAF**

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MAYORAL MINUTE

Nil.

NOTICE OF MOTIONS

1. NOTICE OF MOTION

Nil.

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OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. **EXECUTION PLANNING AGREEMENT – GREATER HUME SHIRE COUNCIL & GLENELLEN SOLAR FARM NOMINEES PTY LTD ACN 644 794 758 ATF THE GLENELLEN SOLAR FARM TRUST**

Report prepared by Director Environment and Planning – Colin Kane

REASON FOR REPORT

This report will seek Council endorsement to utilise the common seal of Greater Hume Council to execute a Planning Agreement between Greater Hume Council and Glenellen Solar Farm Nominees Pty Ltd ACN 644 794 758 ATF the Glenellen Solar Farm Trust.

REFERENCE TO DELIVERY PLAN

Nil.

DISCUSSION

Since November 2018 Council has considered a number of Council Reports in relation to planning agreements with developers of the Glenellen Solar Farm. The most recent report was considered by the Ordinary meeting of Greater Hume Council held on Wednesday 21 April 2021 that made the following resolution with respect to the VPA:

5858 RESOLVED [Meyer/O'Neill]

Council advise Trina Solar that the “offer” could form the basis of a draft VPA which would ultimately be signed, subject to public exhibition and consent to the development being granted by the Independent Planning Commission.

The “offer” letter is contained in **ANNEXURE 1**.

The development application SSD 9550 for the Glenellen Solar Farm was approved by the Independent Planning Commission on the 15 December 2023. Within the development consent was the following condition:

A14 Community Enhancement

Prior to commencing construction, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a VPA with Council in accordance with:

- (a) Division 7.1 of Part 7 of the EP&A Act; and
- (b) the terms of the letter of offer dated 26 March 2021, which are summarized in annexure 1 of the consent.

Annexure 1 contains the general terms of the applicants VPA offer which is as follows:

The VPA must include provisions for the payment, collection management and distribution of the contributions under the agreement, with a focus on funding community enhancement in the area surrounding the project site.

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EXECUTION PLANNING AGREEMENT – GREATER HUME SHIRE COUNCIL & GLENELLEN SOLAR FARM NOMINEES PTY LTD ACN 644 794 758 ATF THE GLENELLEN SOLAR FARM TRUST [CONT'D]

Council	Payment Details
Greater Hume Council	<p>A Development Contribution of \$2,500,000 (excluding GST) will be paid to Council in installments:</p> <ul style="list-style-type: none"> • First Installment -\$500,000 (excluding GST) within 7 days of the Commercial Operation Commencement Date, and expenditure to be determined and utilised at the discretion of Council for any projects deemed to benefit the public within the Local Government Area; and • Second to Tenth Installment - \$222,222.22(excluding GST) each instalment, plus CPI adjustment within 7 days of the first anniversary of the Commercial Operation Commencement Date and annually thereafter for nine (9) consecutive years.

The draft Planning Agreement in Schedule 3 - Development Contributions **ANNEXURE 2** contains details of the payment to Council which aligns with the abovementioned payment details. The Public Purpose from the schedule indicates that:

“Expenditure to be determined and utilised at the discretion of Council for any projects deemed to benefit the public within the Local Government Area”.

The draft Planning Agreement has been exhibited in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2021.

BUDGET IMPLICATIONS

Council will receive a considerable contribution from a VPA negotiated with Glenellen Solar Farm Nominees Pty Ltd ACN 644 794 758 ATF the Glenellen Solar Farm Trust which equates to 1% of the capital investment of the project.

CONCLUSION

The Planning Agreement between Council and Glenellen Solar Farm Nominees Pty Ltd ACN 644 794 758 ATF the Glenellen Solar Farm Trust will provide \$2,500,000 (indexed) to Council over the next 10 years with these funds being able to be utilised for any projects deemed to benefit the public within the Local Government Area.

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EXECUTION PLANNING AGREEMENT – GREATER HUME SHIRE COUNCIL & GLENELLEN
SOLAR FARM NOMINEES PTY LTD ACN 644 794 758 ATF THE GLENELLEN SOLAR FARM
TRUST [CONT'D]

RECOMMENDATION

Council resolve:

1. To affix the common seal of Greater Hume Shire Council to execute the Planning Agreement between Greater Hume Shire Council and Glenellen Solar Farm Nominees Pty Ltd ACN 644 794 758 ATF the Glenellen Solar Farm Trust.
2. The Mayor and General Manager be authorised to sign the Planning Agreement.

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2. **DEVELOPMENT APPLICATION 10.2024.41.1 – INSTALLATION OF 5 MW BATTERY STORAGE FACILITY, MEDIUM VOLTAGE POWER STATION, LANDSCAPE WORKS AND ANCILLARY WORKS – LOT 22 DP 809338 AT 51 BENDEMEER LANE, HOLBROOK NSW 2644**

Report prepared by Colin Kane - Director Environment & Planning and Town Planner – Gayan Wickramasinghe

REASON FOR REPORT

The purpose of this report is to provide an assessment and recommendation for the above development application for “Electricity generating works – installation of 5 MW battery storage facility, medium voltage power station, landscape works and ancillary works” on Lot 22 DP 809338 at 51 Bendemeer Lane Holbrook NSW 2644.

Following public exhibition of the Development Application from 22 April 2024 to 24 May 2024, Council received one objection to the proposal. The objection primarily addressed the suitability of the site and potential fire risk from the development. Further discussion on these submissions can be found in Section 4.15(1)(a)(d) of this report.

Accordingly, this matter is reported to Council for determination as per the Council adopted assessment of development applications policy.

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

Pursuant to Section 4.12(1) of the Environmental Planning and Assessment (EP&A) Act 1979 Development Application No. DA 10.2024.41.1 seeks consent for installation of 5MW battery storage facility, medium voltage power station, landscape works, and ancillary works associated with the development on Lot 22 DP 809338 at 51 Bendemeer Lane Holbrook NSW 2644.

The supplied Statement of Environmental Effects (SEE) include the following information related to the proposal:

The project comprises a Distribution Battery Energy Storage System (DBESS) and associated infrastructure that will occupy a footprint of approximately 0.5 hectares. The proposed DBESS is situated in the northeastern corner of the host lot and will have a capacity of approximately 5 MW.

*The proposed DBESS, associated infrastructure and development footprint will largely align with, and be contained within, the development area shown in **Figure 2**.*

The project will be designed to provide grid flexibility services. It will support the efficiency of the electrical network by charging from the grid during periods of low demand and discharging back to the grid during periods of higher demand. It would also have the capacity to charge or discharge when power system services are required, assisting to maintain the stability of the broader electricity grid by making stored energy available during high demand periods.

Power would transition to and from the DBESS switching station via a new 22 kV line connected to the existing 22 kV distribution lines to the east. The power conversion systems rectify the power into a form that is suitable for storage in the facility’s batteries. The DBESS strengthens the power network by providing greater flexibility in grid management.

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The key project infrastructure includes:

- *The installation of a new driveway from Bendemeer Lane leading to a gated entry to the DBESS.*
- *Security fencing and landscaping around the DBESS.*
- *Electrical components of the DBESS, including 10 battery containers (separated into blocks); a medium voltage power station (MVPS) and high voltage switchgear; and*
- *Ancillary electrical sub-transmission lines to connect the DBESS to the existing powerlines to the east. “*

This Application is supported by the following;

1. The statement of Environmental Effect (SEE) prepared by Premise; **ANNEXURE 3**
2. Proposed site plan, elevation views of the battery storage containers, an elevation view of the barbed wire fence, landscaping plan and an elevation view of the Medium Voltage Power Station (MVPS) prepared by Ace Energy; **ANNEXURE 4** and **ANNEXURE 5**
3. A Bush Fire Emergency Management and Operations Plan prepared by Bushfire Environmental Management Consultancy; **ANNEXURE 6**
4. A Traffic Impact Assessment Report prepared by Traffic Works; **ANNEXURE 7**
5. An Acoustic report prepared by Watson Moss Growcott **ANNEXURE 8**
6. A Flood Risk Report prepared by Water Technology; **ANNEXURE 9**
7. A Flora and Fauna Assessment Report prepared by Habitat Environmental Services Pty Ltd **ANNEXURE 10**
8. A quantity survey report prepared by MCG Quantity Surveyors; **ANNEXURE 11**

The submitted overall site plan, drawn by AC Energy and dated 13/12/2024, indicates that the nearest dwelling, belonging to the owner of the development site, is located approximately 297m away. Additionally, there are two more dwellings located within approximately 599m and 956m on adjacent Lot: 21 DP: 809338 and Lot: 1 DP: 601460, respectively. Please refer to Figure 3 for further Information.

In accordance with the quantity survey report prepared by MCG Quantity Surveyors, the total cost of the development, including GST, is approximately \$5,239,190.00. Consequently, the proposal potentially qualifies as a regionally significant development under the State Environmental Planning Policy (Planning Systems) 2021, Clause 2.19(1), Section 5(a) of Schedule 6. However, it is noted that the Department of Planning recently issued planning Circular **PS 24-002**, outlining how development costs are calculated for planning purposes. The Circular provides a single definition (Estimated Development Cost - EDC) for councils to calculate the genuine cost of development. The Circular further specifies that the definition excludes GST for the purpose of calculating the total cost of development. The submitted quantity survey report outlines that, excluding GST, the estimated cost of development is approximately \$4,762,900. Therefore, it is considered that the development does not trigger determination from the NSW Southern Regional Planning Panel.

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The development application was internally referred to Council's Engineering Department whilst it was also referred to Transport for NSW (TfNSW) and Essential Energy for their respective referral responses.

The applicant (Premises) has made the development application with the consent of the owner of the land. The following figures (**Figures 1-7**) show the nature of the proposed development whilst Figure 8-9 outline the condition of the existing development site in general.

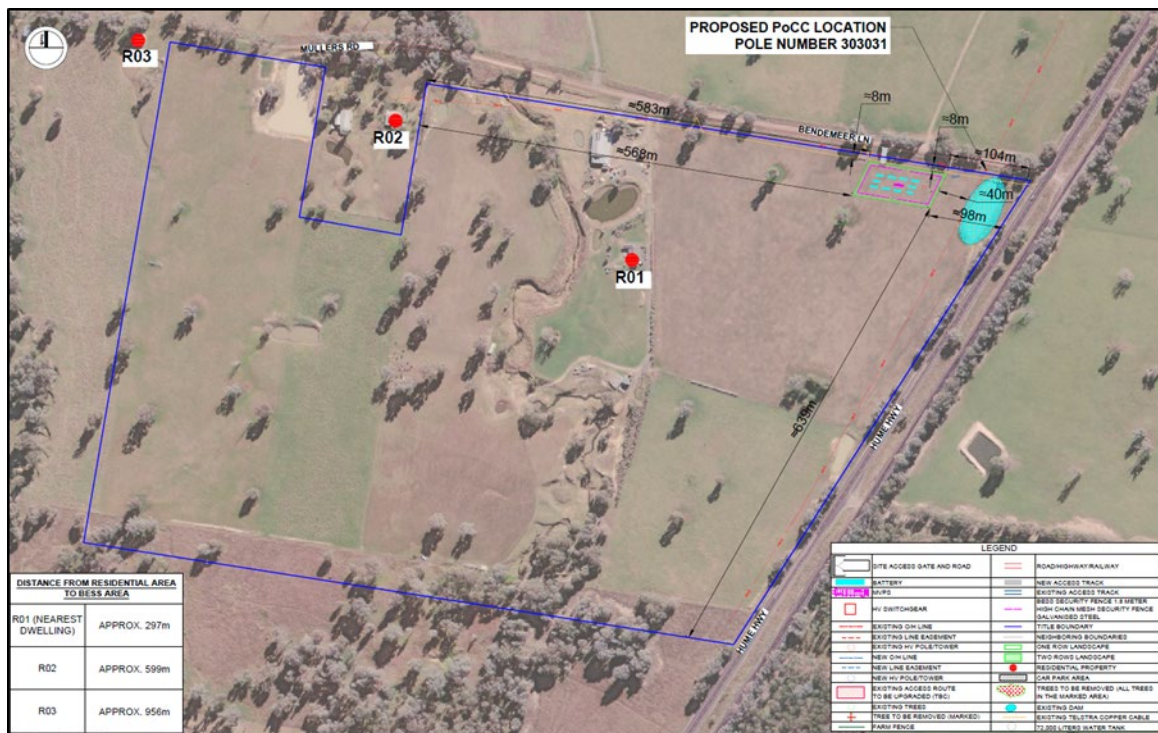


Figure 1 – Proposed elevation diagram for the battery storage units by the Applicant

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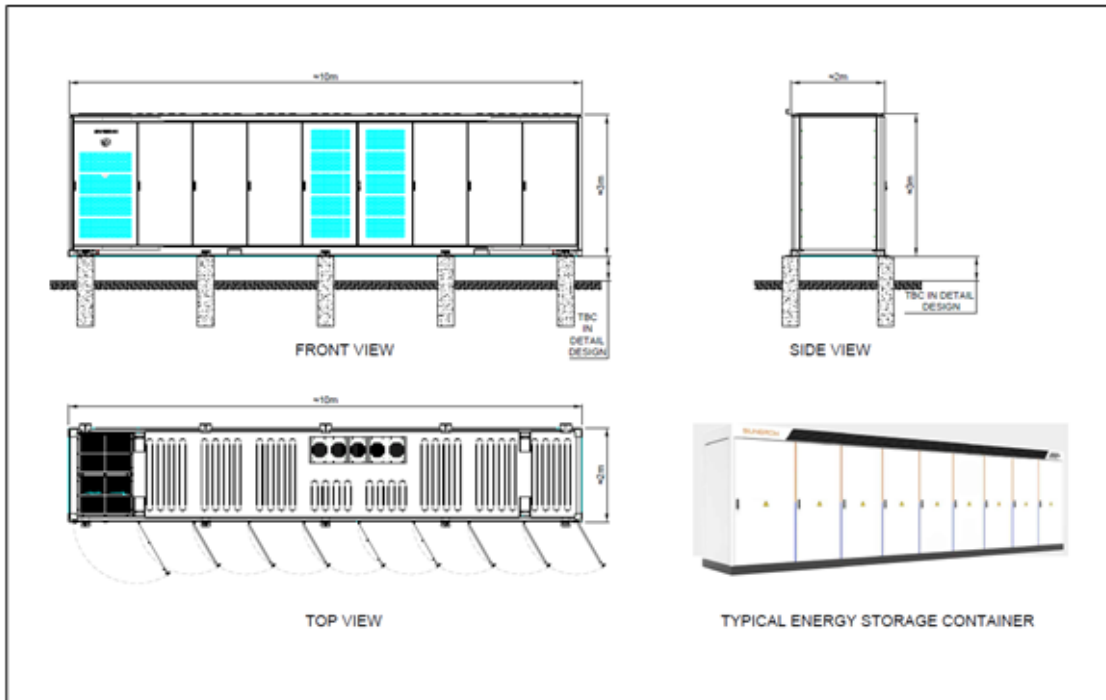


Figure 4 – Proposed elevation diagram for the battery storage units by the Applicant

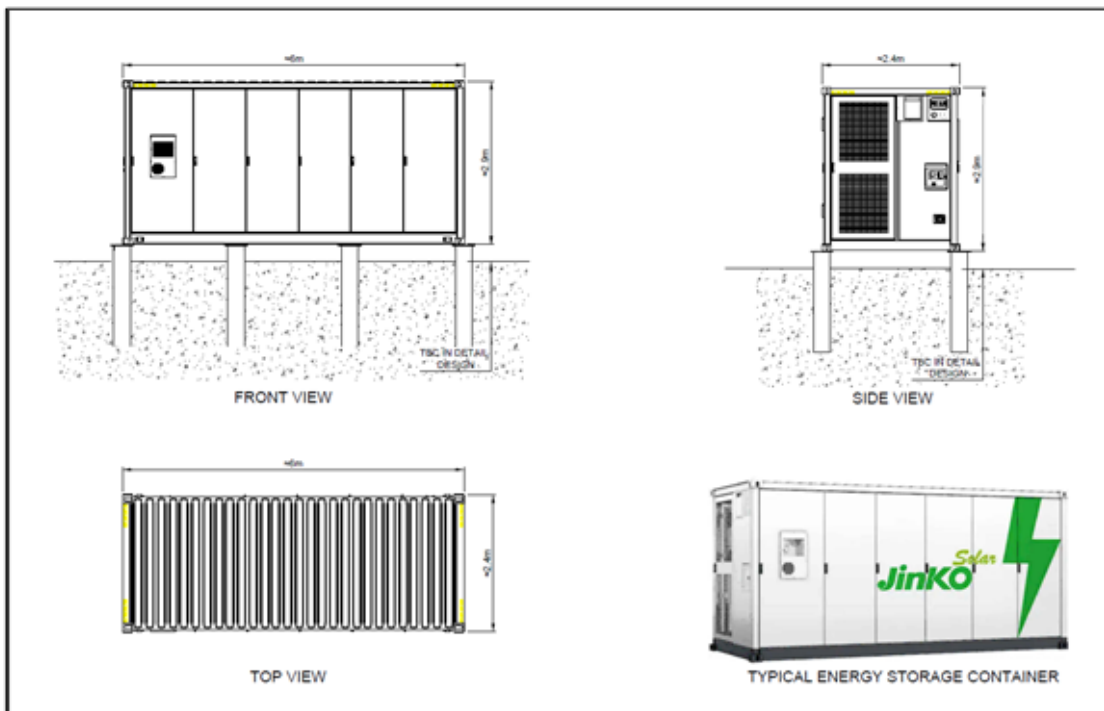


Figure 5 – Proposed elevation diagram for the battery storage units by the Applicant

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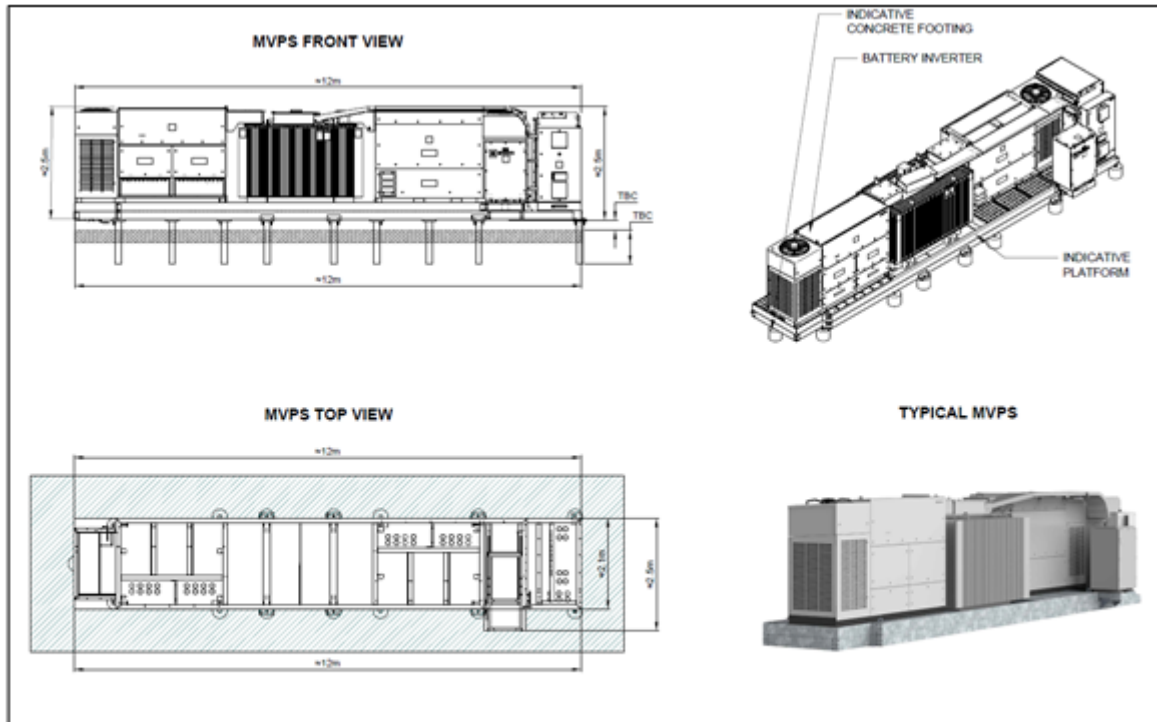


Figure 6 – Proposed elevation diagram of the Medium Voltage Power Station by the Applicant

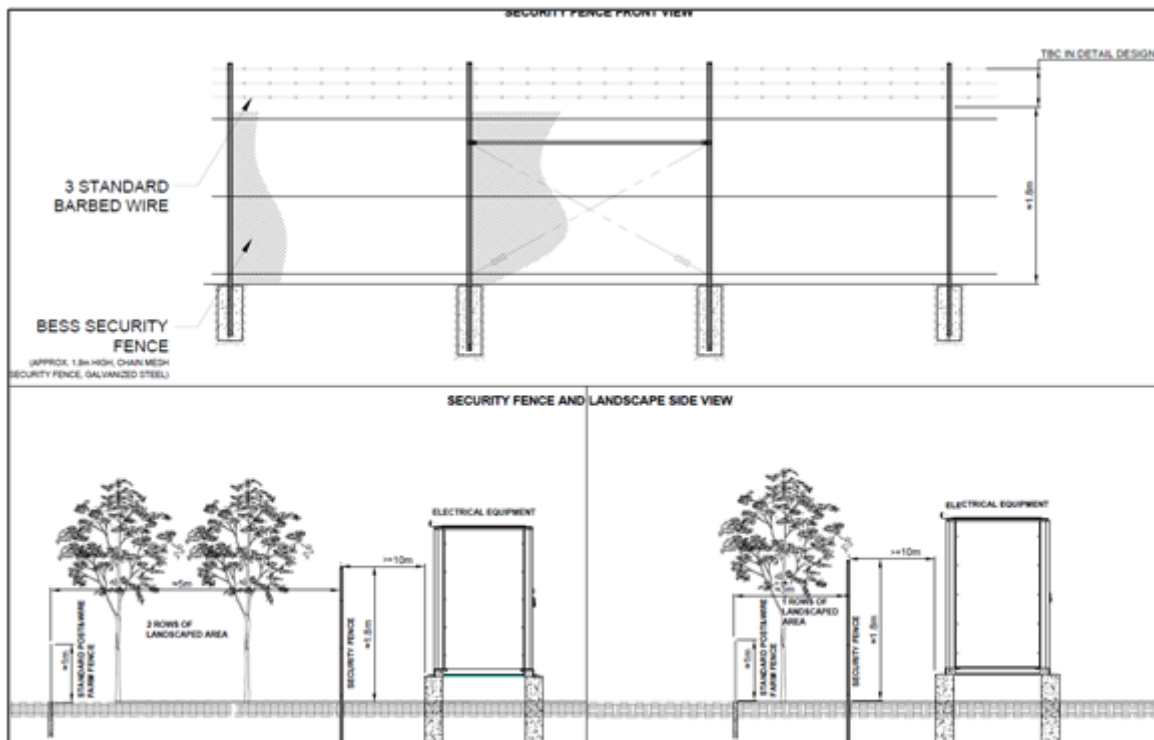


Figure 7 – Proposed elevation diagram of the Barbed Wire Fence

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ASSESSMENT

1.1 Subject Site

The subject site to which this development application relates is located at 51 Bendemeer Lane, Holbrook NSW 2644, on Lot 22 DP 809338. The site is irregular in shape with a frontage of approximately 714 meters to the classified state Hume Highway to the south. It covers an area of approximately 59.16 hectares.

The development site is currently utilised for agricultural activities, particularly grazing, and is situated within a farming paddock cleared of trees. Scattered established vegetation can be found along Sandy Creek, with a specific patch of vegetation located in close proximity to the western boundary of the site. The site comprises a single-story dwelling and ancillary outbuilding. Additionally, the northern border of the site, which backs onto Bendemeer Lane, features a large shed and structures associated with the existing land use. The site is zoned RU1 Primary Production in accordance with the Greater Hume Local Environmental Plan 2012 (GHLEP 2012) and is currently accessed via Bendemeer Lane to the north. Neither is the site mapped as bushfire-prone land on the map maintained by the NSW Rural Fire Service (RFS), nor does it contain any known items of environmental heritage significance as outlined in Schedule 5 of the GHLEP 2012

As shown in Figure 3 within this report, the closest residential receiver is located approximately 297 meters to the southwest of the development site, who is also the owner of the development site. The next two closest receivers are situated further to the west, approximately 598 meters and 956 meters away from the development site, on adjacent Lot 21 DP 809338 and Lot 1 DP 601460, respectively.



Figure 8 – The site subject of this Application with Aerial Imagery in the background; **Source:** IntraMaps

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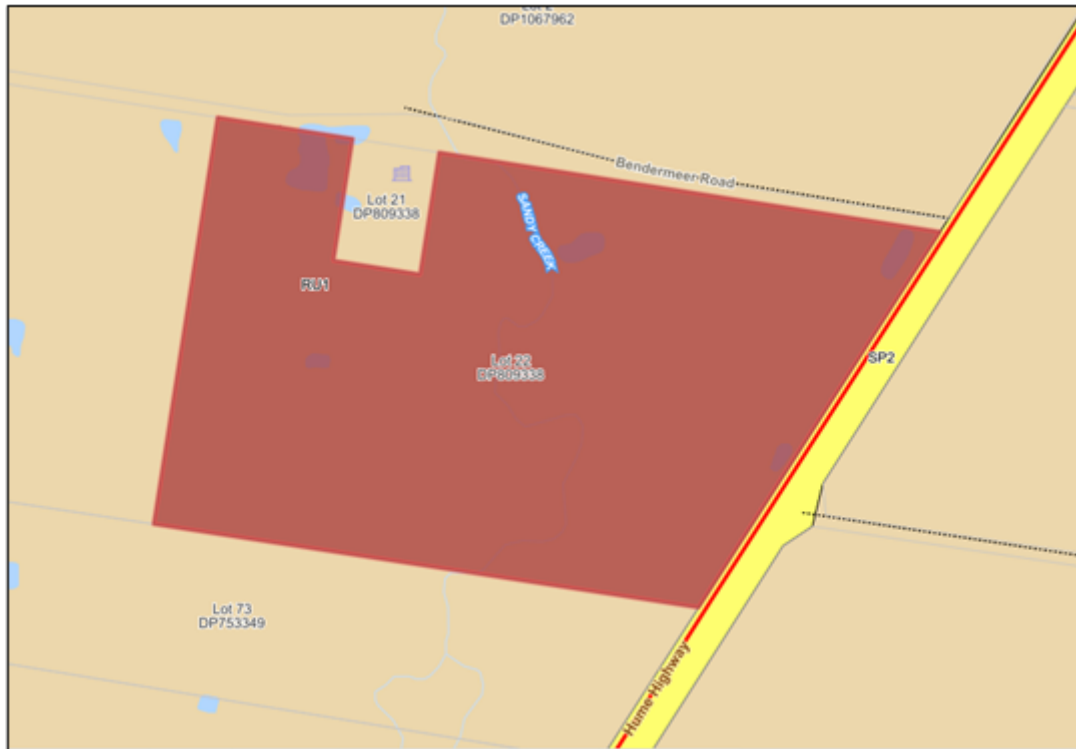


Figure 9 – The site subject of this Application with the applicable zoning controls; Source: IntraMaps

Section 1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994.

The applicant noted that no native vegetation is planned to be removed as part of the proposed development. However, since the applicant plans to remove or disturb an approximate area of 0.47 hectares of non-native vegetation, the application is accompanied by a fauna and flora assessment prepared by Habitat Environmental Services, dated 08 March 2024, to assess any potential impacts on threatened species.

The following key summary is noted within Chapter 7 of the report:

ACEnergy Pty Ltd are proposing to construct a BESS in the north east of Lot 22 DP 809338, Hume Highway, Holbrook, NSW. The proposed development is approximately 0.47 ha and is proposed within land already cleared for agriculture.

The vegetation within the Study Area is highly modified and has been subject to long-term agricultural production, most of the vegetation is not representative of a native PCT.

Small patches of native vegetation occur within the Study Areas eastern boundary and directly to the north of the Study Area along Bendemeer Lane. These areas were assigned to one PCT:

- *PCT 277 - Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion.*

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This community is commensurate with the following NSW BC Act listed CEEC:

- *White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions.*

No direct impacts to the CEEC will occur as a result of the proposed development.

The Study Area does not contain core Koala habitat as defined by the Koala SEPP 2020 and key habitat features are limited throughout the Study Area. Only one hollow bearing tree (mature Blakely's Red Gum), containing a small sized hollow, was identified near the south western boundary of the Study Area. The hollow would not be directly impacted by the proposed development.

No threatened flora or fauna species were identified within the Study Area during the assessment. Due to the absence of several important habitat features, only mobile fauna species are likely to use the Study Area intermittently as part of a broader network of habitat within the locality.

The proposed development is unlikely to cause a significant impact to any threatened species, populations, or ecological communities listed under the NSW BC Act or the EPBC Act. An EPBC Act referral to the Commonwealth Minister for the Environment is not recommended.

Avoidance and mitigation measures have been provided to reduce the potential for indirect impacts to biodiversity values within surrounding environments, including aquatic, riparian and terrestrial habitats.

Chapter 6 within the submitted flora and fauna assessment has outlined a series of recommendations which the applicant is required to adhere to prior to commencing work, during construction, and in perpetuity.

Council staff have reviewed these recommendations and are satisfied that, subject to the imposition of relevant conditions, the proposal can proceed. Therefore, it is considered that the proposal is consistent with this section.

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

As per NSW ePlanning Spatial Viewer, the subject development site is not mapped as a bushfire prone land on the map maintained by the NSW Rural Fire Service (RFS). As a result, no referral is required from NSW RFS in accordance with S4.46 of the EP&A Act.

Section 4.46 - What is “integrated development”?

Comment: The application is not classed as Integrated Development with any acts outlined under this section.

4.15 Evaluation

(1) Matters for consideration-general

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

(a) the provisions of:

(i) any environmental planning instrument, and

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- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
- (iii) any development control plan, and
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
- (iv) (Repealed)
- that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

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

The subject land is zoned RU1 Primary Production under the *GHLEP 2012*. The relevant matters of the LEP are addressed as follows.

Part 2 Permitted or prohibited development

Part 2.1 Land use zones:

Greater Hume Local Environmental Plan (GHLEP) 2012

Zone RU1 Primary Production

Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To maintain the rural landscape character of the land.

The *GHLEP 2012*'s Dictionary provides the following definition that is relevant to the application:

electricity generating works means a building or place used for the purpose of—

- (a) making or generating electricity, or
(b) electricity storage.

Council noted that the proposed development is not specifically inconsistent with the objectives of the RU1 Primary Production Zone of *GHLEP 2012*. However, it is important to note that the proposed electricity generating works are a "prohibited" form of development in this zone.

Despite the prohibition in the *GHLEP 2012*, the development relies on Sections 2.35 and 2.36 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 to proceed

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Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

The site does not contain any known items of Environmental Heritage Significance as outlined in Schedule 5 of the *GHLEP 2012*. In the event if consent granted for the subject Application, a standard condition related to protection of Aboriginal Heritage will be recommended.

Section 5.21 Flood planning

The Holbrook Floodplain Risk Management Study and Plan, dated April 2017, conducted by Greater Hume Council, does not encompass the site subject to this proposal. However, it is noted that the applicant is supported by a flood risk report prepared by Water Technology, dated 08 March 2024.

As per 5.21(1) of the *GHLEP 2012*, the objectives of this section are as follows:—

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

In addition to that Section 5.21(2) contains specific design criteria for developments within flood planning area as below:

- (a) is compatible with the flood function and behaviour on the land, and*
- (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- (d) incorporates appropriate measures to manage risk to life in the event of a flood, and*
- (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

The applicant has conducted hydrologic modelling using specialised runoff software and relevant industrial standards to produce a preliminary estimate of the peak discharges from the proposed development.

The flood assessment comprises 2D flood mapping for 1% Annual Exceedance Probability (AEP), encompassing maximum flood depth, flood velocity, and maximum flood hazard for both pre and post-development scenarios. The eastern section of the development site along Hume Highway has been identified as prone to flooding. However, the modelling indicates that the proposal is not expected to contribute to or be affected by any flooding

The submitted Flood Impact Assessment **ANNEXURE 9** has justified the proposed development as follows;

“The flood modelling and mapping combined with some external information confirmed that there are no significant overland flow paths across the site (facility location). In the main flow paths, depths were less than 100 mm and maximum velocities less than 0.05 m/s,

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the site being classified as flood hazard H1 (generally safe for people, vehicles, and buildings).

Based on the findings of the flood modelling, it is recommended to set any batteries and critical electrical infrastructure at least 200 mm above the ground level, and if available detailed topographic data should be used as the basis for additional modelling.”

The submitted flood risk report has been reviewed by the Council’s Engineering Department, and they agree with the above modelling and conclusion. It is also noted that upon reviewing the modelling, it has been noticed that there are no changes in the behaviour of flooding across the site as a result of the proposal. Council staff are satisfied that the proposed development meets the design criteria and decision guidelines outlined in Section 5.21(3) of the GHLEP 2012.

Section 6.1 Earthworks

As per the applicant’s SOEE, they have proposed to carry out minor earthworks associated with the development. These include the establishment of footings/slabs for the installation of MVPS and battery units, trenching for cables, and minor earthworks associated with the erection of boundary fences.

Due to the minor nature of the earthworks, Council staff are satisfied that the proposal will not impact existing drainage patterns or soil stability in the locality, and it is unlikely to result in any detrimental impacts on the locality. Therefore, it is considered that these earthworks are ancillary to the proposed development and will not require separate development consent. Additionally, Council staff believe that, subject to appropriate conditions on the consent (e.g., sediment control measures, protection of Aboriginal items), similar consistency can be achieved, and the proposal meets the objectives of this section and the relevant assessment criteria outlined in Section 6.1(3).

Section 6.7 Essential services

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

Subsection	Comment
(a) the supply of water,	<i>Not applicable</i>
(b) the supply of electricity,	<i>Not applicable</i>
(c) the disposal and management of sewage,	<i>Not applicable</i>
(d) stormwater drainage or on-site conservation,	Notwithstanding the findings of the flood assessment report, the applicant is required to provide a detailed stormwater management plan including any required on-site detention systems and supporting calculations. This requirement will be imposed as a condition on any consent granted.
(e) suitable vehicular access	A condition requiring the applicant to install a Typical Rural Driveway Crossover’ will be included on any consent granted.

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State Environmental Planning Policies (SEPPs): The following SEPPs are applicable for the development:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021;*
- *State Environmental Planning Policy (Resilience and Hazards) 2021;*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021;*

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala habitat protection 2020

The subject land is not considered to be core koala habitat or potential core koala habitat.

Chapter 4 Koala habitat protection 2021

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

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

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

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 3 Hazardous and offensive development

Section 3.10 of the policy requires the consent authority to determine whether the proposal constitutes potentially hazardous or offensive development. It is noted that, according to Section 3.10(c) and the associated guidelines (Appendix 7 of the Hazardous and Offensive Development Application Guidelines issued by the Director-General of the Department of Planning), Council staff are satisfied that the proposal falls under potentially hazardous development. Ordinarily, the applicant would be required to provide a 'Preliminary Risk Assessment' in accordance with Appendix 2 of that policy.

The consent is sought for the installation of lithium battery storage systems, which are classified as class 9 dangerous goods under the Australian Code for the Transport of Dangerous Goods by Road & Rail (ADG Code). In this instance, for the following reason a 'Preliminary Risk Assessment' is not required::

“Class 9 — are miscellaneous dangerous goods, which pose little threat to people or property. They may be substances which pose an environmental hazard, and the consent authority should consider whether or not a potential for environmental harm exists.”

As a result, the application is accompanied with a bush fire emergency management and operations plan. This was reviewed by Council's Building Surveyor and is satisfied that subject to implementation of procedures, the development can proceed. Therefore, this requirement will be secured through imposition of a condition on any consent granted.

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Chapter 4 Remediation of land

As per Section 4.6(1)(a), and a search of Council GIS System indicate that the land has not been used for any activities which would render the soil contaminated to such a degree as to prevent the future development of the land as a commercial premises.

Therefore, it is considered that the land is suitable in its current state for the purpose for which the development is proposed to be carried out.

State Environmental Planning Policy (Transport and Infrastructure) 2021;

The following sections within this Policy are applicable for the proposal:

- a) Section 2.35 and 2.36
- b) Section 2.119
- c) s2.42

As briefly noted within the 'Part 2.1 Land Use Zones' section of this report, development for the purpose of electricity generating works is permitted with consent on any land in a prescribed rural, industrial, or special use zone, by any person. The RU1 zone is a prescribed rural zone. As per Section 2.7 of the policy, if there is an inconsistency between this Policy and any other environmental planning instrument, whether made before or after the commencement of this Policy, the policy prevails to the extent of the inconsistency. Therefore, Council is satisfied that the proposal is a permitted form of development in this zone.

As the proposed development has frontage to classified state road, Hume Highway, the application was referred to Transport for NSW (TfNSW) for their respective response. The response received on 16 May 2024 indicates that the proposal has been supported by TfNSW subject to imposition of a condition on any consent granted.

Section 2.42 of the SEPP pertains to the determination of a development application that could potentially affect an electricity transmission line. Before making a decision on a development application, the consent authority must notify the relevant electricity supply authority and consider any comments provided by this authority within 21 days of the notice. In accordance with this requirement, the application was referred to Essential Energy via the Portal. Essential Energy has provided general comments and requirements to be included in any consent granted. These requirements will be incorporated into the granted consent.

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

Any proposed draft instrument will not change the outcome of this assessment.

Section 4.15(1)(a)(iii) - any development control plan;

The Greater Hume Development Control Plan (GHDCP) 2013 applies to the proposal.

It is noted the *GHDCP 2013* does not contain any specific design criteria for the proposed modified development.

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Of note as per Chapter 10 of the *GHDCP 2013*, the notification of the application was undertaken from 22 April 2024 to 24 May 2024. One submission was received in response to the notification of the application. Matters raised within submission are discussed later in this report.

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

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

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

The following division within the *EPA Reg 2021* has been considered in the assessment of the modified Development Application;

- Division 2, Subdivision 1 Development in general – Section 69-74 & Section 81 within Subdivision 2

In this instance Council considers that “*Section 70 - Erection of signs*” is applicable for the proposal.

Section 4.15(1)(b) - the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;

CONTEXT	Comment
Context & setting	<p>The development site is located within land zoned RU1 Primary Production under GHLEP 2012, with predominantly agricultural land uses in the surrounding area. There are three residential receivers located within a 1km radius. The closest residential receiver, who is also the owner of the development site, is approximately 297 meters to the southwest of the development site, while the next two closest receivers are located further to the west, approximately 598 meters and 956 meters away from the development site, on adjacent Lots 21 DP 809338 and Lot 1 DP 601460, respectively.</p> <p>Given that the total footprint of the development is approximately 5150 m² (103X50), Council staff believe that the proposal will have least potential for detrimental effects on nearby agricultural activities. However, the applicant has proposed landscaping measures around the proposed battery storage system to mitigate any potential visual impacts. Therefore, Council is satisfied that views to and from the site will be maintained.</p> <p>Additionally, the above assessment concludes that the proposal will not significantly increase the environmental impact on the property, and no detrimental impacts are anticipated, provided the recommendations within the fauna and flora assessment are adhered to. The proposed site is also unaffected by local or state-listed Aboriginal or non-Aboriginal heritage or cultural significance. Therefore, it is considered that the proposed development is suitably located within the locality.</p>

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Waste	The applicant noted that if consent is granted for the proposal, they would expect this requirement to be included as part of any granted consent. Council noted that waste generation is associated with the construction of the facility, its operation, and the decommissioning of units within the development site. Therefore, a specific condition regarding waste management during construction, operation, and decommissioning will be included in the consent.
Flora and fauna	Impacts on flora and fauna have been discussed in Section 1.7 of this assessment report is considered to be acceptable..
Access & parking	<p>Access to the site is planned to be from the north of Bendemeer Lane, which connects to the classified state road Hume Highway. The proposed development is not considered to be a "Traffic Generating Development" as defined in Schedule 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. However, the application is accompanied by a "Traffic Impact Assessment Report" prepared by Traffic Works. The following wording is noted within the report:</p> <p><i>“the peak hour traffic generation is likely to occur during the construction phase of the development, where the peak hour volumes are expected to be:</i></p> <ul style="list-style-type: none"> <i>— 3 light vehicles</i> <i>— 1 heavy vehicle”</i> <p style="text-align: center;"><i>- the construction phase is expected to take 4 weeks</i></p> <p>The matter was also referred to the Engineering Department, who considers that the traffic generation associated with the proposal is negligible. The submitted plans do not indicate the approximate location of the vehicle parking associated with the development; however, Council staff are satisfied that the site is capable of accommodating the required number of vehicles.</p> <p>The referral response received from Council’s Engineering Department indicates that, subject to the construction of a heavy-duty driveway, the proposal can proceed. Additionally, the response from TfNSW indicates that a Construction Traffic Management Plan (CTMP) is required to be prepared and approved by Council prior to the commencement of any works. These requirements will form part of any consent granted.</p>

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Decommissioning	The submitted SEE has not proposed any mechanism in relation to the decommissioning of the units associated with the proposal. As this occurs at the end of the useful life of the infrastructure, a general condition will be imposed on any consent granted stating that the decommissioning process is to be carried out in accordance with the relevant guidelines at the time, as applicable by suitably qualified personnel.
Heritage	<p>The subject site has not been identified as heritage conservation areas in accordance with the Greater Hume Shire Community Based Heritage Study 2010.</p> <p>As discussed above, the proposal is also not inconsistent with Section 5.10 of the GHLEP 2012 subject to imposition of suitable conditions on any consent granted related to protection of Aboriginal Heritage.</p>

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Noise

The application is accompanied by an acoustic report. The report assesses the potential noise and vibration levels during both the construction and operation of the facility. The following noise sources have been considered for assessment purposes during the operation of the facility:

- noise from inverter
- potential noise from transformer
- potential noise from battery cabinet liquid cooling unit

The report also assesses the potential noise levels during construction, taking into account noise generated from various activities such as drainage and road works, installation of concrete footings, cable installation, delivery of battery units, and so on.

Given the rural location and the relatively large separation distances between the development and nearby sensitive receptors, the assessment concludes that the proposal will have minimal noise impacts. The conclusions and any further recommendations of the report are as follows:

“The findings of the assessment have concluded that operational noise and vibration emissions associated with the proposal will comply with relevant criteria at sensitive receptors in the absence of any noise mitigations strategies.

When addressing general construction noise and vibration as well as road traffic noise, the findings of the assessment concluded the following:

- *Noise due to construction vehicle movements is predicted to be below noise level criteria nominated within the Road Noise Policy.*
- *Noise emissions due to some construction activities have been predicted to exceed NMLs at receptors. In these instances, WMG has provided suitable noise mitigation strategies to minimise the potential for adverse impacts on the relevant sensitive receptors.*
- *The client has advised that vibration intense activities will not form part of the project construction or operational phase and have therefore not been considered within the assessment.*

Given the preliminary nature of the assessment, WMG would recommend that the finalised design is reviewed by an acoustic consultant to ensure that the outcomes comply with relevant criteria.”

It is considered, subject to imposition of relevant conditions related to standard hours of operation and the above findings, the noise and vibration impacts of the proposed developments are acceptable.

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Stormwater	<p>Although the proposed battery units are impermeable, any rainwater falling onto the units will drain freely onto the underlying ground, which remains permeable. The submitted flood risk report includes an analysis of pre-development site conditions to establish the base flood characteristics and quantify the potential impacts associated with the proposed development. In summary, the report concludes that the proposal will have negligible impacts on the locality, subject to adhering to the recommendations within the report. Nevertheless, Council's Engineering Department has requested that the applicant provide a detailed stormwater management plan demonstrating the management of additional stormwater to be generated on-site. Therefore, this requirement will form part of any consent granted. Additionally, a standard condition requiring sediment and erosion control measures during construction will be included in any consent granted</p>
Soils & erosion	<p>Both the construction and decommissioning activities have the potential to impact upon soil conditions. Earthworks are required to shape the land for the footings and trenching associated with installation works and the works. As previously discussed within Section 6.1 the report, Council staff are satisfied that subject to imposition of conditions the proposal can proceed.</p>
Bushfire	<p>The site is not being identified as a bush fire prone land in accordance with the map maintained by NSW RFS. Notwithstanding that, a Bush Fire Emergency Management and Operations Plan (BFEMOP) prepared by BEMC (2024) also form part of this application. The BFMERP details bush fire risks applicable to the development and provides a number of strategies to protect the facility and neighbouring landowners from bushfire risks together with management procedures for the ongoing operation of the site and during emergency events. Council staff have reviewed the plan and are satisfied with the measures provided.</p>
Groundwater	<p>The impacts during construction are expected to be negligible due to the separation from adjoining properties and the remote nature of the location. Nevertheless, mitigation measures for dust will be included in the Construction Management Plan (CMP) as required by the conditions of consent</p>
Socio - Economic Impact	<p>The proposal at this scale will provide for the ongoing growth of the town whilst meeting the daily needs of the local population. It is also expected that the proposal will generate positive economic flow on effects, including new employment opportunities for the local community during the construction stage and ongoing operation of the development.</p>

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

The above assessment against the *GHLEP 2012* and relevant SEPPs together with the external referral response concluded that the proposal is suitable for the locality for the following reasons:

- a) There are no constraints from surrounding land uses that would make this development prohibitive subject to adopting relevant measures outlined in the conditions recommended;
- b) Council staff have also noted that the site has been selected due to its lack of environmental constraints, including, its predominantly cleared nature, relatively flat nature, and proximity to existing electricity infrastructure which is also easily accessible.
- c) The development will not impact upon critical habitats and threatened species, populations, ecological communities and habitats;
- d) The proposal is generally consistent with what was expected as part of the *GHLEP 2012*, *Greater Hume Council Right to Farm Policy* and applicable SEPPs.

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

External Referral	
Agency	Response
TfNSW	Letter dated 16/05/2024, TfNSW has granted consent for the development subject to imposition of a condition.
Essential Energy	Essential Energy, in their letter dated 22/05/2024, has provided conditions and general advice to be included in any consent granted
Department of Planning and Environment-Water	No referral response was received.
Internal Referral	
Engineering Department	No objection, subject to imposition of conditions on any consent granted.
Building Surveyor	No objection, subject to imposition of conditions on any consent granted.
Public Submissions	
The Application was notified to adjoining property owners and was also advertised on the NSW Planning Portal from 22 April 2024 to 24 May 2024. As previously mentioned within the body of the report, Council received a submission.	
The objection and response from the assessing officer is summarised as follows	

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Submission	Response from the assessing officer
<p><i>“As the electricity from these batteries will be consumed mainly in Holbrook why isn't this construction not built on the edge of town.</i></p> <p><i>As an adjoin potential fire risk. that I don't need. I am not connected to the grid so I don't near me.”</i></p>	<p>The assessment against Section 4.15 of the EP&A Act concludes that the site proposed for the development is suitable.</p> <p>As discussed within the report, the site is not identified as bushfire-prone land. However, the applicant has provided additional supporting documents assessing bushfire risk and management with the development application. The submitted documentation has been reviewed by the Council Building Surveyor, who is satisfied that any potential risks can be appropriately managed.</p> <p>The applicant noted that lithium-ion phosphate (LFB) batteries are used for the proposal and are considered one of the safest battery chemistries within the industry. They contain a fire suppression system and feature multiple built-in fire protection devices. Therefore, a container will automatically suppress an internal fire in the first instance. As a result, Council considers that the proposal will pose minimal fire risk, given the presence of safety features as mentioned.</p>

4.15(1)(e) The public interest

The public interest is served through the detailed assessment of this application under the *EP&A Act* 1979, the *EP&A Reg* 2021, Environmental Planning Instruments, Development Control Plan and policies.

Taking into account the full range of matters for consideration under Section 4.15 (1),(a),(b),(c), (d) and (e) of the *EPA Act*, no evidence was found to suggest that the proposal is not consistent with the public interest subject to appropriate conditions on any consent granted.

Section 7.12 Fixed development consent levies

The total cost of the proposed development is \$ 5,239,190.00. As per Greater Hume Section 7.12 Levy Development Contribution Plan, if the cost of carrying out the development is \$200,000 or more the applicant is required to pay 1% of the development cost towards provision or improvement of amenities or services equivalent to **\$52,391.00**.

CONCLUSION

The application has been assessed in accordance with the provisions of the EP&A Act 1979, with all matters specified under Section 4.15(1)(a) having been taken into consideration. The proposed development is permissible and subject to the imposition of conditions is seen to be acceptable within the context of the locality. As also discussed the issues raised by the submission makers can be appropriately managed subject to imposition of conditions.

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RECOMMENDATION

That Council resolves to:

1. Approve Development Application No: 10.2024.41.1 - "Electricity generating works – installation of 5 MW battery storage facility, medium voltage power station, landscape works and ancillary works" on Lot 22 DP 809338 at 51 Bendemeer Lane Holbrook NSW 2644 subject to the conditions attached to this report pursuant to Sections 4.16 and Section 4.17 of the *Environmental Planning and Assessment Act 1979*.

Part A – GENERAL CONDITIONS

1. Industrial/Commercial - Compliance With Plans and Conditions

Development must be carried out in accordance with the attached approved plans and the particulars and statements submitted with the development application receipted and subject to the following conditions. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. All conditions of consent must be fulfilled at the expense of the applicant.

The battery storage and ancillary infrastructure may be upgraded provided that these upgrades remain within the approved development footprint of the site. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the Greater Hume Council incorporating the proposed upgrades.

The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. Essential Energy Conditions of Consent

The applicant must comply with all conditions, and requirements outlined in Essential Energy correspondence, that are attached and form part of this consent **ANNEXURE 12**.

Reason: To ensure compliance with Essential Energy requirements.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

3. Industrial/Commercial - Section 7.12 Contributions Charges

Pursuant to section 4.17 of the Environmental Planning and Assessment Act 1979, and the Greater Hume Shire Council Section 7.12 Development Contributions Plan, a contribution of **\$52391.90** must be paid to Council.

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

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4. ALL - Payment of Long Service Levy

Prior to the issue of a Construction Certificate any Long Service Levy payable under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or, where such a levy is payable by instalments, the first instalment of the levy) must be paid and a receipt of the payment submitted to Council.

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

5. Industrial/Commercial - Construction Management Plan

A Construction Management Plan must be submitted to and approved by Council prior to the issue of the Construction Certificate. The Construction Management Plan shall include the following:

- a) The Plan may provide details of the works including the extent, staging and proposed timing of the works.
- b) A detailed Traffic Management Plan shall be provided in accordance with the 'Traffic Management and Control Plan' condition **(Condition 6)** requirements.
- c) Details shall be provided to demonstrate how the works will be undertaken in accordance with the [Draft Construction Noise Guideline](#) published by the NSW Environment Protection Authority (EPA).
- d) Plans detailing the erosion and sediment control measures for the site shall be provided in accordance with the "[Erosion and Sediment Control – A Resource Guide for Local Councils](#)".
- e) Details shall be provided indicating how the site will be managed to avoid or minimise dust impacts.
- f) complaints handling,
- g) Waste management plan including the type and location of waste storage containers onsite, proposed method of removal and disposal of all waste types and treatment of packaging material.

The plan shall be adhered to for the duration of the construction phase of the development.

Reason: To protect the amenity of the local area.

6. Industrial/Commercial - Stormwater Drainage Plan

Prior to the issue of a Construction Certificate a detailed stormwater management plan and report for the subject site shall be provided to the satisfaction of Council. The plan shall incorporate stormwater drainage designed to limit post development flows from the site to pre-developed flows for all storms up to and including the 100 Year ARI event. Full plan details of any proposed On-Site Detention (OSD) system and supporting calculations shall be provided. The report shall certify that the designed stormwater system will achieve discharge at pre-developed rates from the site.

Reason: To ensure stormwater is adequately and appropriately disposed of from the building.

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7. Industrial/Commercial - Traffic Management and Control Plan (TMP)

A detailed Traffic Management Plan must be submitted to and approved by Council prior to the issue of the Construction Certificate indicating how construction vehicles will safely enter and exit the site in a practical manner whilst minimising any negative effects on the surrounding roads and community. This must be prepared by an appropriately qualified person in accordance with the Roads and Maritime Services publication '[Traffic Control at Worksites](#)'.

The TMP must include measures to enforce the maximum sized vehicle (19m general access vehicle) and the transportation routes identified in the Traffic Impact Assessment for heavy vehicles accessing and egressing from the Hume Highway via Bendemeer Lane. In addition to that it must also include the following:

- a) the proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site;
- b) all loaded vehicles entering or leaving the site must have their loads covered.
- c) Parking for construction vehicles;
- d) A driver's code of conduct.

Details demonstrating compliance with these requirements are to be submitted to the Council prior to the issue of the Construction Certificate.

Reason: To protect the amenity of the local area.

8. Industrial/Commercial - Certification of Acoustic Measures

Prior to the issue of the Construction Certificate, a suitably qualified acoustic engineer must review and approve the final design which complies with the acoustic report approved under this consent.

Reason: To protect the amenity of the local area.

PART C – BEFORE BUILDING WORK COMMENCES

9. ALL - Construction Certificate

A Construction Certificate must be **submitted to and approved by a nominated Certifier** prior to any building works taking place on the subject site. The application for Construction Certificate must be lodged via the [NSW Planning Portal](#).

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

10. ALL - Appointment of a Principal Certifier

In accordance with Section 6.6 (1) and (2) (a) of the Environmental Planning and Assessment Act 1979, prior to the commencement of any works the person having benefit of the development consent must:

- a. appoint a Principal Certifier,
- b. notify Council of the appointment; and

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- c. a notice of commencement is to be provided to Council not less than two (2) days from the date on which it is proposed to commence work associated with this Development Consent.

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

11. Industrial/Commercial - Vehicular Crossover/ Road Opening Permit

New Typical Rural Driveway Crossover' (Heavy Duty) onto Bendemeer Lane to be constructed to Council specifications. 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" and payment of the fee applicable.

Reason: To comply with the [Roads Act 1993](#).

12. ALL - Erosion and Sedimentation Controls

Erosion and sedimentation controls must be installed and maintained on site in accordance with the approved plan for the duration of construction works. Erosion and sediment controls must be installed in accordance with the NSW Department of Environment and Conservation "[Erosion and Sediment Control – A Resource Guide for Local Councils](#)".

Reason: To prevent water pollution and protect the amenity of the adjoining area, and to comply with the [Protection of the Environment Operations Act 1997](#).

13. ALL - Temporary Water Closet

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

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

PART D – DURING BUILDING WORK

14. ALL - 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.

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

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15. ALL - Noise, Vibration and Dust Management Requirements

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

Reason: To protect the amenity of the neighbourhood during construction.

16. ALL - Vehicles During Construction

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

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

17. ALL - Aboriginal Objects Discovered During Work

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

Reason: To protect Aboriginal heritage and to ensure compliance with the [National Parks and Wildlife Act 1974](#).

18. Industrial/Commercial - Construction Site Management

While works are being carried out:

- a) All aspects of the 'Construction Management Plan' (as outlined in **Conditions 4**) must be implemented and maintained until the completion of the works.
- b) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed. The garbage receptacle must have a tight-fitting lid and be suitable for the reception of waste.
- c) Building materials and equipment must be stored wholly within the site. No building materials, sand, waste materials, construction equipment, bulk bins, waste skips, containers, or other items which may cause a hazard to pedestrians are to be placed on roadway or the nature strip while building works are being carried out.

Reason: To comply with the [Protection of the Environment Operations Act 1997](#) and to preserve the environmental health and amenity of the adjoining area.

19. ALL - Site Management – Flora and Fauna

The following measures are to be undertaken to minimise flora and fauna impacts during construction:

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- I. Mitigation measures are to be implemented in accordance with the submitted Flora and Fauna Assessment Report prepared by Habitat Environmental Services; and dated 08 March 2024. In particular Section 6 page 32 and 33
- II. While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with the relevant requirements *Australian Standard AS 4970-2009 'Protection of Trees on Development Sites'* to ensure no interference occurs, with this fencing extending to the extent necessary to ensure there is no damage to the roots of the tree.

Reason: To protect trees during the carrying out of site work

20. Industrial/Commercial - Finished Floor Level

Any batteries and critical electrical infrastructure must be installed at least the height of the Flood Planning Level (200mm above the natural ground surface).

This level must be determined on site by an NSW Registered Land Surveyor, and clearly marked in a manner as will allow ready confirmation that the floor height has been achieved.

A certificate from the NSW Registered Land Surveyor must be submitted to Council confirming the Finished Floor Height requirement has been met.

Such certification must be in writing and submitted to and approved by Council.

Reason: To ensure the finished floor level is at least the height of the Flood Planning Level and to ensure the floor height is correct prior to continuance of construction.

21. Soil Contamination - Unexpected Finds

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

Reason: To ensure the subject site is not contaminated.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

22. ALL - Occupation Certificate

The applicant must not allow or permit the building/site to be occupied or used, until:

- a) All conditions of this consent have been completed in full;
- b) An application for an Occupation Certificate has been completed and lodged with the Principal Certifier via the [NSW Planning Portal](#); and
- c) The Principal Certifier has issued an Occupation Certificate.

Where a partial Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.

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

23. Industrial/Commercial - Completion Of Landscaping

All landscape works must be constructed in accordance with the stamped approved plan. Landscaping must be maintained;

- In accordance with the approved plan,
- in a healthy state; And
- in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising landscaping dies or is removed, it must be replaced with vegetation of the same species and the same maturity, as the vegetation which died or was removed.

Reason: To ensure the site is appropriately landscaped and to comply with the Greater Hume Development Control Plan 2013.

24. ALL - Repair of Public Infrastructure

Any damage or deterioration to any Council property including road reserves, or removal of any existing street trees, must be reinstated to its original condition to the satisfaction of Council and at no cost to Council.

Reason: To ensure any damage to Council infrastructure is rectified.

PART F – OCCUPATION AND ONGOING USE

25. ALL – Capacity of The Unit

Unless the Council agrees otherwise, the battery storage associated with the development must not exceed a total storage capacity of 5 MW of discharge energy at the connection point.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

26. ALL – Operation and Management

The Applicant must:

- (a) minimise the fire risks of the development, including managing vegetation fuel loads on-site;
- (b) ensure that the development:
 - includes at least a 10 metre defendable space around the perimeter of the battery storage facility that permits unobstructed vehicle access;
 - manages the defendable space and battery storage facility areas as an Asset Protection Zone;
 - complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2019 (or equivalent)* and *Standards for Asset Protection Zones* (including provision of water, electricity and gas, ancillary equipment, transmission lines and management of vegetation);
 - is suitably equipped to respond to any fires on site including provision of a 20,000 litre water supply tank fitted with a 65mm Storz fitting and a FRNSW

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- compatible suction connection located adjacent to the internal access road;
- (c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
- (d) notify the relevant local emergency management committee following construction of the development, and prior to commencing operations.

27. ALL – Approved Bush Fire Emergency Management and Operations Plan (BFEMOP)

A copy of the approved BFEMOP Package must be kept on-site in a prominent position adjacent to the site entry points, following commencement of commissioning.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

28. ALL - Protection of vegetation

There must be no clearing of any vegetation (including within Council's road reserve). The following measures are to be undertaken to minimise flora and fauna impacts during construction:

- I. Mitigation measures are to be implemented in accordance with the submitted Flora and Fauna Assessment Report prepared by Habitat Environmental Services; and dated 08 March 2024. In particular Section 6 page 32 and 33

Reason: To comply with the [Biodiversity Conservation Act 2016](#).

29. ALL - Works Adjacent to Boundaries

- a) The Applicant must ensure the structure (s) form part of this consent does not encroach on the adjoining properties.
- b) No advertising structure(s) of any standard will be permitted to be displayed within (or overhang onto) the road reserve area(s).

NOTE: Rectification work may be necessary if the building is found to encroach on the adjoining property.

Reason: To ensure that the development does not encroach.

30. Industrial/Commercial - Noise Control

The emission of noise or vibration associated with the use of the premises including the operation of any mechanical plant and equipment must comply with all standards outlined in the [Noise Policy for Industry 2017](#) (NSW EPA) & [A Guide to the Noise Policy for Industry](#) (NSW EPA).

In the event the use exceeds permitted levels, the person in control of the premises must arrange for an acoustic investigation to be carried out by an accredited acoustic engineer and implement those measures to reduce noise to acceptable levels. Additional ongoing mitigations will be required to be installed and maintained for the life of the development.

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Reason: To ensure the safe operation of the premises and to protect the amenity of adjoining premises and the surrounding area.

31. Industrial/Commercial - Vehicle Maneuverability, Loading and Unloading

- a) All loading and unloading associated with the development must be carried out within the site and must not obstruct other properties or adjacent roadways.
- b) All vehicles must enter and exit the site in a forward direction.

Reason: To ensure such operations do not interfere with use of the adjoining roadway and/or footpath.

32. Industrial/Commercial - External Lighting

All external lighting shall be LED type with shielding and louvers which generally direct light in a downward direction to minimise light spill from the site. Any lighting installed shall comply with Australian Standard AS4282-1997 “*Control of the obtrusive effects of outdoor lighting*”.

Reason: To ensure external lighting is provided for safety reasons and to protect the amenity of the local area

33. Industrial/Commercial - Stormwater – Management of Overland Flow

The works associated with the development shall ensure that:

- a) water flowing from the property must not be redirected or concentrated to adjoining properties;
- b) all natural water flow from adjoining properties is not impeded or diverted; and
- c) surface and subsurface water flows are not redirected or concentrated onto adjoining properties.

Reason: To ensure stormwater is adequately and appropriately disposed of from the building.

34. Industrial/Commercial - Site Maintenance

The owner or operator must at all times be responsible for on-going site management and maintenance in accordance with the following;

- a) Loading and unloading in relation to the use of the premises must occur in the designated loading areas.
- b) Maintenance and replacement (if necessary) of all landscaping in accordance with the approved landscape plan.
- c) Ongoing waste and recycling must be managed in accordance with the approved Waste Management Plan. Waste bins are not to be stored within the loading area/space that is visible from a public place.
- d) Council must be notified in writing immediately after the Applicant becomes aware of an incident. The notification must identify the location and nature of the incident.

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- e) All plant and equipment used on site, or in connection with the development, must be:
- 2. maintained in a proper and efficient condition; and
 - 3. operated in a proper and efficient manner.

Reason: To protect the amenity of the local area

35. Industrial/Commercial – Storage and Handling of Dangerous Goods

All chemicals, fuels and oils used on-site must be stored and handled in accordance with:

- (a) the requirements of all relevant Australian Standards; and
- (b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook*

if the chemicals are liquids. In the event of an inconsistency between the requirements (a) and (b) above, the most stringent requirement must prevail to the extent of the inconsistency.

Reason: To protect the amenity of the local area

36. Decommissioning

The battery system shall be decommissioned within 12 months of terminating operations. Prior to operation of the approved units, a Decommissioning Plan shall be prepared and submitted for approval by the Greater Hume Council. This must be prepared in accordance with the relevant Australian Standard or policy or to such guidelines, protocols, Standards or policies in the form they are in as at the date.

Reason: To ensure the safe operation of the premises and to protect the amenity of adjoining premises and the surrounding area.

ALL - ADVICE TO APPLICANT

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

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design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary.

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

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GOVERNANCE

Nil

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CORPORATE AND COMMUNITY SERVICES

1. DELIVERY PROGRAM 2022/2026 AND OPERATIONAL PLAN 2024/2025 INCLUDING ESTIMATES OF INCOME AND EXPENDITURE 2024/2028 AND REVENUE POLICY 2024/2028

Report prepared by Louise Frichot – Director Corporate & Community Services

REASON FOR REPORT

To present the Draft Operational Plan 2024 / 2025 including estimates of income and expenditure 2024 / 2028 and Revenue Policy 2024 / 2028 for formal adoption by Council.

REFERENCE TO DELIVERY PLAN ACTION

Nil

DISCUSSION

Council's Draft Operational Plan 2024 / 2025 including estimates of income and expenditure 2024 / 2028 and Revenue Policy 2024 / 2028 have been on display for public comment with a number of submissions received.

At the time of preparing this report, a total of 22 submissions have been received in relation to budget priorities and other matters relevant to the community. Copies of each submission are included as **ANNEXURE 13**. The following table summarises the major items raised in each submission.

Submission Topic	Management Response
Removal of noxious weeds at Whitebox Woodlands	\$50,000 allocation from LRCIP Round 4
Request for Mountain Bike and BMX Bike Trail/Track	Refer to Walla Walla Community Development Committee to discuss as a priority for the community.
Opposed Jindera Dog Park. Propose replacing of cricket nets.	The Jindera Dog Park as a priority by the Jindera Community Forum and funds have been allocated under the S712 Development Contributions.
Consideration to Culcairn to Corowa Trail & developing Hume & Hovell Track.	For Council to consider these projects as a priority they need to be referred to the relevant Community Development Committee.
Walla Walla Customer Relations Centre re-opened	Currently in progress to re-instate the service.
Programs/initiatives available to clean energy solutions for new construction	Council are currently investigating this initiative.
Request for Jindera Dog Park	The Jindera Dog Park as a priority by the Jindera Community Forum and funds have been allocated under the S712 Development Contributions.

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<p>Opposition to three bin system and charges in rural area</p>	<p>The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.</p>
<p>Opposition to three bin system and charges. No community consultation.</p>	<p>The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.</p>
<p>Opposition to three bin system and charges. Request for mail service.</p>	<p>The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.</p>
<p>Opposition to three bin system and charges. Request for community consultation.</p>	<p>The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.</p>

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Request to keep existing bin/waste system.	The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.
Opposition to three bin system and increase in waste fees.	The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.
Opposition to three bin system and request to choose the service they require.	The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.
Opposition to three bin system.	The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.

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<p>Opposition to three bin system. Request to opt in to service.</p>	<p>The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.</p>
<p>Opposition to three bin system and charges. Request to vote on changes.</p>	<p>The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.</p>
<p>Request to keep existing bin/waste system.</p>	<p>The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.</p>
<p>Consideration to 46 Lot Subdivision in Jindera and Council progressing to Stages 3-4.</p>	<p>Reviewed priorities for the 2024/25 period and included an investigation in to possible funding as an action.</p>
<p>Opposition to three bin system and charges.</p>	<p>The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.</p>

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Opposition to three bin system and charges.	The provision of waste collection is an essential service regulated under the Local Government Act and not available to opt in or select a service by residents. The Council was due to renew the provision of contracted waste services and was required by the EPA to implement FOGO system by 2030. The proactive approach was to introduce the three bins at the commencement of the new contract.
Request to bring forward Balfour Street and Railway Parade street scape beautification.	Request to be considered at a July Council Workshop.

CONCLUSION

The draft budget as presented provides for a small surplus in the 2024/2025 year. Council’s 2022/2026 Delivery Program and associated 2024/2025 Operational Plan have been developed to include specific actions associated with the strategies and outcomes detailed in Council’s Community Strategic Plan.

RECOMMENDATION

THAT:

1. Council note and consider the public submissions made in respect to the 2022/2026 Delivery Program and 2024/2025 Draft Operational Plan.
2. The 2022/2026 Delivery Program and the 2024/2025 Operational Plan incorporating estimates of income and expenditure 2024/2028 for Council’s General, Sewerage and Water Supply Funds be adopted
3. Fees and Charges as advertised in the Draft Revenue Policy be implemented from 1 July 2024
4. In accordance with Section 535 of the Local Government Act 1993 Council **make** the following Rates and Charges for the period 1 July 2024 to 30 June 2025

ORDINARY RATES

Council **makes** the following rates for the rating year 1 July 2024 to 30 June 2025, comprising a base rate under Section 499 and an ad valorem amount under Section 498 of the Local Government Act 1993.

- a. **Residential** – An ordinary rate of zero point four four four five three eight (0.444538) cents in the dollar on the land value in addition to a base amount of four hundred and seventy dollars (\$470.00) per assessment being forty nine point five percent (49.5%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Residential” in accordance with Section 516 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Residential”.

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- b. **Residential – Villages** – An ordinary rate of zero point two five four three eight five (0.254385) cents in the dollar on the land value in addition to a base amount of three hundred and ninety dollars (\$390.00) per assessment being forty nine point three percent (49.3%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Residential” sub-category “Villages” in accordance with Section 516 and Section 529 (1) of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Residential – Villages”.
- c. **Residential – Rural** – An ordinary rate of zero point two four one five three zero (0.241530) cents in the dollar on the land value in addition to a base amount of four hundred dollars (\$400.00) per assessment being thirty point eight percent (30.8%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Residential” sub-category “Rural” in accordance with Section 516 and Section 529(1) of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Residential – Rural”.
- d. **Business** – An ordinary rate of zero point four three nine four seven five (0.439475) cents in the dollar on the land value in addition to a base amount of five hundred dollars (\$500.00) per assessment being forty nine point six percent (49.6%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Business” in accordance with Section 518 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 202 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Business”.
- e. **Farmland – Ordinary** – An ordinary rate of zero point zero eight four two six five (0.084265) cents in the dollar on the land value in addition to a base amount of three hundred and ninety dollars (\$390.00) per assessment being fourteen point five percent (14.5%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Farmland” in accordance with Section 515 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Farmland – Ordinary”.
- f. **Farmland – High Intensity Forestry** – An ordinary rate of zero point nine two four seven seven six (0.924776) cents in the dollar on the land value in addition to a base amount of two hundred and fifty five dollars (\$255.00) per assessment being fifteen point six percent (15.6%) of the total amount payable on all rateable land in the Greater Hume Shire categorised as “Farmland” sub-category “High Intensity Forestry” in accordance with Section 515 and Section 529(1) of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(1) of the Local Government Act 1993 this rate be named “Farmland – High Intensity Forestry”.

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WATER SUPPLY CHARGES

Council makes the water supply charges for the period 1 July 2024 to 30 June 2025 as follows.

- a. An annual water availability charge of three hundred and forty three dollars (\$343.00) per assessment be charged on all strata, single residential and unmetered rateable land categorised Residential, Residential-Villages or Residential - Rural in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Water Access Charge".
- b. An annual water availability charge based on water meter size for non-rateable and multi residential properties as follows:

PRICING STRUCTURE – GREATER HUME WATER SCHEME	
Component	2024/2025 Charges
Water Meter Size	
20mm	\$343.00
25mm	\$452.00
32mm	\$511.00
40mm	\$592.00
50mm	\$690.00
80mm	\$952.00

be charged per meter on all multi residential rateable land categorised as Residential, Residential-Villages or Residential - Rural in accordance with Section 501 and Section 552 of the Local Government Act 1993 and non-rateable land in accordance with Section 503 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Water Access Charge".

- c. An annual water availability charge of three hundred and forty three dollars (\$343.00) be charged on all unmetered rateable land categorised as Business or Farmland in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Water Access Charge".
- d. An annual water availability charge based on water meter size as follows:

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PRICING STRUCTURE – GREATER HUME WATER SCHEME	
Component	2024/2025 Charges
Water Meter Size	
20mm	\$343.00
25mm	\$452.00
32mm	\$511.00
40mm	\$592.00
50mm	\$690.00
80mm	\$952.00

be charged per meter on all rateable land categorised as Business or Farmland in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Water Access Charge”.

- e. A water consumption charge per kilolitre as follows:

PRICING STRUCTURE – GREATER HUME WATER SCHEME	
Component	2024/2025 Charges
Usage Charge per KL \$	
< 200kl per kl	\$1.90
>200kl per kl	\$2.95

be charged on all metered assessments in accordance with Section 502 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Water Consumption”.

SEWERAGE RATES

Council makes the sewerage charges for the period 1 July 2024 to 30 June 2025 as follows.

- a. An annual sewerage availability charge of five hundred and sixty dollars (\$560.00) per assessment be charged on all strata, single residential and unmetered rateable land categorised Residential or Residential - Villages in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Sewer Access Charge”.

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- b. An annual sewerage availability charge based on water meter size for non-rateable assessments and multi residential properties as follows:

PRICING STRUCTURE – GREATER HUME SEWER SCHEME	
Component	2024/2025 Charges
Water Meter Size	
20mm	\$316.00
25mm	\$360.00
32mm	\$416.00
40mm	\$486.00
50mm	\$580.00
80mm	\$798.00

be charged per meter on all multi residential rateable land categorised as Residential or Residential – Villages in accordance with Section 501 and Section 552 of the Local Government Act 1993 and non-rateable land in accordance with Section 503 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Sewer Access Charge”.

- c. An annual sewerage availability charge of five hundred and sixty dollars (\$560.00) be charged on all unmetered rateable land categorised as Business in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Sewer Access Charge”.
- d. An annual sewerage availability charge based on water meter size as follows:

PRICING STRUCTURE – GREATER HUME SEWER SCHEME	
Component	2024/2025 Charges
Water Meter Size	
20mm	\$316.00
25mm	\$360.00
32mm	\$416.00
40mm	\$486.00
50mm	\$580.00
80mm	\$798.00

be charged per meter on all rateable land categorised as Business in accordance with Section 501 and Section 552 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Sewer Access Charge”.

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e. A sewerage usage charge per kilolitre will be charged on all non-residential metered assessments with sewerage discharge as follows:

PRICING STRUCTURE – GREATER HUME SEWER SCHEME	
Component	2024/2025 Charges
Usage Charge per KL \$	\$1.70 per kilolitre for all non-residential discharges.

be charged on all metered non-residential assessments with sewerage discharge subject to the aligned discharge factor in accordance with Section 502 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Non Residential Sewer Usage Charge”.

f. In accordance with Section 542 of the Local Government Act 1993 the minimum charge (being the combined total of the Sewer Access Charge and the Non Residential Sewer Usage Charge) applicable to non-residential metered assessments will be five hundred and sixty dollars (\$560.00) for the period 1 July 2024 to 30 June 2025.

WASTE MANAGEMENT

Council makes the waste management charges for the period 1 July 2024 to 30 June 2025 as follows.

Residential

a. A domestic waste management collection charge of four hundred and fifty five dollars (\$455.00) per service be charged on all occupied rateable land other than land classified as Business which have a domestic waste management service available in accordance with Section 496 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Garbage – Domestic”.

Commercial

a. A commercial waste management collection charge of four hundred and seventy dollars (\$470.00) per service in respect of each parcel of land to which a non-domestic waste management service (garbage, recycling and organics) is both available and provided under Section 501 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named “Garbage – Commercial”.

b. A commercial waste management collection charge of three hundred and twenty dollars (\$320.00) per service in respect of each parcel of land to which a non-domestic waste management service (garbage and recycling only) is both available and provided under Section 501 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with

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- Section 543(3) of the Local Government Act 1993 this charge be named "Waste – Garbage & Recycling only."
- c. A commercial waste management collection charge of three hundred and five dollars (\$305.00) per service in respect of each parcel of rural land to which a non-domestic waste management service (garbage and recycling only) is both available and provided under Section 501 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Waste – Rural Garbage & Recycling only."
 - d. A commercial waste management collection charge of two hundred dollars (\$200.00) per service in respect of each parcel of land to which a non-domestic waste management service (garbage only) is both available and provided under Section 502 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Waste – Garbage Only Service".
 - e. A commercial waste management collection charge of one hundred and fifty dollars (\$150.00) per service in respect of each parcel of land to which a non-domestic waste management service (recycling only) is both available and provided under Section 502 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Waste – Recycling Only Service".
 - f. A commercial waste management collection charge of two hundred and five dollars (\$205.00) per service in respect of each parcel of land to which a non-domestic waste management service (organics only) is both available and provided under Section 502 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Waste – Organics Only Service".

Vacant Land

- a. A waste management charge of forty five dollars (\$45.00) per assessment be charged on all vacant rateable land located within designated domestic waste scavenging areas in accordance with Section 496 of the Local Government Act 1993 be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Garbage – Domestic Vacant Land".

ON SITE SEWAGE MANAGEMENT CHARGE

Council makes the on-site sewerage management charge for the period 1 July 2024 to 30 June 2025 as follows.

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An on-site sewage management charge of thirty dollars (\$30) per annum in respect of each parcel of land or rateable assessment where a dwelling(s) or other occupied building(s) is/are connected to any form of on-site sewage management system or systems be now made for the period 1 July 2024 to 30 June 2025 and in accordance with Section 543(3) of the Local Government Act 1993 this charge be named "Onsite Sewage Management Chg".

INTEREST ON OVERDUE RATES AND CHARGES

In accordance with Section 566(3) of the Local Government Act 1993 the rate of interest to be charged on overdue rates and charges for the period 1 July 2024 to 30 June 2025 (inclusive) be set at ten point five percent (10.5%) per annum on a daily simple interest basis.

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2. **AUDIT RISK AND IMPROVEMENT COMMITTEE – INDEPENDENT MEMBERS AND TERMS OF REFERENCE**

Report prepared by Director Corporate and Community Services – Louise Frichot

REASON FOR REPORT

To seek Council endorsement for the independent members to be appointed to the Audit Risk and Improvement Committee (ARIC) and the adoption of the updated Terms of Reference.

REFERENCE TO DELIVERY PLAN ACTION

Objective Our leadership and communication cultivate confidence in our decision making

CSP Strategy L3.3 Deliver efficiency, effectiveness and probity in Council processes and services.

DISCUSSION

Greater Hume Council has an ARIC of which the concept of independent members is embedded, as per the Local Government Act 1993 (the Act). Independent members bring expertise and independent thought to the committee which is crucial in its decision making and operations.

ANNEXURE 14 outlines the new Audit Risk and Improvement Committee Terms of Reference (ToR) which come into effect 1st July 2024. The ToR have been reviewed and endorsed by the ARIC Committee.

The new Internal Audit and Risk Management Guidelines (NSW) (the Guidelines) which come into effect 1 July 2024 state that all ARIC should have a minimum of 3 independent members of which one is the Chair.

BUDGET IMPLICATION

All costs associated with the implementation of Council's Internal Audit program including the operations of ARIC are met from existing budget allocations.

RECOMMENDATION

That Council adopts the Committee's recommendation as detailed below, pursuant to section 428A of the Local Government Act 1993 as amended:

1. The appointment of existing Independent Committee Member, John Batchelor as Chairman for a term of 4 years commencing 1 July 2024.
2. The appointment of existing Independent Committee Member, Melanie Dusterhoft-Mavrack for a term of 3 years commencing 1 July 2024.
3. The appointment of a new Independent Committee Member, Glenn Wilcox for a term of 2 years commencing 1 July 2024.
4. The appointment of Councillor **XXX** as an observer, for a term commencing 1 July 2024 and expiring at the commencement of the first Council meeting following the election.
5. The Terms of Reference as attached **ANNEXURE 14**.

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3. TENDER VP 410503 – 2024/2025 & 2025/2026 PROVISION OF MANAGED ICT SERVICE SOLUTION

Report prepared by Director Corporate & Community Services – Louise Frichot

REASON FOR REPORT

To consider tender submissions for providing Information Communication Technology (ICT) Managed Service Solutions to Greater Hume Council for the period 2024/2025 and 2025/2026.

REFERENCE TO DELIVERY PLAN ACTION

CSP Strategy L3.3 Deliver efficiency, effectiveness and probity in Council processes and services.

Initiative L.3.3.6 Continue to support our staff to use technology by improving digital capability.

L.3.3.7 Implement and manage technology that allows staff to access information from any location to improve delivery of services.

DISCUSSION

This initiative is part of the Council Strategic Plan and in accordance with Clause 166 of the Local Government Regulation 2005, Greater Hume Council formally requested prices from suitably qualified and experienced organisations.

Council recognise the benefits gained from utilising a combination of internal and external IT resources. For the past 18 months this method of delivery of ICT services has been trialed and proved successful.

Council operate a complex IT operating environment across multiple sites, as such Council are seeking to engage a progressive ICT specialist to provide remote and on-site managed service solution which covers the technical support needs of Council.

Advertisements were placed on Council's website and Vendor Panel Portal.

Council developed an ICT Managed Service Solution Tender and conducted a tender process through Vendor Panel in May 2024. Tenders closed at 12pm Friday 24th May 2024. Greater Hume Council received 35 applications for the provision of ICT Managed Service Solutions of which 34 applications were compliant.

The following tenders were received and are listed in alphabetical order. The two highlighted organisations, 5G Network Operations and Microtech were the highest scoring tenders, with respective scores of 88 and 80 (from a possible 100). Subnet submitted a non-conforming tender due to critical tender documentation not attached with the submission and were therefore not able to be considered. Xcelit provided a conforming tender, however the cost of services they provided was unclear and therefore not able to be assessed. All prices included are exclusive of GST and the total contract price is for a two year period.

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TENDER VP 410503 – 2024/2025 & 2025/2026 PROVISION OF MANAGED ICT SERVICE SOLUTION [CONT'D]

Number	Company Name	Total Score /100	Total Price
1	5G Network Operations	88	\$339,600
2	Asta Solutions Pty Ltd	62	\$669,600
3	Bendigo Telco	42	\$839,592
4	Circle T Industries	20	\$205,200
5	Comms Sys Australia	30	\$366,750
6	Corp IT Pty Ltd	46	\$611,554
7	Corptec technology	40	\$31,680
8	Cyberlinx	58	\$457,680
9	Empower	65	\$532,584
10	Ericom	54	\$812,013
11	Evocate	61	\$469,440
12	Exigo Tech	51	\$531,680
13	Fourier Technology	62	\$1,083,832
14	Fuji Film Code Blue	75	\$302,400
15	Hi Tech Support	54	\$344,400
16	Impeltec	73	\$356,000
17	Learn Digital Way	56	\$428,000
18	Maxsum Consulting	65	\$456,400
19	Microsolve	38	\$719,712
20	Microtech	80	\$305,280
21	Net Intellect	36	\$819,228
22	Nortec	56	\$375,840
23	Paragon IT	51	\$306,720
24	Roberts & Morrow	57	\$615,912
25	Subnet	0	\$0
26	Synergy IT Group	69	\$597,520
27	Synfo	69	\$341,312
28	Tech Connect	53	\$565,714
29	The IT of Things	45	\$283,248
30	The trustee for Computers Now	74	\$540,912
31	The trustee for Infotech Management	65	\$704,160
32	The Virtual IT Department	72	\$610,650
33	Uplinx Advanced Services	59	\$856,680
34	Vectra Corporation	68	\$350,376
35	Xcelit	50	\$0

Four of the submissions received were from local businesses, including 5G Network Operations and Microtech who have operations in Albury/Wodonga.

Applicants were asked to provide responses to nine questions, each weighted at 10 points. A further 10 points was allocated to quality of tender application that considered quality of the documents and information provided.

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TENDER VP 410503 – 2024/2025 & 2025/2026 PROVISION OF MANAGED ICT SERVICE SOLUTION

The assessment table has been enclosed separately for Councillors **ENCLOSED SEPERATELY 1**.

BUDGET IMPLICATION

The leading tender price of \$339,600 (excl GST) by 5G Network Operations for two years if considered annually is approximately \$169,800 and is within our budgeted amount for 2024/2025 of \$183,600. Council has currently incurred a cost of approximately \$174,029 in this current financial year (2023/2024) for comparable services.

CONCLUSION

An extensive review process has been undertaken of the 35 Tender Submissions as a result two local organisations ranked the highest:

1. 5G Network Operations with an overall score of 88 and a total contract price \$339,600
2. Microtech with an overall score of 80 and a total contract price of \$305,280

5G have recently provided IT Services by installing and managing the Culcairn Council Chambers Teleconferencing System and we have received positive feedback and services that met the brief. 5G have also initiated communication with Council and taken the time to understand the IT complexities which thereby resulted in a tender submission that was specific to Council's operating environment.

RECOMMENDATION

That:

1. the tender submitted by 5G Network Operations for tender VP410503 2024/2025 & 2025/2026 for the provision of Managed ICT Service Solution in the amount of total contract price of \$339,600 (excl. GST) be accepted.
2. the unsuccessful tenderers be notified.
3. the General Manager be authorised to execute contract documentation with 5G Network Operations under the Common Seal of Council.

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4. POLICY DEVELOPMENT AND RECISSION

Report prepared by Director Corporate & Community Services – Louise Frichot

REASON FOR REPORT

For Council to consider the re-adoption and introduction of the following policies.

REFERENCE TO DELIVERY PLAN ACTIONS

Objective Our leadership and communication cultivate confidence in our future direction

Outcome L1 Our decision-making is inclusive, collaborative and encourages ownership of our future

DISCUSSION

Over the coming months officers will be conducting a review of policies as they fall due. The policies listed below have been reviewed and the recommended action is outlined in the table below;

Policy Name	Re-adoption/Rescission	Comment/Changes Made
Child Safe Policy	Introduction of new policy	Introduced a new policy that strengthens Councils commitment and approach to being a child safe organisation. To meet legislative guidelines in VIC and NSW.
Corporate Credit Card and Purchasing Card Use Policy	Re-adoption	Reviewed to ensure that the Policy follows the Office of Local Government (OLG) Guidelines.

Both policies are attached as **ANNEXURE 15**.

BUDGET IMPLICATIONS

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

CONCLUSION

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

RECOMMENDATION

That the Greater Hume Council adopt the action with regard to the Policy as detailed in the table below;

Policy Name	Re-adoption/Rescission
Child Safe Policy	Introduction of New Policy
Corporate Credit and Purchasing Card Use Policy	Re-adoption

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ENGINEERING

Nil.

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ITEM TO BE REFERRED TO CLOSED COUNCIL

GOVERNANCE

1. **STAGE 2 JACOB WENKE DRIVE, WALLA WALLA – EXPRESSION OF INTEREST (EOI) TO RESULT IN THE SALE OF EIGHT LOTS**

Report by Tourism and Communications Coordinator – Emily Jones

REASON FOR REPORT

The purpose of this report is to provide an update on offers received during the EOI period and provide a recommendation to accept seven offers and to proceed to contract of sale to effectively dispose of the allotments.

In light of the confidential nature of the discussion, it is appropriate that the matter be referred to the confidential section of the meeting for consideration.

DISCUSSION

The confidential report provides the Council with a summary report on all offers received during the Expression of Interest period.

Council received an earlier report on the matter at its August 2022 meeting.

In light of the confidential nature of the discussion, it is appropriate that the matter be referred to the confidential section of the meeting (Closed Council) in accordance with section 10 A (2) (d) (i) commercial information of confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business and (ii) confer a commercial advantage on a competitor of the council.

RECOMMENDATION

That consideration of the report to result in the potential sale of 8 lots Jacob Wenke Drive, Walla Walla, be referred to the confidential section of the meeting (Closed Council) in accordance with section 10 A (2) (d) (i) commercial information of confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, that would, if disclosed, confer an advantage on a person whom Council is conducting (or proposes to conduct) business and (ii) confer a commercial advantage on a competitor of the council.

REASON

On balance the public interest in transparency regarding the report is outweighed because the disclosure of this information could compromise the commercial position of the Council.

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2. GENERAL MANAGER PROFESSIONAL DEVELOPMENT

Report prepared by Mayor – Tony Quinn

REASON FOR REPORT

The purpose of this report is present to Council a report requested by the Mayor.

DISCUSSION

The Mayor Tony Quinn requested a survey of selected staff to assist in on going professional development for the General Manager.

RECOMMENDATION

That:
The matter be referred to Closed Council.

REASON

The discussions to be had in relation to this matter that deals with employment of staff.

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

GOVERNANCE

1. **REROC SUBMISSION – INQUIRY INTO THE ASSETS, PREMISES AND FUNDING OF THE NSW RURAL FIRE SERVICE**

Report prepared by General Manager – Evelyn Arnold

REASON FOR REPORT

To provide a copy of the Riverina Eastern Regional Organisation of Councils (REROC) response to the inquiry into the assets, premises and funding of the NSW Rural Fire Service

REFERENCE TO DELIVERY PLAN ACTION

Objective Our leadership and communication cultivate confidence in our future direction

Outcome 2.2 Collaborate with partners to deliver positive outcomes for the community, economy and environment

DISCUSSION

The Riverina Eastern Regional Organisation of Councils (REROC) represents eight Member Councils, Bland, Coolamon, Cootamundra-Gundagai, Greater Hume, Junee, Lockhart, Temora and Goldenfields Water.

The Minister for the Government the Hon Ron Hoenig MP, requested that the Public Account Committee conduct a review into the assets, premises and funding of the NSW Rural Fire Service. The terms of reference are attached in **ANNEXURE 16**.

At the request of the member Council's, REROC complied a submission that details our circumstances and concerns as a sector and as a region. This report is attached in **ANNEXURE 17**.

BUDGET IMPLICATION

There are no budget implications.

RECOMMENDATION

That Council receives and note the report.

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CORPORATE AND COMMUNITY SERVICES

1. COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2024

Report prepared by Accountant – Camilla Webb

REASON FOR REPORT

This report presents to Council details of all funds invested as at 31 May 2024 as required by the Local Government (General) Regulation 2021.

REFERENCE TO DELIVERY PLAN ACTION

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

DISCUSSION

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

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

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

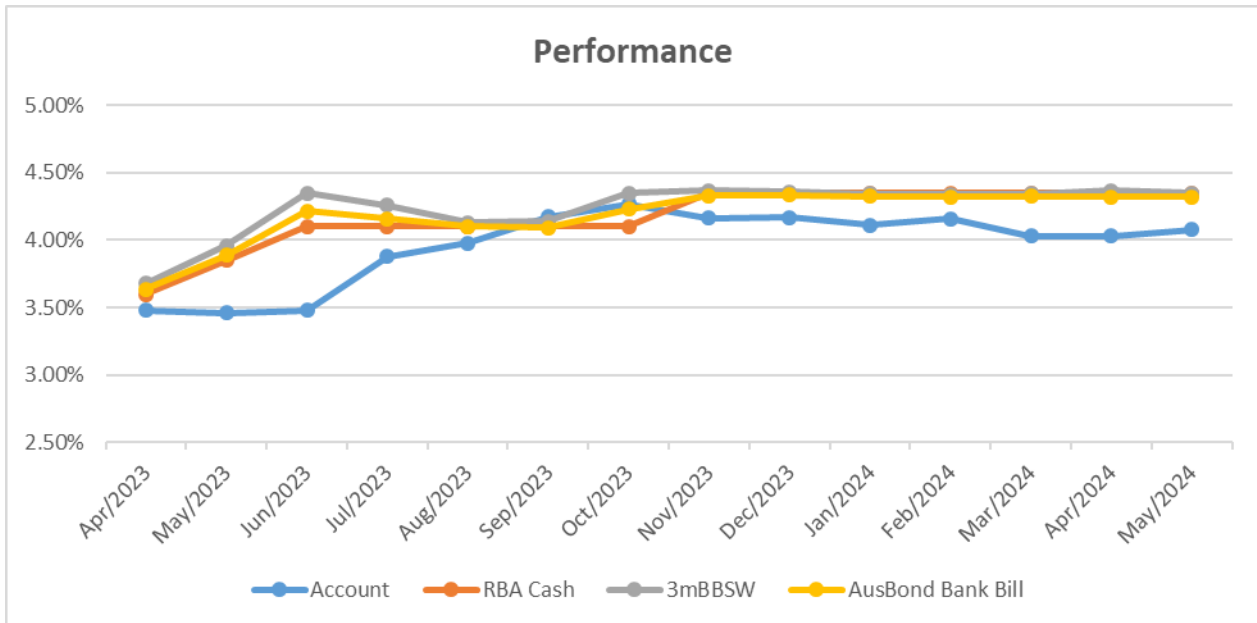
Greater Hume's overall investment portfolio

Term Deposits and Treasury Bonds		
Balance held as at 30 April 2024	27	\$21,569,486.38
Add: New Investments this month	5	\$2,946,751.06
		\$24,516,237.44
Less: Matured Investments this month	7	\$4,446,751.06
Balance held as at 31 May 2024	25	\$20,069,486.38

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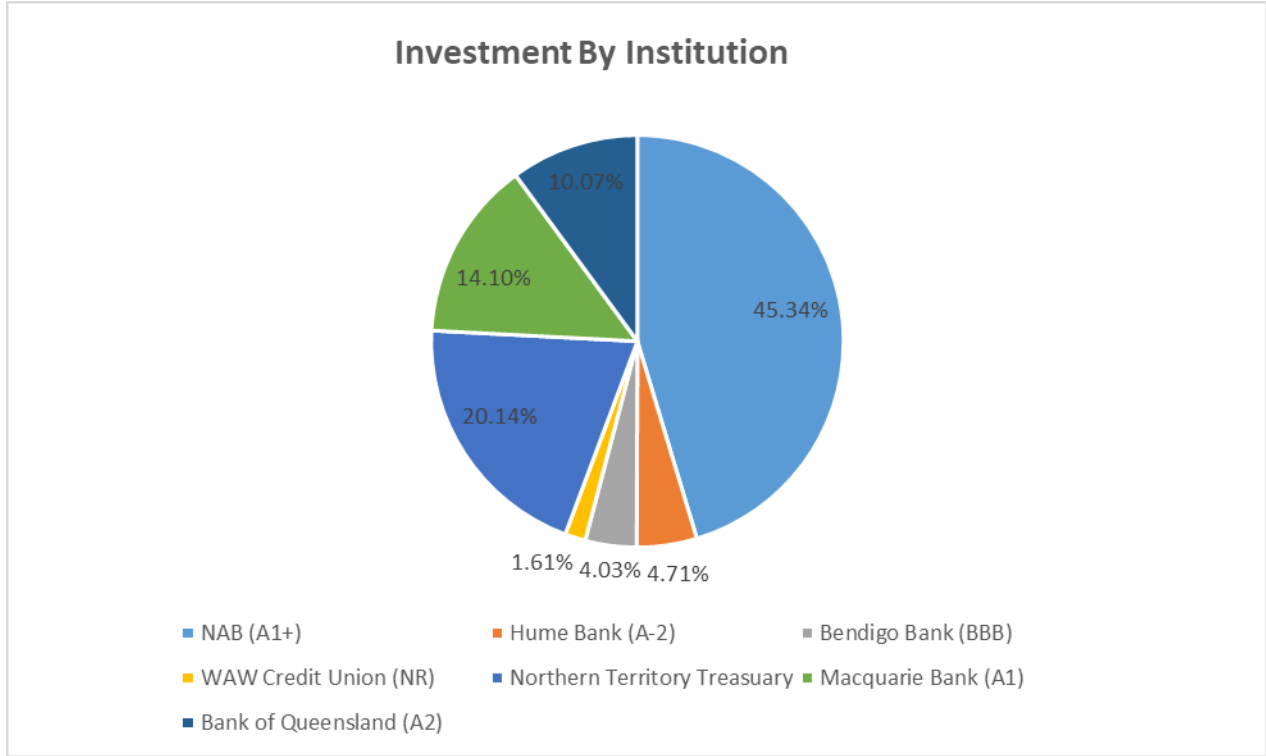
COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2024 [CONT'D]

At Call Account		
Account balance as at 30 April 2024		\$3,871,567.19
Add: Net movement to/from At Call account		\$885,967.60
Account balance as at 31 May 2024		\$4,757,534.79
Total Portfolio Value as at 31 May 2024		\$24,827,021.17
Investment Yield		
Weighted Average Yield		4.41%
Reserve Bank Cash Rate (remained unchanged)		4.35%



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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2024 [CONT'D]



Investment Register

Contract Number	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Monthly Accrued Interest
69042	Macquarie Bank	\$1,000,000	11/12/2023	11/06/2024	183	4.91%	\$4,170.14
69092	NAB	\$500,000	12/12/2023	12/06/2024	183	5.10%	\$2,165.75
66785	Macquarie Bank	\$500,000	22/08/2023	17/06/2024	300	4.90%	\$2,080.82
65921	Hume Bank	\$51,490.30	30/06/2023	29/06/2024	365	5.55%	\$242.71
69351	Bank Of Queensland	\$500,000	3/01/2024	3/07/2024	182	4.95%	\$2,102.05
69353	Bank Of Queensland	\$1,000,000	3/01/2024	3/07/2024	182	4.95%	\$4,204.11
69352	Bendigo And Adelaide Bank	\$1,000,000	3/01/2024	3/07/2024	182	4.95%	\$4,204.11
68771	NAB	\$500,000	27/11/2023	24/07/2024	240	5.15%	\$2,186.99

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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2024 [CONT'D]

66578	Macquarie Bank	\$1,000,000	8/08/2023	7/08/2024	365	4.92%	\$4,178.63
72078	WAW Credit Union	\$400,000	9/05/2024	7/08/2024	90	4.35%	\$1,096.44
71724	Macquarie Bank	\$1,000,000	14/05/2024	13/08/2024	91	4.77%	\$2,352.33
71935	NAB	\$500,000	27/05/2024	26/08/2024	91	4.90%	\$335.62
65217	Bank Of Queensland	\$500,000	5/06/2023	26/08/2024	448	5.15%	\$2,186.99
69111	Bank Of Queensland	\$500,000	13/12/2023	9/09/2024	271	5.25%	\$2,229.45
67183	NAB	\$2,000,000	13/09/2023	12/09/2024	365	5.15%	\$8,747.95
67414	NAB	\$500,000	20/09/2023	19/09/2024	365	5.20%	\$2,208.22
70985	NAB	\$500,000	2/04/2024	1/10/2024	182	5.00%	\$2,123.29
70501	NAB	\$1,000,000	4/03/2024	1/10/2024	211	5.05%	\$4,289.04
69094	NAB	\$1,000,000	12/12/2023	11/12/2024	365	5.20%	\$4,416.44
70654	Hume Bank	\$71,245.02	1/03/2024	1/03/2025	365	5.10%	\$308.60
72064	Hume Bank	\$46,751.06	2/05/2024	2/05/2025	365	5.20%	\$199.81
72069	Hume Bank	\$1,000,000	10/05/2024	10/05/2025	365	5.20%	\$3,134.25
56079	Northern Territory Treasury Corp	\$1,000,000	14/01/2022	15/06/2025	1,248	1.40%	\$1,189.04
52490	Northern Territory Treasury Corp	\$1,500,000	27/05/2021	16/06/2025	1,481	1.10%	\$1,401.37
51782	Northern Territory Treasury Corp	\$2,500,000	15/04/2021	15/06/2026	1,887	1.30%	\$2,760.27
49570	NAB	\$4,757,534.79	31/05/2024	1/06/2024	1	4.40%	\$573.51
Total		\$24,827,021.17					\$65,087.93

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COMBINED INVESTMENT ACCOUNT – MONTH ENDED 31 MAY 2024 [CONT'D]

Declaration

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

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

CONCLUSION

As at 31 May, 2024 total Investments held were \$24,827,021.17. The year to date accrued investment earnings for 2023/2024 was \$1,165,378.88 representing a weighted average yield of 4.41%.

RECOMMENDATION

That Council receives and notes the Investment Balances Report for the month of May 2024.

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ENGINEERING

1. SPEED ZONE CHANGE – JINDERA

Report prepared by Director Engineering – Greg Blackie

REASON FOR REPORT

To inform Councillors of the proposed change to the speed zones in Jindera.

REFERENCE TO DELIVERY PLAN ACTION

CSP Strategy N2 Our road and transport network is maintained and accessible.

Initiative N2.1.1 Implement asset management and renewal programs in accordance with adopted budgets and capital works programs.

DISCUSSION

Following a request to review the speed zoning at the northern entrance to Jindera by Local Traffic Committee, Transport for NSW completed a review and proposed changes to speed zones on Urana Road, Jindera-Walla Road and Drumwood Road.

The proposed changes have now been endorsed by the Local Traffic Committee at its most recent meeting, and the new speed zones are to be installed shortly.

Details of the speed zone changes are provided below which have been taken from correspondence from TfNSW:

Transport for NSW (Transport) has carried out a review of the speed zone on Drumwood Road, Walla Road and Urana Road, Jindera requested by Greater Hume Shire Council because of an increase in residential development in the vicinity of Drumwood Road.

The outcome of the speed zone review is that;

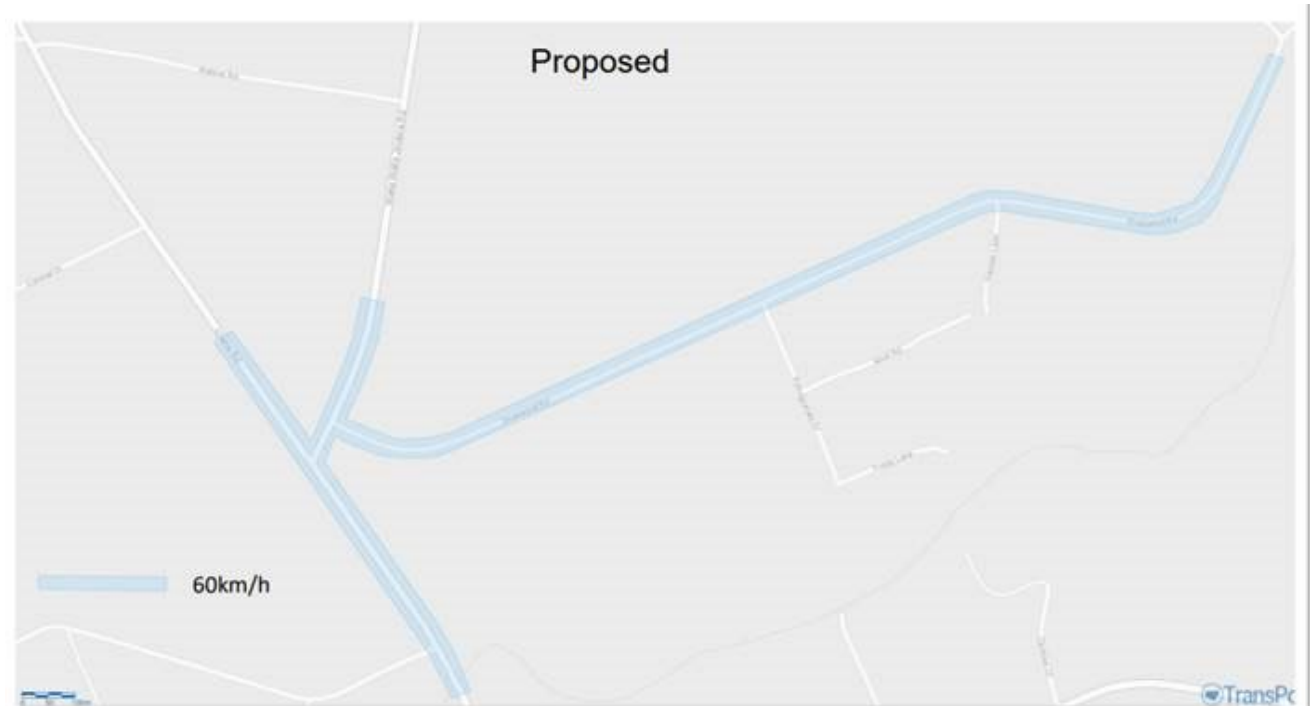
- The existing 80km/h zone to be reduced to 60km/h on Drumwood Road, between Walla Walla Road and Lindner Road for distance of 2060m; increasing travel time by approximately 30 seconds,*
- The existing 100km/h zone to be reduced to 60km/h on Walla Walla Road, from the intersection of Urana Road for 342m; increasing travel time by approximately 7 seconds, and*
- The existing 100km/h zone to be reduced to 60km/h on Urana Road, from 350m west of the Walla Walla Road intersection to approximately 67m east of Quartz Hill Road for 815m; increasing travel time by approximately 19 seconds.*

As part of the review, Transport consulted with NSW Police and Greater Hume Shire Council via the Local Traffic Committee; both support the recommended speed zone changes at this location.

Within two weeks prior to the implementation of the changes, the community will be advised by media release.

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SPEED ZONE CHANGE – JINDERA [CONT'D]



As advised publicity of the proposed changes will be provided both in the media and by use of VMS signage to be installed on the road.

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SPEED ZONE CHANGE – JINDERA [CONT'D]

BUDGET IMPLICATION

The cost to change the zone signage is minor and will be funded from Councils Regional Road – Traffic Facilities Budget

CONCLUSION

The reduction in the speed zones will provide improved safety in this location which has seen increasing traffic from residential development.

RECOMMENDATION

That the report be received and noted.

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PART C - ITEMS FOR INFORMATION

GOVERNANCE

1. TOURISM AND PROMOTIONS REPORT – MAY 2024

Prepared by: Emily Jones, Tourism and Communications Coordinator

Greater Hume Council Websites

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

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

Comments

		greaterhume.nsw.gov.au		ghchildren.com.au		visitgreaterhume.com.au	
May 2024		Previous	Current	Previous	Current	Previous	Current
Website Traffic	New	5173	8135	648	541	1279	1819
	Returning	4667	5503	531	434	1257	1564
Traffic Source	Organic	3546	5764	348	410	784	940
	Direct	763	1256	179	120	183	325
	Referral	131	174	4	5	305	292
	Social	227	1033	5	6	16	178
Device Paths	Desktop	1995	2273	233	176	505	672
	Mobile	3040	3072	295	257	740	846
	Tablet	137	159	3	1	37	51

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

1. Living in Greater Hume – Waste Facility Opening Times, Charges and Accepted Waste
2. Living in Greater Hume – 3 Bin Collection System
3. Contact Us
4. Your Greater Hume Council – Careers with Us
5. Your Greater Hume Council – Council Meetings

www.visitgreaterhume.com.au – top pages:

1. Culcairn – Explore Eat Stay/ Culcairn Caravan Park
2. Natural Wonders – Wymah Ferry
3. Natural Wonders – Table Top Reserve
4. Natural Wonders – Morgan's Lookout
5. Walla Walla

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TOURISM AND PROMOTIONS REPORT – MAY 2024 [CONT'D]

www.ghchildren.com.au – top pages:

1. Family Day Care
2. A higher Rate of Child Care Subsidy
3. Enrol your Child
4. Henty Centre
5. Family Day Care – Enrol Your Child

Social Media

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

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

Comments

Instagram, #visitgreaterhume – 1143 followers

Individual facebook pages:

- Greater Hume Council – 3906 followers
- Visit Greater Hume – 811 followers
- Holbrook Submarine Museum – 1307 followers
- Greater Hume Children’s Services – 1000 followers
- Greater Hume Youth Advisory Committee – 488 followers
- Buy Local in Greater Hume – 681 followers

Greater Hume Council Newsletters

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

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

Comments

June edition of the Council Newsletter was published within the first week of June 2024.

Grants and Funding

Outcome 1.2 - Our infrastructure and services are aligned to the health, wellbeing and safety needs of the community

Comments

Greater Hume has now partnered with GrantGuru to provide is the most comprehensive grants database in Australia that includes grants and assistance across all levels of government and the private sector (philanthropic grants), each summarised into a one-page template for easy comparison. This grant portal is available to Council staff, local businesses, community and sporting groups throughout Greater Hume. Grant applications managed by writer are:

Name	About	Current
Maritime Museum	Submarine Museum Holbrook – Restoration and Framing of WWII Jolly Roger Flag \$1350.00	Successful - Work in Progress

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TOURISM AND PROMOTIONS REPORT – MAY 2024 [CONT'D]

Greater Hume Tourism and Promotions

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

Comments

- Monthly newsletters are sent to all Greater Hume Tourism Operators, providing latest information on tourism opportunities, marketing, social media and promotional campaigns as well as relevant contacts and statistics.
- Managing over 180 Greater Hume ATDW Listings. The Australian Tourism Data Warehouse (ATDW) is Australia's national platform for digital tourism marketing in Australia. ATDW distributes information to over 60 partners' websites to support local tourism businesses in expanding their on line exposure, bookings and marketing.
- Submitted visitor and What's On advertising in Eat Play Winter Edition 2024 and the Hume League Fixture Edition in Border Mail. The print run is 24,000, 14,000 are inserted into The Border Mail and the additional 10,000 distributed. Distribution is to all Visitor Information Centres through NE Victoria and South West NSW/Riverina plus Canberra and Melbourne. Other business (inc motels) and advertisers.
- Emailed (over 600) 'What's On in June' to Visitor Information Centres in NSW and VIC, coach/bus/tour companies, tourism operators within shire and regional, media, visitor information points and to interested residents in shire.
- COVID Recovery Funding - A Greater Hume promotional campaign in partnership with Murray Regional Tourism and Destination NSW has been developed and will now be rolled out in 2024. The first section of this campaign a 'social influencer trip' has been completed. The second stage photoshoot has now been completed and photos are beginning to be released by Greater Hume and Visit the Murray. Blog posts are now being developed.

Visitor Information Centre and Submarine Museum

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

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

Comments

Visitor Information Centre Statistics:

May 24 - Walk In – 1240, Phone Calls - 34, Emails – 0.

May 23 - Walk In – 931, Phone Calls - 36, Emails – 0.

Submarine Museum Statistics:

May 24 - Adult - 142, Child - 25, Concession - 233, Family - 36, Group - 35, Total - 471.

May 23 - Adult - 109, Child - 14, Concession - 197, Family - 56, Group - 44, Total - 420.

Events

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

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

Comments

During this period we have supported over 10 events across Greater Hume, including Henty Ag Show, Festival by the Sub, Holbrook Triathlon and Holbrook Agricultural Show, Morgan Country Car Club Show and Shine and the Lights Show at Wirraminna Environmental Education Centre. We are currently supporting events such as Holbrook Sheep and Wool Fair, Mother's Day Markets, Dinner collaborations, Henty Machinery Field Days, Community Gatherings and various Jindera

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TOURISM AND PROMOTIONS REPORT – MAY 2024 [CONT'D]

Pioneer Museum events.

Australia Day

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

Comments

Expressions of Interest for 2025 Australia Day Celebrations have now closed. Two Expressions of Interests were received. A report is being compiled for a future Council meeting.

Signage

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

Comments

Signage is being developed across our villages and also in the Submarine Precinct.

Murray Regional Tourism (MRT)

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

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

Comments

- Currently attending monthly zoom meetings with MRT and the VIC network group.
- Advocacy for current flooding crisis along the Murray and positive promotions depicting The Murray as still open for visitors with a wide range of activities still open.
- COVID Recovery Funding - A Greater Hume promotional campaign in partnership with Murray Regional Tourism and Destination NSW has been developed and has now been extended to Summer 2023/2024. The first section of this campaign is being release during the first weekend in February as a 'Social Influencer' campaign.
- Staff are undergoing Social Media Training beginning in February, led by Murray Regional Tourism. This training includes one on one mentoring sessions.
- A photo shoot was organised across Greater Hume and photo has begun to be distributed and utilised.
- Blogs posts are being developed that capture Greater Hume's natural environment and inclusivity.

Museums and Heritage

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

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

Comment

A full training/workshop program has been developed for 2024 by the Museum Adviser with museum volunteers, staff of Albury and Greater Hume at the new Digitisation Hub. Planning is underway for a pest management and oral history workshops.

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

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CORPORATE AND COMMUNITY SERVICES

1. GREATER HUME LIBRARY SERVICES

Report prepared by Customer Relations Coordinator– Susan Kane

REASON FOR REPORT

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

REFERENCE TO DELIVERY PLAN ACTIONS

Theme Health Communities.
Outcome We are revitalising our communities, welcoming visitors, growing our economy and promoting the lifestyle, culture and heritage offered in our communities.

DISCUSSION

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

Library Programs - May 2024

Library Programs	Location	Event
Book Nooks	Henty, Culcairn and Holbrook	Each month children's picture books and adult 'coffee table' nonfiction books are delivered to businesses and organisations. This continues to be popular
Story Time	Henty, Culcairn and Holbrook	Storytime continues to be held at the libraries each month. Participants include before school aged children, preschool and school students.
National Simultaneous Storytime	All Libraries	National Simultaneous Storytime (NSS) is held annually by the Australian Library and Information Association (ALIA). Number of participants Holbrook – 24 Henty – 20 Culcairn – 18 Jindera - 20
Southwest Zone Library Managers Meeting	Henty Library	A meeting for all Library Managers and Councillors on what is happening in the library industry. Participants - 22
Mobile Library Service – Letters sent to 32 high borrowers of the service	Mobile Library Service	32 letters were sent to high borrowers of the mobile library. The closing date for return of responses from high borrowers was Friday 17 May 24. To date only 9 responses

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GREATER HUME LIBRARY SERVICES [CONT'D]

Author Visit	Henty Library	Partnership between Henty-Culcairn Probus and Henty Library for an author to visit and discuss archaeology on Thursday 6 June 24
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Upcoming Library Programs

Upcoming Programs	Location	Event Description
July School Holiday Program Colour Me Backpack	All Libraries	Children will create their own backpack from a variety of designs using bright Texta colours.
July Annual Knit-In at Henty Library	Henty Library	Members of the community will knit squares for the Wrap with Love Organisations

Youth Programs – May 2024

Youth Programs	Location	Event
Billabong High School Tech Group	Culcairn Library	20 students from Billabong High School visit the Culcairn Library each month. Activities are undertaken in the library as well as assisting community members with technology.
Cinema Under the Stars	Billabong High School	Greater Hume Council provided Youth Services movie equipment to the Billabong High School to hold an outdoor movie. 76 students attended the event.

Upcoming Youth Programs

Upcoming Programs	Location	Event Description
July school holidays Mario Kart Competition and Games	All Libraries	Young people will enjoy using VR, Sphero Balls and other games in the library during the school holidays

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GREATER HUME LIBRARY SERVICES [CONT'D]

Grants/Funding Applied for in May 2024

Grants Applied for in May 24	Location	Event Description	Funding Applied
Backyard Cricket Grant	All Libraries	Young people will enjoy a range of technology games at all libraries.	\$1200.00
Tech Savvy Seniors	Gerogery, Burrumbuttock, Brocklesby, Walla Walla, Walbundrie, Woomargama, Jindera	To provided free outreach technology classes to community members.	\$3574.20

Library Statistics: May 2024

Library Statistics – March 24	Henty	Culcairn	Holbrook	Jindera
Issues	360	278	432	92
Online Resources	157	88	205	29
Door Count	1400 (average as door counter is not working now)	1402	1282	1732

Mobile Library Statistics: May 2024

Mobile Library Statistics	Brocklesby	Burrumbuttock	Gerogery	Jindera	Walla Walla	Walbundrie	Woomargama
Issues	13	0	2	31	81	43	6
Online Resources	0	0	14	10	7	0	0

BUDGET IMPLICATIONS

Nil. Works are funded from budget allocations.

CONCLUSION

Greater Hume Council continues to provide programs and services for all members of the community. Funding sourced through grants such as Tech Savvy Seniors and the National Backyard Cricket campaign are providing many opportunities for members of the community to gain knowledge and learn new skills at little or no cost. The programs that are being facilitated by library staff are also strengthening the relevance of libraries today. Additional funding is also improving the infrastructure of the buildings and the quality of resources available for the community.

ORDINARY MEETING OF GREATER HUME COUNCIL
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COMMUNITY MEETING ROOM, HOLBROOK LIBRARY, LIBRARY LANE, HOLBROOK
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2. **GREATER HUME CUSTOMER REQUEST MODULE – SUMMARY OF MONTHLY REQUESTS**

For Councillors information, the Customer Request Module reports are **ENCLOSED SEPARATELY 2.**

3. **STATEMENT OF BANK BALANCES AS AT 31 MAY 2024**

The statement of bank balances as at 31 MAY is attached at **ANNEXURE 18.**

ENGINEERING

1. MAY REPORT OF WORKS

Grants Program

State Roads Maintenance (RMCC)

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

Regional Roads

General maintenance is continuing on all Regional Roads.

Culvert installation and road reconstruction are continuing on Jingellic Road (MR331) as part of the 3.2km rehabilitation project between Yarara Gap and Coppabella Road.

Culvert replacement upgrade at Serpentine Creek on Jingellic Road (MR331) is complete.

Culvert replacement upgrade at Spring Creek, Scent Bottle Creek and Fish Creek on Jingellic Road (MR331) have commenced.

Local Roads

Sealed:

General maintenance on local roads is continuing.

Brocklesby Balldale Road (Stage 1) – Road reconstruction is continuing.

Brocklesby Balldale Road (Stage 2) road reconstruction - table drain installation has commenced as per the design.

Culvert replacement works on Henty Cookardinia Road are continuing.

Vegetation clean up from natural disaster AGRN1034 is continuing.

Shoulder repairs on various local roads from natural disaster AGRN1034 are continuing.

Natural disaster heavy patching on various local roads is continuing.

Unsealed:

Vegetation clean up from natural disaster AGRN1034 is continuing.

Heavy grading is continuing on various local roads from natural disaster AGRN1034.

Floodway construction has commenced on Waterworks Road, Culcairn.

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MAY REPORT OF WORKS [CONT'D]

Maintenance grading has been carried out on the following roads during May. See Map **ANNEXURE 19**.

Road Name	Location	Length Graded (km)
ROAD NAME	LOCATION	APPROX. LENGTH
Balldale Walbundrie Road	Triangle Road to sealed section near southern boundary	8.8
Benambra Road	Both unsealed sections	5.4
Bethel Road	From Walla Jindera Road end to bend	1.9
Brocklesby Goombargana Road	Unsealed sections from Balldale Walbundrie Road end	2.8
Elmo Road	Whole length	3.4
Fanning Lane	Whole length	2.5
Hickory Hill Road	From Henty Walla Road end	2.8
Howlong Goombargana Road	From Kenya Road, northwards	2.4
Kings Bridge Road	Whole length	3.9
Moorwatha Road	Whole length	3
Ross Road	Whole length	3.4
Scheetz Road	From Brock Goombargana Road end	1.5
Schoff Road	Whole length	4.7
Stolls Road	Whole length	6.2
Walla Cemetery Road	Whole length	2.7
Wattlevale Road	Whole length	2.2
Total		57.6 km

Urban Streets:

General maintenance of urban streets including signage replacement is continuing.

General:

General maintenance of public toilets and parks is continuing.

Water and wastewater infrastructure and other utility installation is continuing on the new Culcairn residential subdivision by contractors.

New toilet block construction is continuing at Burrumbuttock Recreation Reserve.

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MAY REPORT OF WORKS [CONT'D]

Monthly Works Maintenance Expenditure:

Local Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Natural Disaster & Pothole Expenditure to Date	Comments
Urban Roads Maintenance	\$231,472	\$212,183	\$194,279	\$17,903	\$88,603	
Urban Roads Town Maintenance	\$441,000	\$404,250	\$420,664	-\$16,414	\$0	Overexpenditure is off set by the under expenditure on Rural Roads Maintenance
Rural Roads Sealed	\$883,366	\$809,752	\$815,893	-\$6,141	\$3,529,654	To be monitored
Rural Roads Unsealed	\$1,181,265	\$1,082,826	\$926,484	\$156,343	\$2,104,341	
Street Tree Maintenance	\$256,000	\$234,667	\$233,167	\$1,500	\$0	

NOTE: Application for Natural Disaster submitted and declared for significant weather events December/January. Awaiting acceptance of funding for completed emergency works and pending works estimated value \$1.5m.

Regional Roads Program	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Natural Disaster & Pothole Expenditure to Date	Comments
Regional Roads Maintenance	\$1,926,000	\$1,765,500	\$808,054	\$957,446	\$2,062,392	

Sportsgrounds, Parks & Public Toilets	Current Budget	Monthly Budget to Date	YTD Expenditure	Monthly Budget Variance to Actual	Natural Disaster & Pothole Expenditure to Date	Comments
Sportsground Maintenance	\$385,708	\$353,566	\$383,721	-\$30,155	\$0	Overexpenditure is off set by the under expenditure on Rural Roads Maintenance
Parks & Gardens Maintenance	\$312,752	\$286,689	\$266,921	\$19,768	\$0	
Public Toilets Maintenance	\$249,060	\$228,305	\$223,232	\$5,073	\$0	

NB : Sportsground Maintenance excludes annual GHC contribution payment

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MAY REPORT OF WORKS [CONT'D]

Major Projects Expenditure:

Project	Budget	YTD	Committed	Total	% Budget Expended	% Work Completed	Comments
2023-2024 Resealing Program	\$2,561,417.00	\$1,776,041.99	\$473,503.51	\$2,249,545.50	69.34%	100.00%	Sealing program is complete, final invoices to come.
2023-2024 Gravel Resheeting Program - Including LRCIP and Carry Forwards	\$2,645,465.06	\$2,395,022.99	\$0.00	\$2,395,022.99	90.53%	100.00%	All roads have been completed
Brocklesby Balldale Road Rehab - Stage 1 & 2	\$4,671,578.50	\$1,832,803.71	\$409,972.00	\$1,225,763.07	39.23%	42.00%	Preparation for sealing 3rd kilometre under construction and table drains for stage 2 are being constructed.
Regional and Local Road Repair Program - State Government Rounds 1 & 2	\$9,130,569.00	\$6,130,846.88	\$200,000.00	\$6,330,846.88	67.15%	67.00%	Works are progressing and Project Plan has been Approved by TfNSW
Coppabella Bridge Replacement	\$1,566,500.00	\$1,533,099.74	\$6,769.73	\$1,539,869.47	97.87%	100.00%	Completed
Balfour Street Culcairn - Upgrade Project	\$1,883,055.00	\$1,847,996.65	\$10,000.00	\$1,857,996.65	98.14%	98.00%	Street trees are still to be planted at the correct time of year.

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MAY REPORT OF WORKS [CONT'D]

Jingellic Road - Hulm to Coppabella Recon	\$3,600,000.00	\$2,120,202.90	\$287,585.60	\$2,407,788.50	58.89%	65.00%	2nd Kilometre has been sealed and now preparing the last section for sealing
Jingellic Road - 5 Bridges/culverts	\$4,520,000.00	\$818,661.02	\$611,820.58	\$1,430,481.60	18.11%	20.00%	Serpentine Creek is complete, work has commenced on 3 other culverts.
Culcairn Residential Subdivision	\$3,217,391.00	\$2,052,947.67	\$16,846.00	\$2,069,793.67	63.81%	65%	Internal roads being constructed

Capital Works Program 2023-2024 spreadsheet is attached as **ANNEXURE 20**.

ORDINARY MEETING OF GREATER HUME COUNCIL
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ENVIRONMENT AND PLANNING

1. DEVELOPMENT APPLICATIONS PROCESSED FOR THE MONTH OF MAY 2024

The schedule of development applications processed for the month of MAY 2024 is attached at **ANNEXURE 21**.

PART D

COMMUNITY MEETING- MINUTES

Attached in **ANNEXURE 22**, are minutes of the following items:

1. **CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES 23 APRIL 2024**
2. **HOLBROOK COMMUNITY GARDENS MINUTES 8 JANUARY 2024**
3. **WALLA WALLA COMMUNITY HALL COMMITTEE MINUTES 6 MAY 2024**
4. **WOOMARGAMA HALL COMMITTEE AGM MINUTES 5 MARCH 2024**
5. **GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING MINUTES 6 FEBRUARY 2024**
6. **GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING MINUTES 8 MAY 2024**