

Elisha Dunn
Environmental Assessment Officer
Energy Assessments
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Dunn

Greater Hume Council Endorsed Submission to the Environmental Impact Statement (EIS) – Culcairn Solar Farm (SSD 10288)

I refer to the Notice of Exhibition of the EIS for the Culcairn solar farm (proposed development) which was received by Council on 24 January 2020. It is advised that Council has reviewed the Environmental Impact Statement and at its February Ordinary meeting held on 19 February 2020 Council resolved to raise concerns/formally object to the proposed development for the following reasons:

1. Reduced Levels of Amenity for Nearby Residents

The EIS identifies that there are 9 neighbouring properties that have residences that will have either broken views or unbroken views onto the subject land. Council considers that residents from these properties will experience reduced amenity as the outlook from their property will change from being an agricultural landscape to one that is of an industrial appearance with a development footprint of 1,317 hectares. This footprint incorporates approximately 1,100,000 solar panels on tracker units, operation and maintenance buildings, access roads, inverter stations, high voltage substation, Battery Energy Storage System and 2.4 metre high perimeter fencing.

One residence (R14) will initially be subjected to a high inherent visual impact which will reduce to medium visual impact through the mitigation measure of vegetative screening. Council is concerned that it will take many years for the proposed vegetation to be of a sufficient size to mask the appearance of the solar farm and considers that alternatives to mask the view of the development from this residence should be investigated.

Council also raises concerns in relation to residential receiver R17 which will have a broken view of the southern section of the Culcairn solar farm as well as a view of proposed Walla Walla solar farm.

2. Social, Environmental and Economic Impacts

Council is concerned about the potential for the heat island effect to adversely impact upon localised climatic conditions and result in heat transmission out of the solar farm and into neighbouring properties. The EIS relies upon several studies that have been undertaken internationally to discuss the heat island effect caused by PV arrays however there is no cited Australian studies on the heat island effect. This is of concern to Council as it may not be appropriate to extrapolate the results of international studies

on the heat island effect to localised conditions where this development is large, another adjacent solar farm may exist, there are receptors that are as close as 121 metres from the property boundary and the mean summer maximum temperature is 32.3°C. The EIS should have discussed what mitigation measures, other than a setback and planting of a vegetation screen that the proponent could take to minimise adverse outcomes caused by the heat island effect.

Council is concerned about the proposed development producing a dust nuisance during construction but particularly during its operational phase. The local area enjoys a reasonably high average rainfall and so it is not common for land in the vicinity of the proposed development to be devoid of vegetation. Consequently, nearby receptors currently do not experience any significant issues in relation to dust. Council believes that the use of tracking systems and efficient PV cells will dramatically reduce the amount of solar energy reaching the soil beneath the solar arrays and, over the thirty year life of the development, it could be increasingly difficult to maintain vegetation cover. Given the scale of the development site (1,317 hectares), there may be the potential for barren earth beneath solar arrays to be a significant source of dust for nearby receptors.

The EIS effectively explains the social and economic benefits of the proposal which includes a discussion on how local farmers and the community who will benefit from an additional source of income that is independent of agriculture. During the construction phase the EIS indicates there will be 500 staff employed with many of these drawn from the local community. The EIS reveals that peak employment is for a period of time being 12 months with the numbers employed reducing outside of this period.

Despite the company espousing a commitment to wherever possible procure from the local economy, it is felt that most of the benefits from the construction employment will not be able to be capitalised upon by the Walla Walla and Culcairn community as there is very limited temporary accommodation available. Workers will most likely be accommodated in the nearby regional centre of Albury/Wodonga.

Since 2012 Greater Hume Council has had a shire wide fixed development consent levy either complying with Section 94A or its replacement Section 7.12 of the Environmental Planning and Assessment Act 1979. Consequently Council is pleased to note that the EIS provided details of a community benefit sharing program that is financially commensurate with the contribution that would arise from a shire wide fixed development consent levy.

Council believes that the Council Contribution should be paid in a shorter period of time and the community benefit fund should be incorporated as part of the voluntary planning agreement that is referenced within the development consent and registered on the titles of the subject land.

3. Loss of High Quality Agricultural Land

Council has reviewed the Department of Planning, Industry and Environment's Large Solar Energy Guidelines in which there is a discussion about the importance of site selection. Agriculture is identified as a key site constraint and the guideline refers to land meeting the following:

Important agricultural lands, including Biophysical Strategic Agricultural Land (BSAL), irrigated cropping land, and land and soil capability classes 1, 2 and 3. Consideration should also be given to any significant fragmentation or displacement of existing agricultural industries and any cumulative impacts of multiple developments.

The EIS indicates that proposal is located on soil capability Class 4 and is used for a range of crops and pastures. Inspections by Council of the development site and adjacent land would indicate that it is high quality agricultural land. Council has been advised that this land will be mapped as important agricultural land under the Riverina Murray Draft Important Agricultural Land Mapping project which also indicates it is high quality agricultural land. Due to its impending status as important agricultural land, the site could be considered constrained under the Department of Planning, Industry and Environment's Large Solar Energy Guidelines.

The EIS indicates that there will be benefits for the soils as the proposed development will provide the opportunity for the land to be rested and there will be an encouragement in allowing the growth of diversity in groundcover and perennial species. There is a concern raised by Council that the land may not benefit from thirty years of being beneath highly efficient photovoltaic cells mounted upon tracking units and indeed, may deteriorate if the vegetation is not able to be supported in this environment.

The EIS indicates that underground cabling is proposed to be left insitu when the proposed development is to be decommissioned which does not align with the comments from DPI agriculture which states: *"NSW DPI Agriculture notes that the land that is proposed to be the site for this development has been used in the past for grazing and cropping with cultivation occurring on occasion and the intention is that the land will be returned back to agriculture once the solar farm is decommissioned. DPI Agriculture notes and supports the proponent's commitment to the removal of all above and below ground infrastructure once the solar farm is decommissioned so that the land can be returned to agricultural production. Council is of the opinion that it should be a requirement that the cabling would be removed.*

Due to the loss of the high quality agricultural land Council believes that the proposed development may not be compatible with the RU1 zone objectives contained in the Greater Hume Local Environment Plan 2012 which are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- 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.

4. Concerns in Relation to the Bushfire Risk Posed by the Development

Local residents have raised concerns to Council about the bushfire risk posed by large scale solar farms such as the proposed development. Whilst the EIS does review the risks posed by bushfire and other sources of fire, it does not do so in the context of responding to comments provided by the NSW Rural Fire Service as part of the Secretary's Environmental Assessment Requirements (SEARS). Council believes that the importance of addressing the bushfire fire risk warrants ascertaining the NSW Rural Fire Service's comments prior to the application being determined.

5. Impacts on Native Vegetation and Aboriginal Heritage

The EIS has undertaken very detailed studies concerning the biodiversity impacts and impacts on Aboriginal cultural heritage that will occur if the proposed development does proceed. Whilst Council is satisfied with the rigour of the assessment of these impacts, it does believe that the removal .61 hectares of native vegetation, 99 paddock trees and a total loss of value of 39 items of Aboriginal cultural heritage demonstrates the constrained nature of the site of the proposed development.

Council's engineers have reviewed the Traffic Impact Statement contained within the EIS and provided the following recommend conditions in the event of the approval of this application:

- At the full cost of the proponent Weeamera Road (north of the Boral Quarry) to the property access be constructed to Council's 'Standard Road Design Typical Cross Section' Specification – 7 metre pavement seal and 9 metre road formation (see attached pdf).
- Prepare a traffic management plan.
- For assessment by Council additional design plans are required for the access points from Cummings Road and Weeamera Road.
- Under Section 138 of the Roads Act 1993 any works occurring within the road reserve require the consent of Council as the road authority

Should you require further information please contact Colin Kane, Director Environment & Planning, on 6044 8928 or email ckane@greaterhume.nsw.gov.au.

Yours faithfully

Colin Kane
Director Environment & Planning
GREATER HUME COUNCIL

12 February 2020

Our Ref: CK:SG

Application for Development/Construction

Environmental Planning and Assessment Act 1979, Local Government Act 1993 & Environmental Planning and Assessment Regulation 2000

All applications to:

General Manager
Greater Hume Shire Council
39 Young Street (PO Box 99)
HOLBROOK NSW 2644
P: 02 6029 8588
F: 02 6029 8607
E: mail@greaterhume.nsw.gov.au

Office use only	
Applic. No.	
Date Rec.	
Property No.	
Total Fees	
Receipt No.	
Doc. ID No.	

Applicant Details	
Name	Angela Peirce
Company	c/- Habitat Planning
Postal Address	1/622 Macauley Street
Town/ Locality	Albury
State and Post Code	NSW 2640
Phone No.	(02) 6021 0662
Mobile No.	0432 840 691
Fax No.	(02) 6021 0663
Email	matt@habitatplanning.com.au
Your Ref (if applicable)	
Applicant/s Signature	
Date	29 October 2019

Approvals	
Development Consent	<input checked="" type="checkbox"/>
Construction Certificate	Building <input type="checkbox"/>
	Subdivision <input type="checkbox"/>
	Other work <input type="checkbox"/>
Complying Development Certificate	<input type="checkbox"/>
(Must be accompanied by the relevant completed Checklist)	

Other Approvals	
Install a manufactured home, moveable dwelling, or associated structure	<input type="checkbox"/>
Carry out water supply, sewerage or stormwater drainage work	<input type="checkbox"/>
Install On-site Sewage Management System (septic system) Separate attached application form to be completed	<input type="checkbox"/>
Management of waste (trade waste discharge to sewer)	<input type="checkbox"/>
Public roads (swings/hoists)	<input type="checkbox"/>
Other activities (Install a domestic oil or solid fuel heating appliance; domestic greywater diversion)	<input type="checkbox"/>
Driveway crossover (separate attached application form to be completed)	<input type="checkbox"/>

Land Owner Details	
Name	Angela Peirce
Company	
Postal Address	"Paraken" 1596 Four Mile Lane
Town/ Locality	Little Billabong
State and Post Code	NSW 2644
Phone No.	

Property Details			
Property Name	"PARAKEN"		
Unit/ House No.	1596		
Street/ Road	Four Mile Lane		
Town/ Locality	Little Billabong		
Title details (if insufficient space attach list)	Lot/s	Sec/s	DP/s
	832		DP1050916

Document Name	Version Number	Date of Issue	Review Date
EAP - Application for Development/Construction	1.0.2	24 February 2016	As Required

Description of Development

Two (2) Lot Rural Subdivision

Details of Development

Will the development involve

- Erecting, altering, or adding to a building structure?
- If so, is it a temporary building or structure?
- Subdividing land?
- Subdividing a building?
- Demolition of building or work?
- Changing the use of land or a building, or the classification of a building under the Building Code of Australia (without building, subdividing, or demolishing)?
- Other work (without building, subdividing, or demolishing)?

Estimated Cost of Development

Building construction and prep. cost (including the costs of installing plant, fittings, fixtures and equip.) \$

Demolition costs of building or work \$

Construction costs of the carrying out of other work \$

TOTAL COST: \$

Disclosure of Political Donations and Gifts

Have you or any associated person with a financial interest in this application in the last two (2) years made any political donation or given any gifts to any local Councillor or Council employee?

Yes No

If you ticked "Yes", please fill out a Political Donations and Gifts Disclosure Statement and attach to this form. Note that it is an offence not to disclose reportable donations and gifts.

Required Documentation

Three (3) copies of A4 or A3 size plans drawn to scale are to be provided as follows (larger plans may be requested)

 Locality Plan

Site Plan showing boundary dimensions, site area, north point, existing vegetation, location and uses of existing buildings, location of features, contours, the location and uses of buildings on sites adjoining the land, car parking, entry and exit points for vehicles, provision for movement of vehicles within the site, proposed landscaping, proposed methods of draining the land (as applicable)

Floor Plan (for building work only) showing layout, partitioning, room sizes, and intended uses of each part of the building

Elevation Plans (for building work only) showing proposed external finishes and heights of any proposed buildings (other than temporary structures)

Plan of Existing Buildings and Structures (for building alteration work only)

Preliminary Civil Engineering Drawing (for subdivision work only)

Demolition Plan (for demolition work only)

Specifications (for building Construction Certificate applications)

BASIX Certificate/s (for "BASIX affected building"/"BASIX affected development" only – ensure that the Site Plan, Floor Plan, and Specifications (where relevant) show all BASIX commitments)

Environmental Effects

Is the development "designated development" (refer to Fact Sheet)?

- Yes** – please attach an Environmental Impact Statement (EIS) (seek Council advice beforehand)
- No** – please attach a Statement of Environmental Effects (SEE) (three (3) copies)

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

- Yes** – please attach a Species Impact Statement (SIS) (seek Council advice beforehand)
- No**

Staged Development

If you wish, you can apply for development consent for only part of the development now and for the remaining part/s at a later time

Are you applying for development consent in stages? Yes No

Concurrence from State Departments or Agencies

Does the development need concurrence from a State department or agency? Yes No

If "Yes" list the departments or agencies:

NSW Rural Fire Service

Approvals from State Departments or Agencies

If the development needs any of the following typical approvals before proceeding (see Fact Sheet) you can apply for those approvals at this time (note that this list only contains abridged approval types typical for Greater Hume Shire). Ensure that a cheque for \$320 made out to the relevant agency accompanies this form.

<input type="checkbox"/>	<i>Heritage Act 1977</i>	Listing on the State Heritage Register
<input type="checkbox"/>	<i>National Parks and Wildlife Act 1974</i>	Aboriginal relic or places
<input type="checkbox"/>	<i>Protection of the Environment Operations Act 1997</i>	Environment Protection Licence
<input type="checkbox"/>	<i>Roads Act 1993</i>	consent to connect a road (whether public or private) to a classified road
<input checked="" type="checkbox"/>	<i>Rural Fires Act 1997</i>	subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes or development for special fire protection purposes
<input type="checkbox"/>	<i>Water Management Act 2000</i>	Controlled Activity Approval for a "controlled activity" within 40 m of the nearest high bank of a watercourse

Construction Statistics

Required by the Australian Bureau of Statistics for building construction work only

Walls

- Brick double (11)
- Brick veneer (12)
- Concrete or Stone (20)
- Fibre cement (30)
- Timber (40)
- Curtain glass (50)
- Steel (60)
- Aluminium (70)
- Other (80)
- Not specified (90)

Roof

- Tiles (10)
- Concrete or Slate (20)
- Fibre cement (30)
- Steel (60)
- Aluminium (70)
- Other (80)
- Not specified (90)

Floor

- Concrete or Slate (20)
- Timber (40)
- Other (80)
- Not specified (90)

Frame

- Timber (40)
- Steel (60)
- Aluminium (70)
- Other (80)
- Not specified (90)

Colour of roof? _____

Colour of walls? _____

Floor area of dwelling (exc. garage)? _____

Floor area of garage? _____

Floor area (other)? _____

No. of storeys? _____

If the building is a dwelling, is it a

- Separate house
- Kit home
- Transportable dwelling

No. of new residential units (including dual occupancy)?

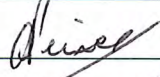
- Attached
- Detached

Builder Details	
Name	
Company	
Licence No.	
Permit No. (if owner builder)	
Postal Address	
Town/ Locality	
State and Post Code	
Phone No.	
Mobile No.	

Plumber Details	
Name	
Company	
Licence No.	
Postal Address	
Town/ Locality	
State and Post Code	
Phone No.	
Mobile No.	

Principal Certifying Authority	
<input type="checkbox"/>	Does the landowner wish to appoint Council as the Principal Certifying Authority (PCA) for the purposes of carrying out inspections and issuing construction, compliance and occupation certificates? Note: 1. Only a person having the benefit of the development consent or complying development certificate can appoint a PCA (ie the land owner).
<input type="checkbox"/>	2. If you ticked "Yes" this will be deemed to be an application for Final Occupation Certificate. The date of this application will be taken to be the date that a final inspection is requested.
Yes	
No	

Applicant Declaration
I hereby apply for the approval/s as described in this application form
Name (capitals) MATT JOHNSON
Signature
Date 29 OCTOBER 2019

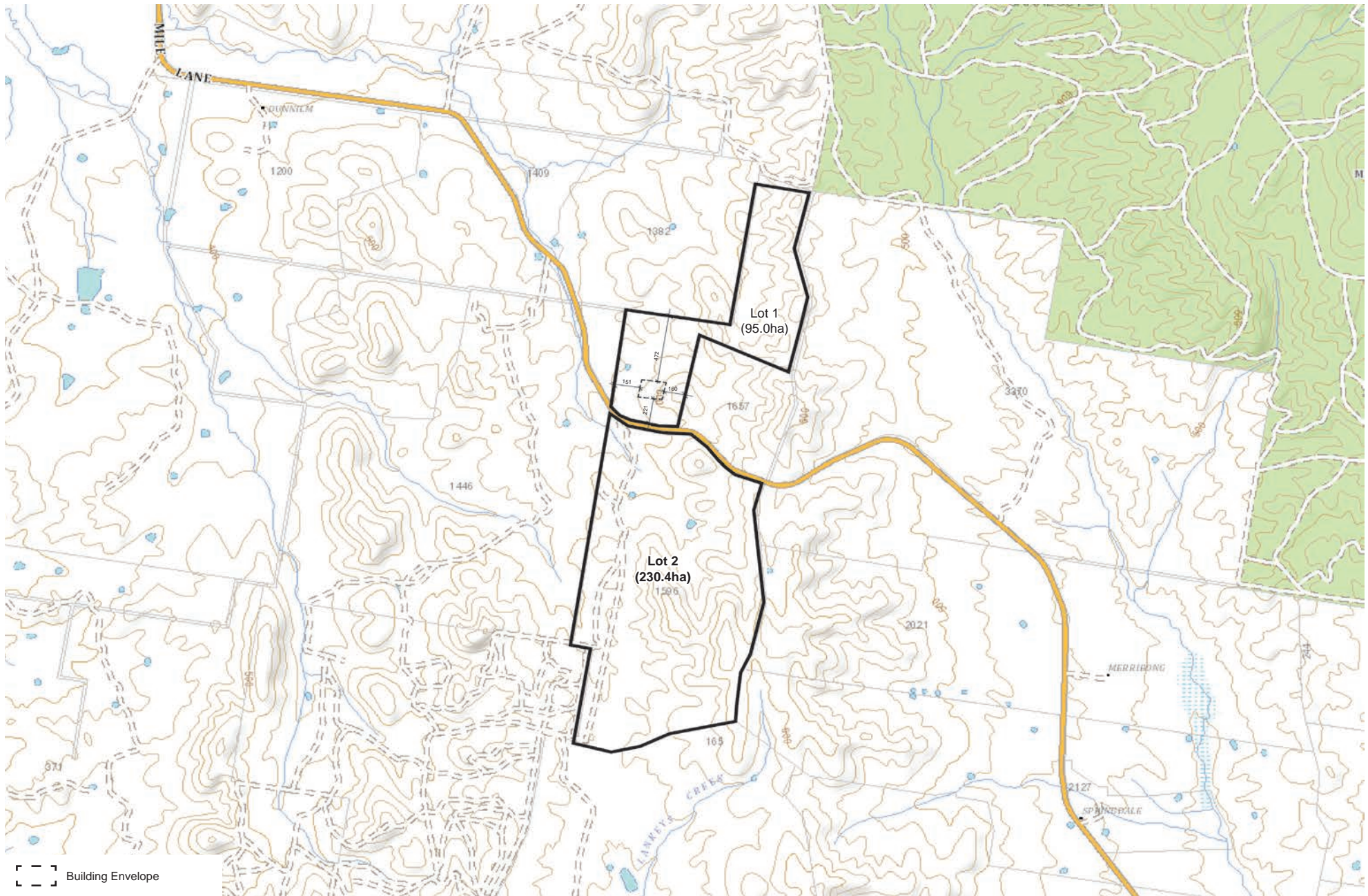
Land Owner Declaration
I/We being the owner/s of the land for which this application is sought, consent to the lodgement of this application, and give consent to authorised officers of Council to enter the property to carry out inspections, if necessary, relating to this application.
Name (capitals) ANGELA PEIRCE
Signature 
Capacity (owner/director) OWNER
Date 30/10/19
Name (capitals)
Signature
Capacity (owner/director)
Date
Name (capitals)
Signature
Capacity (owner/director)
Date
If the land is owned by individuals, all must sign. If the land is owned by a private company, at least one director residing in Australia must sign. If the land is owned by a public company, at least three directors must sign, two of which must reside in Australia.

Payment
<input type="checkbox"/> Cash/Cheque

When Approval is Ready
<input checked="" type="checkbox"/> Post to Applicant (ensure postal details are correct)
<input type="checkbox"/> Hold for collection (ensure phone/mobile details are correct)

To avoid delays it is important that all relevant sections of this form are completed and any relevant information required to be attached is provided.





proposal
2 Lot Rural Subdivision
1596 Four Mile Lane, Little Billabong

drawing
Subdivision Plan

scale
Not to scale

revision
A

date
6/11/2019



habitat planning

Development Application Statement of Environmental Effects

1596 Four Mile Lane, Little Billabong
Two (2) Lot Torrens Title Subdivision

November 2019





Prepared for

Angela Peirce

Contact

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Project Number 02547

Document Control

Revision No	Date of Issue	Author	Approved
A	30/10/2019	MJ	MJ
B	6/11/2019	MJ	MJ

Contents

1	Introduction	3
1.1	Supporting Plans and Documentation	3
2	Site Analysis	4
2.1	Site Location and Context	4
2.2	Site Description	4
2.3	Surrounding Development	5
2.4	Site Photographs	6
3	Description of Proposal	9
3.1	Overview	9
3.2	Two Lot Subdivision	9
3.3	Infrastructure and Road Access	9
3.4	Vegetation and Bushfire Protection	9
4	Planning Assessment	11
4.1	Overview	11
4.2	Environment Protection and Biodiversity Conservation Act 1999	11
4.3	Biodiversity Conservation Act 2016	11
4.4	Environmental Planning and Assessment Act 1979	12
4.5	State Environmental Planning Policies	13
4.5.1	State Environmental Planning Policy No. 44 – Koala Habitat Protection	13
4.5.2	State Environmental Planning Policy No. 55 – Remediation of Land	13
4.6	Local Environmental Plan	14
4.6.1	Clause 2.3 – Zone Objectives and Land Use Table	14
4.6.2	Clause 2.6 – Subdivision Consent Requirements	15
4.6.3	Clause 4.1 – Minimum subdivision lot size	15
4.6.4	Clause 4.6 – Exceptions to development standards	15
4.6.5	Clause 5.10 – Heritage Conservation	16
4.6.6	Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	17
4.6.7	Clause 6.1 – Earthworks	17
4.6.8	Clause 6.2 – Terrestrial Biodiversity	18
4.6.9	Clause 6.7 – Essential Services	19
4.7	Development Control Plan	19
4.7.1	Chapter 2 – Residential Development	19
4.7.2	Chapter 6 – Subdivision	20
4.7.3	Chapter 10 – Notification Policy	22
5	Assessment of Environmental Impacts	23
6	Conclusion	28

Figures

Figure 1 Context or Site Map.....	4
Figure 2 Site Map	5
Figure 3 Four Mile Lane looking east	7
Figure 4 Four Mile Lane looking west	7
Figure 5 Existing rural driveway site entrance to 1596 Four Mile Lane	7
Figure 6 Existing rural driveway and gate to proposed Lot 1	7
Figure 7 View looking north east across proposed lot 1 towards ridgeline.....	7
Figure 8 View looking west along drainage line that feeds into small dam No. 1 on proposed Lot 1	7
Figure 9 View looking east towards ridgeline contained on proposed lot 1.....	8
Figure 10 View of proposed building envelope location on proposed lot 1 overlooking dam No. 2	8
Figure 11 View of proposed building envelope looking north east on proposed lot 1.....	8
Figure 12 View looking west from proposed lot 1 of adjoining vegetated reserve (forest)	8
Figure 13 View looking south west of existing dwelling contained on proposed lot 2	8
Figure 14 View looking north of proposed lot 1	8
Figure 15 View looking north east of proposed lot 1 of adjoining vegetated reserve (forest).....	9
Figure 16 Existing cattle yard and shed contained on proposed lot 2 adjacent to Four Mile Lane.....	9
Figure 17 Existing overhead powerline and internal driveway servicing proposed lot 2	9
Figure 18 View of existing dwelling contained on proposed lot 2	9
Figure 19 View looking north over proposed lots 1 and 2 from existing dwelling site	9
Figure 20 View of vegetated reserve contained on proposed lot 2 located adjacent to Four Mile Lane.9	
Figure 21 Proposed Subdivision Plan	13
Figure 22 Extract of Terrestrial Biodiversity Map	21
Figure 23 Extract of Bushfire Prone Land Map	30

Tables

Table 1 – DCP Compliance Table for Residential Development.	21
Table 2 – DCP Compliance Table for Subdivision	23
Table 3 – Assessment of Impacts Summary	27

Appendices

- A. Subdivision Plan
- B. Bush Fire Risk Assessment

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of Angela Peirce and is submitted to Greater Hume Council in support of a Development Application (DA) for a two (2) lot torrens title residential subdivision at 1596 Four Mile Lane, Little Billabong.

The DA and this report have been prepared in accordance with the *Environmental Planning and Assessment Act 1979* ("EP&A Act") and the *Environmental Planning and Assessment Regulation 2000* ("EP&A Regs").

This report addresses the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal. It also describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

1.1 Supporting Plans and Documentation

This application is accompanied by:

- Title information
- Concept Subdivision Plan, prepared by Habitat Planning

2 Site Analysis

2.1 Site Location and Context

The land to which this application relates is described as Lot 832, DP1050916 and addressed as 1596 Four Mile Lane, Little Billabong. It is located within an established rural area and is located approximately 27 kilometres to the north east of the township of Holbrook.

The location of the site is shown at Figure 1 below:



Figure 1 Context or Site Map

2.2 Site Description

The subject land comprises a single dis-contiguous parcel of land that is bisected by Four Mile Lane. The land is irregular in shape and as outlined above is comprised of two portions, being a 'northern' and 'southern' portion.

The subject land has a total area of 334.4 hectares with the northern portion, being 95.0 hectares and the southern portion, being 230.4 hectares. A dwelling and associated outbuildings exist on the western boundary of the southern portion of land.

The land represents grazing land and is largely unimproved with the exception of the dwelling mentioned above, as well as two large farm/machinery sheds located adjacent to a driveway crossover, which connects the subject land to Four Mile Lane. The subject land also contains a number of farm dams.

In addition, a large proportion of the subject land is heavily vegetated. This vegetation would be best described as forest vegetation and the property is located at the base of the adjoining Carabost State Forest located to the north east of the site.

The topography of the land is undulating and steeply sloping towards the heavily vegetated reserves located to the north and south.

The subject land contains a number of natural drainage lines, which currently service the existing farm dams.

The subject land has access to the adjoining sealed Four Mile Lane, as well as reticulated electricity and telecommunications. Due to the location and size of the property, water is harvested and collected on-site and sewerage is disposed of via an existing septic tank.

A site map of the subject land is shown at **Figure 2** below.

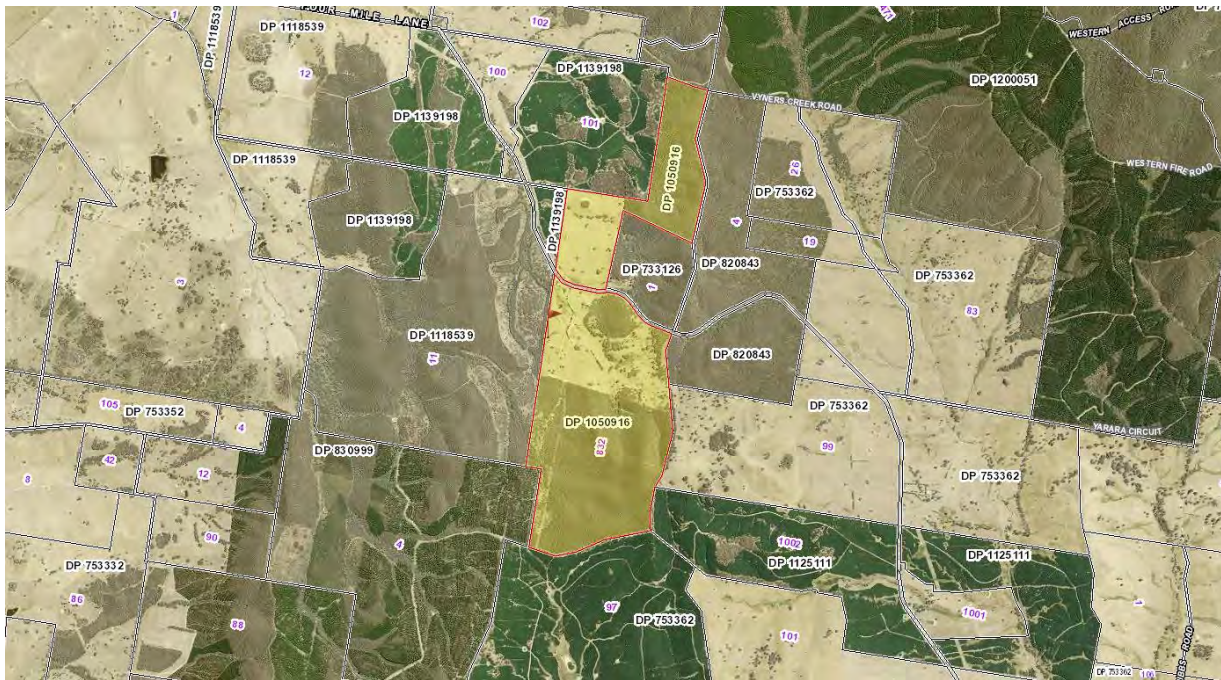


Figure 2 Site Map

2.3 Surrounding Development

The surrounding area is rural in nature and comprises broadacre agricultural activities, cropping, as well as a number of vegetated reserves and a state forest.

More specifically, land to the north and north east contains agricultural land, which is being used for the purposes of a pine plantation (forestry). To the north east of the subject land is the Carabost State Forest, which contains a combination of native and planted vegetation. This area also contains a number of walking tracks and access roads.

Land to the east of the subject land at 1657 Four Mile Lane contains dense native vegetation but does contain a small existing dwelling. Land further east along Four Mile Lane has been developed for agricultural purposes and associated rural dwellings.

To the south of the subject land is a reserve of dense pine plantations, whilst land to the west contains dense woodland and forest vegetation (native), as well as a small existing dwelling at 1446 Four Mile Lane.

2.4 Site Photographs



Figure 3 Four Mile Lane looking east.



Figure 4 Four Mile Lane looking west



Figure 5 Existing rural driveway site entrance to 1596 Four Mile Lane.



Figure 6 Existing rural driveway and gate to proposed Lot 1.



Figure 7 View looking north east across proposed lot 1 towards ridgeline.



Figure 8 View looking west along drainage line that feeds into small dam No. 1 on proposed lot 1.



Figure 9 View looking east towards ridgeline contained on proposed lot 1.



Figure 10 View of proposed building envelope location on proposed lot 1 overlooking dam No. 2.



Figure 11 View of proposed building envelope looking north east on proposed lot 1.



Figure 12 View looking west from proposed lot 1 of adjoining vegetated reserve (forest).



Figure 13 View looking south west of existing dwelling contained on proposed lot 2.



Figure 14 View looking north of proposed lot 1.



Figure 15 View looking north east of proposed lot 1 of adjoining vegetated reserve (forest).



Figure 16 Existing cattle yard and shed contained on proposed lot 2 adjacent to Four Mile Lane.



Figure 17 Existing overhead powerline and internal driveway servicing proposed lot 2.



Figure 18 View of existing dwelling contained on proposed lot 2.



Figure 19 View looking north over proposed lots 1 and 2 from existing dwelling site.



Figure 20 View of vegetated reserve contained on proposed lot 2 located adjacent to Four Mile Lane.

3 Description of Proposal

3.1 Overview

The application seeks approval for a two (2) lot torrens title subdivision, comprising the creation of one (1) additional lot.

A copy of the proposed subdivision is included as **Attachment B** and is reproduced in **Figure 21** below.

Further details regarding the individual works is provided below.

3.2 Two Lot Subdivision

The development seeks approval for a two (2) lot torrens title subdivision, comprising the creation of one (1) additional lot.

In summary, the development seeks to subdivide the land into two individual land parcels, which will be separated by Four Mile Lane. These lots will have the following areas:

- Proposed Lot 1 = 95.0 hectares; and
- Proposed Lot 2 = 230.4 hectares.

The proposed lots follow the alignment of Four Mile Lane and allow for the creation of a 'northern' (Lot 1) and 'southern' (Lot 2) parcel. Consequently, proposed Lot 2 is much larger than proposed Lot 1 due to the boundary of the road. This lot also contains the existing dwelling and associated outbuildings.

Proposed Lot 1 is vacant and will be developed for the purposes of a rural dwelling and associated agriculture. Whilst it is acknowledged that this lot is less than council's 100 hectare minimum lot size, this is considered satisfactory for the reasons outlined in this report. A building envelope has also been nominated in the central portions of the site to provide confidence of the location of any future buildings and structures.

3.3 Infrastructure and Road Access

The proposed subdivision will be connected to available infrastructure and services. More specifically, each proposed lot will be connected to the adjoining sealed Four Mile Lane, whilst both lots will be connected to the overhead powerline that currently bisects the property. In addition, telecommunications will be provided via satellite NBN.

Given the remote location of the subject land, each of the proposed lots will capture/harvest water on-site for domestic, stock and fire-fighting purposes, which will be collected via rainwater tanks. Furthermore, sewer will be disposed of on-site via the use of an on-site effluent disposal system (septic).

3.4 Vegetation and Bushfire Protection

Both proposed lots contain large expanses of vegetation at the northern edge of Lot 1 and the southern edge of Lot 2. A large patch of vegetation (approx. 13 hectares) also exists at the northern edge of Lot 2 adjacent to Four Mile Lane.

The existing dwelling contained on proposed Lot 2 is located within a cleared portion of the site, whilst proposed Lot 1 has a cleared area of approximately 40 hectares in order to construct a dwelling on-site. It is confirmed that no vegetation needs to be removed as part of the proposed subdivision and a building envelope has been nominated to avoid areas of environmental sensitivity.



proposal
2 Lot Rural Subdivision
1596 Four Mile Lane, Little Billabong

drawing
Subdivision Plan

scale
Not to scale

revision
A

date
6/11/2019



Figure 21 Proposed Subdivision Plan.

4 Planning Assessment

4.1 Overview

Section 4.15(1) of the EP&A Act requires the consent authority to take into consideration a range of matters relevant to the development. The following sections of this report assess the proposal against the relevant provisions required by Section 4.15(1)(a), as appropriate.

The proposal requires consideration against the following planning instruments.

- Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)
- Biodiversity Conservation Act 2016
- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policies
- Greater Hume Local Environmental Plan 2012
- Greater Hume Development Control Plan 2013

Compliance with the applicable legislation and policies is discussed below.

4.2 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (“the EPBC Act”) is the principal Commonwealth legislation relating to environmental protection. Specifically, it sets out a framework for identification, protection and management of significant flora, fauna, ecological communities and heritage places as specified within the EPBC Act.

The EPBC Act stipulates that approval from the Commonwealth Environment Minister is required if a development is likely to have a significant impact on matters considered to be of “*national environmental significance*” including:

- World Heritage properties;
- National Heritages Places;
- RAMSAR wetlands;
- Cetaceans, migratory species, threatened species, critical habitats or ecological communities listed in the EPBC Act;
- Commonwealth land, marine areas or reserves; and
- Nuclear actions.

It is confirmed that the subject land does not contain any matters of national environmental significance.

4.3 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (“the BC Act”) sets out a number of specific objects relating to the conservation of biological diversity and the promotion of ecologically sustainable development. Importantly, the BC Act establishes a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity value.

The subject land is not identified as environmentally sensitive on the biodiversity values map and the development does not involve the removal of any trees or vegetation that would exceed the Biodiversity Offset Scheme (BOS). Furthermore, the groundcover has been significantly disturbed by previous grazing activities and is now largely comprised of disturbed paddock grasses.

Consequently, no further assessment of the BC Act is required in relation to the proposed subdivision.

4.4 Environmental Planning and Assessment Act 1979

Section 4.15 of the EP&A Act 1979 sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

(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

(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 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

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), 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.”

The matters for consideration identified in Section 4.15(1) of the EP&A Act are addressed in the following section. Subsections (b) to (e) of Section 4.15(1) of the EP&A Act are addressed in Section 5 of this SEE.

The proposal is not identified as "designated development", pursuant to section 4.10 of the EP&A Act. It is noted however that the development is classified as "integrated development", pursuant to section 4.46 of the EP&A Act as it involves the subdivision of bushfire prone land, which requires the issuing of a Bushfire Safety Authority from the NSW Rural Fire Service.

A separate Bush Fire Risk Assessment is included as **Attachment B**.

4.5 State Environmental Planning Policies

4.5.1 State Environmental Planning Policy No. 44 – Koala Habitat Protection

Consideration against the requirements of *State Environmental Planning Policy No. 44 – Koala Habitat Protection* (SEPP No. 44) applies as it relates to land previously contained within the former Hume Shire LGA, which is listed within Schedule 1 of this SEPP.

The aim of this policy is to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

- (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat; and*
- (b) by encouraging the identification of areas of core koala habitat; and*
- (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.*

In determining the requirements of this SEPP, an applicant must determine whether the land is a potential or core koala habitat.

As outlined above, it is acknowledged that a large proportion of the subject land is largely undisturbed and does contain areas of extant vegetation, comprising a number of Eucalyptus/gum species, including white box.

SEPP 44 considers land to have 'potential koala habitat' if more than 15 percent of trees are of a species nominated in Schedule 2 of this SEPP. As white box and other gum species are nominated in the schedule and they constitute more than 15 percent of vegetation, the subject land is deemed to be 'potential koala habitat'. As a consequence, SEPP 44 requires consideration of whether the land is 'core koala habitat', which is where there is a population of koalas present.

As outlined above, the development does not propose to remove any trees or vegetation on-site, which would affect potential or core koala habitat.

In addition, there are no known observations of koalas on the subject land and no recorded sightings in the vicinity of the subject land. Having regard for this, the subject land is deemed not to be 'core koala habitat' and Council can consent to the application without the need for a Koala Management Plan.

4.5.2 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land ("SEPP 55") sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish "best practice" guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 7 of SEPP 55 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose.

The subject land is currently used for broadacre agricultural purposes (cattle grazing), and is not known to be contaminated, nor is it expected to be at risk of contamination given its historical use and surrounding context. Furthermore, the site does not contain any cattle or sheep dips or chemical storage areas that may have resulted in land contamination.

Consequently, the land is considered fit for use for its intended purposes and therefore the relevant considerations of SEPP 55 are satisfied by the current proposal.

No other State Environmental Planning Policies are relevant to the proposed development.

4.6 Local Environmental Plan

The *Greater Hume Local Environmental Plan 2012* (“the LEP”) is the principal planning instrument that guides development within the LGA and applies to the proposed development. The applicable provisions of the LEP are:

- Clause 2.3 – Zone objectives and land use table
- Clause 2.6 – Subdivision consent requirements
- Clause 4.1 – Minimum lot size
- Clause 4.6 – Exceptions to development standards
- Clause 5.10 – Heritage
- Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones
- Clause 6.1 – Earthworks
- Clause 6.2 – Terrestrial biodiversity
- Clause 6.7 – Essential services

There are no draft environmental planning instruments relevant to the subject land.

4.6.1 Clause 2.3 – Zone Objectives and Land Use Table

The subject site is entirely zoned RU1 Primary Production under the LEP. The objectives of the RU1 zone are as follows:

- *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.*

Whilst it is acknowledged that the development does seek approval for the subdivision of land in a rural area, the proposed subdivision is largely consistent with the minimum lot size requirements of the LEP (95ha Vs 100ha). Furthermore, the subdivision of this land will not adversely fragment or alienate resource lands and is not expected to create any land use conflicts as the land is largely surrounded by vegetated reserves and plantations.

Given the size of this block and the location of the nominated building envelope, the subsequent construction of any future dwelling will be able to achieve appropriate setback requirements in order to minimise potential land use conflicts and achieve relevant bushfire protection requirements.

The size of the proposed allotments is consistent with the context and setting of the area and is not expected to create any adverse amenity impacts.

4.6.2 Clause 2.6 – Subdivision Consent Requirements

Clause 2.6 of the LEP requires that development consent is required to subdivide land unless it is classified as exempt or complying development under any applicable Environmental Planning Instrument including *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

The proposed subdivision is not exempt or complying development and this application is made seeking development consent.

4.6.3 Clause 4.1 – Minimum subdivision lot size

Clause 4.1 of the LEP requires that any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

Following a review of the relevant Lot Size Map, it is confirmed that the relevant minimum lot size applicable to the land is 100 hectares.

Whilst proposed Lot 2 achieves this minimum lot size requirement, it is noted that proposed Lot 1 is smaller than council's minimum lot size requirement (95ha Vs 100ha). Consequently, an assessment of the proposed development has been undertaken against the requirements of Clause 4.6 of the LEP as outlined below.

4.6.4 Clause 4.6 – Exceptions to development standards

Clause 4.6(3) of the LEP requires that development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

This response provides the formal written request and seeks a variation to the 100 hectare minimum lot size requirement as it relates to proposed Lot 1 (proposed 95 hectares) as outlined in clause 4.1 of the LEP.

Compliance with the 100 hectare minimum lot size is considered unreasonable and unnecessary given the size of the proposed allotment and the minor variation sought. The development is considered to be appropriate in this instance based on the following environmental planning grounds:

- The subdivision largely complies with the minimum lot size requirements of this clause and the departure is considered to be relatively minor, being only 5%;

- Whilst it is acknowledged that proposed Lot 2 is well in excess of the 100 hectare minimum lot size requirement (230.4ha) and an opportunity exists to make proposed Lot 1 larger, due to the location of Four Mile Lane, which currently bisects this property, the logical location of the subdivision boundary was to follow this current road alignment.

If required, the proposed subdivision could be amended so that each lot achieves the minimum lot size requirement of the LEP, however due to the location of the roadway, this would result in the creation of a dis-contiguous parcel of land that is bisected by Four Mile Lane. In addition, this would also require the construction of a separate driveway accessway along Four Mile Lane, which is not preferred due to the current conditions of this road.

- Due to the size of proposed Lot 1, there is ample room on-site to accommodate a proposed future dwelling and associated outbuildings, whilst still achieving the relevant setback and bushfire protection/asset protection zone requirements of Council's LEP and Planning for Bushfire Protection Guidelines;
- The subdivision of the land and subsequent construction of a new dwelling on-site is not expected to have an adverse impact on the agricultural capabilities of the land or the use of surrounding lands for agricultural activities. More specifically, the subject land primarily adjoins land that is heavily vegetated and not used for traditional grazing or cropping purposes, but rather forestry. Furthermore, several other rural dwellings exist in the area;
- The subdivision is not expected to create any land use conflicts due to the size of the proposed lot (95ha), the adjoining land uses, as well as the fact that any subsequent future dwelling will be well setback from the boundaries of the site.
- The development will not have any adverse environmental impacts and the works do not involve any tree removal as the portion of the land where a future dwelling is likely to be constructed is largely cleared with the exception of several scattered paddock trees, which can be avoided.
- The property has access to all necessary infrastructure and services, including roads, electricity and telecommunications. Furthermore, due to the size of the site, the property can harvest water and dispose of effluent on-site. Similarly, any future dwelling will be serviced by a bottled gas supply.
- The development is generally consistent with the objectives of the RU1 zone and the variation sought is considered minor;
- A variation to the development standard in this instance is not expected to create a precedent for other similar requests given the specific nature of the request; and
- As demonstrated within this planning report, the development is generally consistent with the relevant environmental planning requirements and the environmental features of the subject land.

For these reasons, the proposed variation of the 100 hectare minimum lot size requirement as outlined in clause 4.1 of the LEP is considered appropriate and warrants approval.

4.6.5 Clause 5.10 – Heritage Conservation

Clause 5.10 seeks to conserve the environmental heritage of Greater Hume and Aboriginal objects and places of heritage significance.

The subject land is not identified as a heritage item or a heritage conservation area on the Heritage Map or within Schedule 5 of the LEP.

A basic search of the Aboriginal Heritage Information Management System (AHIMS) has been undertaken to determine the presence of any recorded aboriginal heritage sites or objects within, or in proximity to the subject site. No registered items were recorded within AHIMS. Given the sites' long-term use for farming purposes and the nature of the development, it is considered unlikely that there are any Aboriginal objects within the site.

Therefore, the development has appropriately considered matters of heritage.

4.6.6 Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

Clause 5.16 seeks to minimise potential land use conflict between existing and proposed development on land in the rural (including the RU1 zone), residential or environment protection zones.

Before determining whether to grant a permit, a consent authority must take into account the matters specified in subclause (4) as follows:

- (a) the existing uses and approved uses of land in the vicinity of the development,*
- (b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,*
- (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),*
- (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).*

The proposed subdivision is generally consistent with these requirements as follows:

- The subject land is currently used for broadacre agricultural purposes (cattle and sheep grazing) and adjoins land used for similar activities, as well as for forestry/pine plantation purposes;
- The subdivision of the land is not expected to significantly impact on either the current use of the site or surrounding uses due to the size of the proposed lots (95ha and 230.4ha) and the land is expected to still be predominantly used for the purposes of agriculture;
- The development is not expected to be 'incompatible' with the surrounding land uses nor is it expected to create any land use conflicts due to the size of the lot and the location of the proposed building envelope; and
- The development does not require the adoption of any mitigation measures to avoid or minimise the potential impacts of the subdivision.

4.6.7 Clause 6.1 – Earthworks

Clause 6.1 seeks to ensure that earthworks do not have a detrimental impact on environmental functions and process, neighbouring uses, cultural or heritage items or features of the surrounding land. This clause applies in this instance as the development will involve minor earthworks for the establishment and connection of services, namely the construction of a new driveway accessway with Four Mile Lane.

Notwithstanding, given the very minor nature of the works, the development is not expected to have an adverse impact on the environmental functions of the land or surrounding lands.

4.6.8 Clause 6.2 – Terrestrial Biodiversity

A portion of the subject land is identified as 'Biodiversity' on the Terrestrial Biodiversity Map of the LEP (see **Figure 22**) and the provisions of clause 6.2 apply. The purpose of this clause is to maintain terrestrial biodiversity by protecting native fauna and flora, ecological processes and encouraging the conservation and recovery of native fauna and flora and their habitats.



Figure 22: Extract of Terrestrial Biodiversity Map

Before determining a development application for land to which this clause applies, council must be satisfied that:

- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) *if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The proposed rural subdivision is consistent with these matters for consideration as the development is not expected to have any adverse environmental impact due to the size of the proposed lots and the fact that no tree removal is proposed. Furthermore, the vacant proposed lot 1 has ample cleared areas to allow for the future construction of a dwelling without causing environmental harm. Due to the nature of the development, the subdivision does not require the adoption of any mitigation measures.

4.6.9 Clause 6.7 – Essential Services

Clause 6.7 of the LEP requires that development consent must not be granted unless the consent authority is satisfied that services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required.

The proposed development satisfies this requirement as the subdivision will be connected to available infrastructure and services. More specifically, each proposed lot will be connected to the adjoining sealed Four Mile Lane, whilst both lots will be connected to the overhead powerline that currently bisects the property. In addition, telecommunications will be provided via satellite NBN.

Given the remote location of the subject land, each of the proposed lots will capture/harvest water on-site for domestic, stock and fire-fighting purposes, which will be collected via rainwater tanks. Furthermore, sewer will be disposed of on-site via the use of an on-site effluent disposal system (septic).

4.7 Development Control Plan

The Greater Hume Development Control Plan 2013 (“the DCP”) provides specific requirements for development within the LGA, including the subject site. The following chapters of the DCP are applicable to the proposed development:

- Chapter 2 – Residential Development
- Chapter 6 – Subdivision
- Chapter 10 – Notification Policy

4.7.1 Chapter 2 – Residential Development

Chapter 2 of the DCP applies to all forms of residential development. Given the zoning of the land, the development is categorised as ‘rural’ under the provisions of this chapter. It is noted that most of the provisions of this chapter apply to the construction of a residential dwelling, rather than the subdivision. Accordingly, on those relevant controls of this chapter relating to a rural subdivision are addressed in **Table 1** below.

Table 1 – DCP Compliance Table for Residential Development

Standard	Complies	Comment
Chapter 2 - Residential Development		
2.1 Neighbourhood character		
The design of residential development is to suit the existing scale, density, setbacks and character of the neighbourhood.	Yes	The proposed subdivision has been designed generally consistent with the context and setting of the area in terms of allotment sizes and road access.
2.2 Streetscape		
Retain existing trees in the streetscape.	Yes	The development does not require or propose the removal of any trees.
Retain and enhance heritage items where they make a positive contribution to the streetscape.	Not applicable	The subject land is not identified as a heritage item.

Standard	Complies	Comment
2.9 Car Parking & Access		
As per Part 3A, Division 3, Subdivision 5 of the Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Yes	The development complies with the car parking and access requirements of the SEPP.
The main access point for the property should be from a sealed local road where practical and possible.	Yes	Proposed lot 1 will have its access point from the adjoining sealed Four Mile Lane via an existing site gate. A driveway accessway already services proposed lot 2.
All-weather access roads and driveways within the property should follow the contours of the land as much as possible so as to avoid excessive cut and fill and potential erosion problems.	Yes	Any future internal driveways will have regard to this requirement.
Long dead-end sealed roads such as cul-de-sacs will be considered as inconsistent with the objectives for this control.	Not applicable	The development does not propose a cul-de-sac.
Roads and driveways crossing gullies and streams, both within and external to the site, should be constructed using a culvert to Council's requirements. Applicants should check with Council to ascertain whether any other approvals are required to undertake works such as a vehicle crossing within a road reserve or waterway.	Yes	The new driveway will be constructed using a piped culvert.
2.10 Earthworks & Drainage		
As per in Part 3A, Division 3, Subdivision 6 of the Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Yes	The development does not involve the construction of a dwelling and earthworks will be limited to the creation of a new driveway accessway.
2.13 Development standards for particular land		
As per in Part 3A, Division 3, Subdivision 9 of the Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Yes	The subject land is not flood prone. It is noted however that the subject land is identified as being bushfire prone on the Bushfire Prone Land Map ("Vegetation Category 1 and 2) (see Figure 23). As the development involves subdivision, a Bushfire Safety Authority is required to be issued by the RFS and a Bush Fire Risk Assessment needs to be prepared (see Attachment B).

4.7.2 Chapter 6 – Subdivision

Chapter 6 of the DCP applies to subdivision. Given the zoning of the land, the development is categorised as 'rural' under the provisions of this chapter. Given the zoning of the subject land, the development is classified as a 'rural' subdivision. An assessment of the requirements contained within Chapter 6 are addressed in **Table 2** below.

Table 2 – DCP Compliance Table for subdivision

Standard	Complies	Comment
Chapter 6 – Subdivision		
6.1 Staging		
Where staging of a subdivision is proposed, a staging plan must be submitted with the development application.	Not applicable	The proposed subdivision will not be staged.
Staging of subdivision should have regard to the existing and proposed provision of services and avoid staging development which would have negative impacts upon infrastructure provision and/or design.	Not applicable	See above for further details.
6.2 Movement Network		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards	Yes	All works shall be undertaken in accordance with these requirements. Being a rural subdivision it is expected these works will be minimal. It is expected requirements will be expressed as conditions of consent.
All development for subdivision must comply with the Council's standards for road design.	Not applicable	Not applicable as no new roads are proposed.
For lots fronting a main road, access shall be from a secondary road where the opportunity exists.	Not applicable	There is no secondary road access available.
All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances.	Yes	Both proposed Lots 1 and 2 will have access to the sealed Four Mile Lane.
Any upgrade or construction of a public road to provide access to a lot shall be at the applicant's expense.	Yes	The proposed subdivision is not expected to require any road upgrades.
6.3 Lot Design		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Yes	The lot design can satisfy the requirements of these guidelines.
Multi-lot subdivisions should provide for a range of lot sizes	Yes	The development involves the creation of two lots with variable lot sizes.
Lots are to be provided with legal and practical public road access.	Yes	Both lots will have access to a public road.
Lots are to be designed to accommodate the type of development envisaged. Irregular shaped lots or lots too small will be regarded by Council as incompatible with objectives for this standard.	Yes	All lots are appropriately proportioned for their ongoing use for agriculture or rural dwellings.
The purpose of the subdivision shall be declared in the application.	Yes	The purpose of the subdivision is for agricultural and rural dwelling purposes.

Standard	Complies	Comment
6.4 Infrastructure & services		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Yes	All works shall be undertaken in accordance with these requirements. It is expected these will be expressed as conditions of consent.
6.5 Hazards		
On land mapped as bushfire prone, compliance with the NSW Rural Fire Service guide Planning for Bushfire Protection (2006).	Yes	The subject land is identified as being bushfire prone on the Greater Hume Bushfire Prone Land Map (Category 1 and 2). As the land is bushfire prone and the development is seeking approval for a subdivision, the application requires the issuing of a Bushfire Safety Authority by the NSW RFS. In response, a Bush Fire Risk Assessment has been prepared and is included in Attachment B that addresses the relevant requirements of <i>Planning for Bushfire Protection Guidelines 2006</i> .
On land considered by Council to potentially be subjected to flooding, an investigation of the land as to the flood risk and consideration of the Floodplain Development Manual: the management of flood liable land (2005).	Not applicable	The subject land is not identified as being bushfire prone.
On land that is or has previously been used for a potentially contaminating activity, an investigation of the land in accordance with the requirements of State Environmental Planning Policy No.55 – Remediation of Land. An investigation should be in accordance with the process detailed in the State Government’s Managing Land Contamination – Planning Guidelines SEPP55 Remediation of Land (1998)	Yes	The land has not previously been used for an activity that may have resulted in land contamination. Consequently, no further investigation of potential contamination is necessary and an assessment against the requirements of SEPP 55 has been undertaken in this report. In addition, the proposal is for subdivision that does not involve any change of use from rural.
6.6 Site management		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Yes	The subdivision will be designed in accordance with the requirements of these guidelines.
Compliance with Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils.	Yes	The subdivision will be designed and constructed in accordance with the requirements of these guidelines.

4.7.3 Chapter 10 – Notification Policy

Chapter 10 of the DCP provide details for notification of development applications.

The subject proposal is not ‘advertised development’, ‘state significant development’, or ‘designated development’. The development is however identified as ‘integrated development’ and the application will be notified in accordance with the requirements of the DCP.

5 Assessment of Environmental Impacts


This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act 1979.

Table 3 addresses the relevant environmental impacts.

Table 3 – Assessment of impacts Summary

Impact	Impact Identification	Response
Context & setting	<p>Site analysis of the subject land and surrounding property.</p> <p>Visual inspection of the property.</p> <p>Analysis of the proposed plans for development.</p>	<p>The subject land is zoned RU1 Primary production and the development seeks to subdivide this land for rural purposes. More specifically, the development seeks to subdivide the subject land into two lots (95ha and 230.4ha) and seeks to utilise Four Mile Lane as the allotment boundary.</p> <p>Whilst it is acknowledged that the development seeks to subdivide land in the rural areas, the development is not expected to create any land use conflicts due to the size of the proposed lots (minimum 95ha) and the nature of adjoining land uses (mainly limited to forestry).</p> <p>Notwithstanding the fact that the development is seeking to subdivide the subject land, given the size of these lots and their location, it is expected that the lots will still continue to be used for agricultural/broadacre agricultural purposes, which is consistent with the context and setting of the area.</p>
Access & Traffic	<p>Consideration of Part 17 of the ADCP.</p> <p>Inspection of the property.</p>	<p>Matters regarding access and traffic have been assessed and are considered to be appropriate in this instance. More specifically, proposed lot 2 already has a driveway that connects with the adjoining Four Mile Lane, which services the existing dwelling.</p> <p>An access gate already services proposed lot 1, however this will be upgraded in accordance with council's engineering design requirements. This will include the construction of a piped culvert and driveway crossover and the installation of access gates off the main roadway.</p> <p>The creation of one additional lot is not expected to adversely impact the traffic functions or safety of the adjoining Four Mile Lane and there is considered to be ample capacity in this roadway to accommodate the proposed development.</p>
Infrastructure	<p>Analysis of plans and supporting details.</p> <p>Review and consultation with Council and relevant service authorities.</p>	<p>The proposed subdivision will be connected to available infrastructure and services. More specifically, each proposed lot will be connected to the adjoining sealed Four Mile Lane, whilst both lots will be connected to the overhead powerline that currently bisects the property. In addition, telecommunications will be provided via satellite NBN.</p> <p>Given the remote location of the subject land, each of the proposed lots will capture/harvest water on-site for domestic, stock and fire-fighting purposes, which will be collected via rainwater tanks. Furthermore, sewer will be disposed of on-site via the use of an on-site effluent disposal system (septic).</p>

Impact	Impact Identification	Response
Heritage	Review of Heritage Items & Conservation Areas in the LEP and DCP.	There are no heritage items or heritage conservation areas in the immediate surrounds.
Cultural Heritage	Search of NSW AHIMS database for registered cultural heritage items. Consideration of the <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW</i> , Department of Environment, Climate Change and Water NSW, 2010	A basic search of AHIMS has been undertaken to determine the presence of any recorded aboriginal heritage sites or objects within, or in proximity to the subject site, which revealed that there are no registered items recorded within AHIMS. Given the sites' long-term use for farming purposes and the nature of the development, it is considered unlikely that there are any Aboriginal objects within the site.
Soils	Visual inspection of the property. Consideration of <i>Managing Urban Stormwater: Soil and Construction Volume 1 (Landcom, 2004) ('the Blue Book) (particularly Section 2.2) and Managing Urban Stormwater: Soil and Construction Volume 2A – Installation of Services (DECC, 2008)</i> . Consideration of likelihood of any contamination.	The minor works associated with the subdivision will be undertaken in accordance with appropriate soil and water management practices and as per Council's guidelines. Similarly, an assessment of land contamination has been undertaken in response to the requirements of SEPP 55 as outlined within this report. In summary, the subject land is not expected to be contaminated.
Flora & fauna	Visual inspection of the property.	The subject land and its surrounds contain a large amount of extant native vegetation, as well as planted pine plantations. Notwithstanding the above, and as outlined within this report the development does not propose to remove any trees or other vegetation and therefore the environmental impacts of the development are considered negligible.
Waste	Visual inspection of the property. Analysis of plans and supporting details.	The proposal will generate a small amount of waste, being the extension and connection of services. Similarly, once the proposed allotment has been created this will generate additional levels of waste through occupation. Notwithstanding, given the development only involves the creation of one additional lot, the existing council waste collection service is capable of accommodating the proposed development.

Impact	Impact Identification	Response
Noise	Anticipated. Visual inspection of the property.	Construction works will involve a minor amount of noise generation. Notwithstanding, works will only occur over a very short period of time, and will be limited to appropriate hours of operation, as determined by Council and expressed through conditions of approved consent. Noise impacts will be of a minor nature and include predominantly power tools and manual construction, with very limited machinery and vehicle noise expected.
Natural hazards	Visual inspection of the property. Flood referral map & Bushfire Prone Land Map	<p>The subject land is not identified as being flood prone and is not expected to be contaminated.</p> <p>It is noted however that the subject land is identified as bushfire prone on the Greater Hume Bushfire Prone Land Map ('Category 1 and 2') (see Figure 23 below).</p>  <p>Figure 23: Extract of Bushfire Prone Land Map</p> <p>As the development involves the subdivision of bushfire prone land, the development requires the issuing of a Bushfire Safety Authority by the NSW RFS. In response, a Bush Fire Risk Assessment has been prepared and is included as Attachment B addressing the relevant requirements of Planning for Bushfire Protection Guidelines 2006.</p>

Impact	Impact Identification	Response
		More specifically this assessment addresses the relevant access, water supply and asset protection zone requirements and demonstrates that the proposed subdivision is appropriate from a bushfire planning perspective.
Social	Anticipated.	The development will have a generally positive social impact as it will create an additional rural lot that is available for occupation and use.

6 Conclusion

The DA seeks consent for a two (2) lot torrens title subdivision at 1596 Four Mile Lane, Little Billabong.

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

As demonstrated within this report, the proposal satisfies the intent of the relevant provisions of the relevant environmental planning instruments and will result in a positive development outcome in terms of social, environmental and economic impacts.

Having regard for the content of this report, the proposal deserves the support of Council because:

- it is generally consistent with the relevant environmental planning instruments and development control plan;
- it will provide rural and rural residential outcomes, which is responsive to its context and setting in terms of rural lots and the use of land for rural purposes;
- it will not create any adverse environmental or social impacts;
- it seeks to appropriately respond to the bushfire risks of the property and mitigate any potential bushfire risks;
- it will have no detrimental impact upon the function of existing services or essential infrastructure, including the existing road network.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.

Attachment A

Subdivision Plan

Attachment B

Bush Fire Risk Assessment

2017-2020 PARTNER COUNCILS' FUNDING AGREEMENT

Between

MURRAY REGIONAL TOURISM BOARD

And

**Albury City Council
Berrigan Shire Council
Campaspe Shire Council
Federation Council
Edward River Council
Gannawarra Shire Council
Greater Hume Shire Council
Mildura Rural City Council
Moirra Shire Council
Murray River Council
Swan Hill Rural City Council
Wodonga City Council
Wentworth Shire Council**

(Insert date of execution)

Murray Regional Tourism Board
AGREEMENT

1. Parties to the Agreement

The Parties to this Agreement are:

Murray River Region Tourism Limited trading as Murray Regional Tourism Board.

Partner Councils established under the Victorian Local Government Act 1989 or the NSW Local Government Act 1993:-

- **Albury City Council**
- **Berrigan Shire Council**
- **Campaspe Shire Council**
- **Federation Council**
- **Edward River Council**
- **Gannawarra Shire Council**
- **Greater Hume Shire Council**
- **Mildura Rural City Council**
- **Moira Shire Council**
- **Murray River Council**
- **Swan Hill Rural City Council**
- **Wodonga City Council**
- **Wentworth Shire Council**

2. Preamble

- 2.1. In order to grow and promote tourism in the Murray Region, it is proposed to continue funding the Murray Regional Tourism Board over the three year term 2017-2020.
- 2.2. This Agreement may be renewed or renegotiated by further agreement between the parties to this Agreement.
- 2.3. The Murray Regional Tourism Board is a Company Limited by Guarantee and is maintained as a financially autonomous body with responsibilities for its strategy, budget and financial sustainability.
- 2.4. The Directors of the Company are appointed and must operate in accordance with the Company Constitution.

Murray Regional Tourism Board
AGREEMENT

3. Murray Regional Tourism Board

3.1. History

The Murray Regional Tourism Board formed in 2010 following extensive industry consultation which highlighted the need to establish an overarching organisation to contribute to the development and growth of tourism in the region.

3.2. Role of the Murray Regional Tourism Board

The Murray Regional Tourism Board provides:

- **A United Voice** - a strong unified voice on all issues relating to tourism in the region.
- **Leadership** – a lead role in supporting, guiding and mentoring.
- **A Funding Channel** - all State Government (NSW & Victoria) tourism funds are channelled through the Murray Regional Tourism Board so all stakeholders are closer to the point of decision-making.
- **A Partnership** - an opportunity for local government authorities to work together on tourism issues rather than in isolation.
- **Coordination** - greater cooperation to avoid duplication of effort resulting in greater efficiencies for the industry.
- **Regional Ownership** - the strategic direction for tourism is managed by the region and not state government tourism offices.

The Murray Regional Tourism Board is responsible for the holistic development of tourism for the Murray Region. Its **Purpose** is:

- Industry development
- Product development
- Regional marketing
- Leadership and advocacy

The Partner Councils recognise the independent role, structure and **Purpose** of the Murray Regional Tourism Board including in its advocacy for regional tourism as an independent voice to local, state, national and international media.

The Murray Regional Tourism Board:

- Plays a critical role in creating a platform for the future growth of tourism within the region.
- Identifies region-wide tourism issues and develops initiatives and solutions for the Partner Councils.

Murray Regional Tourism Board
AGREEMENT

- Sets the overarching strategic direction for tourism across the entire Murray Region.
- Communicates with key stakeholders such as Destination New South Wales, Local Government, Tourism Victoria and industry participants.

4. Role Of Partner Councils

The Partner Councils support Murray Regional Tourism Board activities through the involvement of local government personnel and departments: tourism; economic development; Visitor Information Centre.

5. Resourcing

- 5.1.** The Partner Councils agree to three year funding to the Murray Regional Tourism Board as per Schedule A of this Agreement. Annual payments are to be made following the receipt of an invoice from the Murray Regional Tourism Board. Payments are to be made no later than 1 September each year.
- 5.2.** The Partner Councils agree to this funding to enable Murray Regional Tourism Board to deliver against its **Purpose** and meet its agreed obligations in Schedule B. Partner Councils agree to meet their Schedule B obligations in return.
- 5.3.** The funding commitment commences on 1 July 2017 and concludes on 30 June 2020. By mutual agreement, it may continue beyond that date subject to Clause 9.
- 5.4.** Additional funding may be provided by the Partner Councils, upon agreement, for the delivery of specific programs.
- 5.5.** As a condition of funding, the parties to this Agreement expect that Murray Regional Tourism Board will consult with each of them in the development of Murray Regional Tourism Board's Strategic Plan and annual business plans.

6. Performance Review

- 6.1.** Murray Regional Tourism Board will undertake a review (as per Schedule C) of its performance in the period July – September 2019 to determine its effectiveness in delivering its Strategic Plan.

Murray Regional Tourism Board
AGREEMENT

7. Dispute Resolution

7.1. Any disputes arising from this Agreement will be first referred to a meeting of the Chair of Murray Regional Tourism Board, two Partner Council representatives and a representative of each of Tourism Victoria and Destination New South Wales. Tourism Victoria or Destination New South Wales will convene and manage this process.

7.2. Final dispute resolution, if required, will be referred to a Committee consisting of one representative from – a) Partner Councils, b) Murray Regional Tourism Board, c) Tourism Victoria, and d) Destination New South Wales and e) an independent, industry representative. Tourism Victoria or Destination New South Wales will convene the meeting and chair the Dispute Resolution Committee.

7.3. The independent industry representative will be appointed by a group consisting of a representative from –

- a) Partner Councils,
- b) Murray Regional Tourism Board;
- c) Tourism Victoria, and
- d) Destination New South Wales.

8. Indemnity

8.1. This Agreement does not constitute a guarantee or indemnity by Partner Councils in regard to activities undertaken by the Murray Regional Tourism Board.

9. Term of Agreement

9.1. This Agreement lapses on 30 June 2020 and may be renewed or renegotiated by further agreement between the parties.

9.2. Negotiations to renew or renegotiate the Agreement must be completed by 31 December 2019.

10. Parties Agree to be Bound

10.1. It is the intention that this Agreement be binding on all of the parties which have signed this Agreement without the right of withdrawal from the arrangement except where there is a fundamental breach of any material term or condition of this Agreement by another party.

Murray Regional Tourism Board
AGREEMENT

I I. List of Schedules

A. Partner Council Funding

B. Agreed Obligations

C. Review Process

**Murray Regional Tourism Board
AGREEMENT**

SCHEDULE A.

A. Partner Council Funding

It is agreed that the following funding commitments will apply for the period 1 July 2017 to 30 June 2020.

The Partner Council contributions are based on a flat fee per participating Council plus a payment of 3 cents per Domestic Visitor night (based on 3 year average of the National Visitor Survey for the period ending December 2009-2012).

The annual contribution is indexed at CPI (2%) per annum.

PARTNER COUNCILS	2017-2018 \$	2018-2019 \$	2019-2020 \$	Visitors ('000) 3yr Avg (YE Dec 2009-12)
Albury City Council	75,757	46,363	47,290	1,231
Berrigan Shire Council	14,103	14,385	14,673	267
Campaspe Shire Council	42,364	43,211	44,076	1,136
Federation Council	16,185	16,509	16,839	331
Edward River Council	11,111	11,334	11,560	175
Gannawarra Shire Council	14,981	15,281	15,587	294
Greater Hume Shire Council	9,095	9,277	9,462	113
Mildura Rural City Council	46,284	47,159	48,102	1,255
Moira Shire Council	31,828	32,464	33,113	812
Murray River Council	18,233	18,598	18,970	225
Swan Hill Rural City Council	24,738	25,232	25,737	594
Wodonga City Council	16,249	16,574	16,906	333
Wentworth Shire Council	9,843	10,039	10,240	136

Murray Regional Tourism Board
AGREEMENT

SCHEDULE B.

B. Agreed Obligations

To achieve its Purpose, Murray Regional Tourism Board agrees to:

- Maintain, implement and review a Strategic Plan which clearly outlines strategic goals and quantified success measures for each goal.
- As part of its Strategic Plan, facilitate access to state and federal government funding for tourism in the region.
- As part of its Strategic Plan, facilitate operator investment and reinvestment in new or existing products and facilities.
- Develop and implement annual plans which align with the Strategic Plan and its success measures.
- Consult with Partner Councils and representative stakeholders in the development and review of the Strategic Plan and annual business plans.
- Provide Partner Councils with the Strategic Plan and annual business plans.
- Annually report on its performance against the quantified success measures from the annual business plans (which align with the Strategic Plan) to Partner Councils and other key stakeholders.
- Provide to Partner Councils and key stakeholders detailed quarterly visitation research data for the region as a whole and key sub-destinations.
- Provide to Partner Councils and key stakeholders quarterly reports on key issues and activities for the region as a whole and for key sub-destinations.
- Undertake a formal Murray Regional Tourism Board performance review in 2019.

Partner Councils agree to:

- Facilitate, where relevant, the involvement of Partner Council personnel in Murray Regional Tourism Board activities.
- Work with Murray Regional Tourism Board to determine the relevance of specific activities;
- Integrate Murray Regional Tourism Board initiatives into the annual work plans of Partner Council personnel.
- Advocate Murray Regional Tourism Board to industry and government, as appropriate.
- Allocate, where agreed, funding for partnering on projects and programs.
- Make available opportunities for Murray Regional Tourism Board representatives to present to, and engage with, Partner Councils.
- Include, where relevant, Murray Regional Tourism Board in key industry programs and strategic developments.
- Partner with Murray Regional Tourism Board in the sharing of necessary information relevant to the development of the regional tourism industry.
- Partner with Murray Regional Tourism Board for visits and forums within Partner Council areas.

Murray Regional Tourism Board
AGREEMENT

SCHEDULE C.

C. Review Process

1. An independent review will be undertaken by the Murray Regional Tourism Board. An independent contractor will be appointed by the Murray Regional Tourism Board to conduct the review.
2. The independent review of Murray Regional Tourism Board will be undertaken in the period July – September 2019 to determine the effectiveness of the delivery of the strategic goals and success measures set out in the Strategic Plan.
3. The reviewer will provide a report with findings and recommendations to the Murray Regional Tourism Board, Partner Councils and major stakeholders by 30 September 2019.
4. The reviewer will consider the:
 - performance of the Murray Regional Tourism Board against its role as set out in Clause 3.2 and its agreed obligations (Schedule B);
 - governance and management of the Murray Regional Tourism Board;
 - level of stakeholder satisfaction with the Murray Regional Tourism Board.

Murray Regional Tourism Board
AGREEMENT

The Greater Hume Shire Council agrees to contribute:

- \$9,095 for 2017-18 Financial Year
- \$9,277 for 2018-19 Financial Year
- \$9,462 for 2019-20 Financial Year

to the operations of Murray River Region Tourism Limited and to be a signatory to this Agreement.

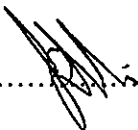
Signed on behalf of the **Greater Hume Shire Council**


.....

Name: STEVEN PINNUCK

Title: GENERAL MANAGER

In the presence of:


.....

Name: KERRIE WISE

Dated: 22 March 2017.

[Show header](#)

Attention: General Manager Drought funding for toilets at Wirraminna EEC

From : admin@wirraminna.org.au 'admin@wirraminna.org.au'

To : MailMailbox 'mail@greaterhume.nsw.gov.au'; David Smith 'DSmith@greaterhume.nsw.gov.au'; 'Jenny Jacob' 'jendar56@bigpond.com';

Cc : David Smith 'DSmith@greaterhume.nsw.gov.au'; 'Jenny Jacob' 'jendar56@bigpond.com';

Sent : 18 December 2019 10:15:24

Inline Attachments :  image001.png (11KB)

Hello Steven,

Following the failure of our funding submission to the Crown Reserves program our committee have investigated and sourced a cheaper option for a toilet/amenity block at Wirraminna. Coly Built Amenity Blocks (built at Coleambally NSW) would transport to Burrumbuttock, along with an aerated waste water treatment system. The cost would be approximately \$65,000 to \$70,000. We would like council to consider allocating money towards this worthwhile project from the Drought Funding Program. The budget could be as follows:

Drought funding (council): \$25,000

Loan (council): \$30,000

Cash in Hand \$10,000

Any financial help that council could give would be appreciated.

Kind regards,

Darryl Jacob OAM

Chairperson

Wirraminna Environmental Education Centre

Winner 2016 National Junior Landcare Team Award

Howlong Road, Burrumbuttock NSW 2642

02 6029 3319



February 6 2020

To Greater Hume Council
From Walbundrie Community/Grounds Committee

On behalf of the Walbundrie Community I would like to put forward for one of \$25,000 grants on offer by Council for the maintenance and upkeep of our watering System at the Walbundrie Recreation Ground.

The recreation ground as you are aware host Football/Netball throughout the season plus Hume League Finals, 2 cricket teams, 3 tennis teams, the Walbundrie Show, the Walbundrie Anglers Association and community members and visitors/campers to our town.

The Walbundrie Community will also be hosting the Australia Day Celebrations next year at the recreation ground and having an enjoyable area for visitors to sit and relax would boost the morale of everyone throughout the year.

The recreation ground is also a safe haven (evacuation point) for bush fires with a fence already in existence.

At this stage we have estimate for the following:

2 new tanks supplying water to the netball and tennis courts @\$1675.00 each	\$ 3,350.00
70 new sprinklers @\$90 each	\$ 6,300.00
17 New Solanoids @\$85 each	\$ 1,445.00
New Pump -	\$10,000.00
Labour estimate	\$ 2,000.00
Poly Pipe to be Bar shed, BBQ, Tennis courts and chook sheds	\$ 2,000.00
TOTAL BEING	\$25,095.00 ex of gst

Please note that this is an estimate after having spoken to the specific suppliers of the above given the time frame to apply and proper quotations can be given if required at a later date.

Kind Regards

Sue Collins
Treasurer
Walbundrie Building Committee
On behalf of the Walbundrie Grounds and Community groups.

Steven Pinnuck

From: Janice Beesley <janice.beesley@bigpond.com>
Sent: Friday, 7 February 2020 4:07 PM
To: Steven Pinnuck; Annette Schilg
Cc: Darryl & Jenny Jacobs; Ashley & Rebecca Lindner; Anne Mott; Lisa Burns
Subject: RE: Re: Burrumbuttock Rec Ground

Steve

The Rec Ground would like to seek assistance from Drought Communities Program for consideration at the February meeting for a bore, pumps and tanks.

The anticipated expense to be:

Bore Hole ~~\$40~~^{\$150} p/metre x 200m \$28,000; pumps & pipe \$12,000; 2 x 120,000 litre tanks \$28,000
 – Total Project \$68,000.00

In regards to additional costs to water the ground this year, I will need to get some figures and forward to you at a later date.

Regards

Janice Beesley

Secretary

BURRUMBUTTOCK RECREATION RESERVE MANAGEMENT COMMITTEE.

Mob: 0403 759396

From: Steven Pinnuck [mailto:SPinnuck@greaterhume.nsw.gov.au]
Sent: Tuesday, 4 February 2020 10:15 AM
To: 'janice.beesley@bigpond.com'
Subject: FW: Re: Burrumbuttock Rec Ground

Hello Janice

I would think it is unlikely that Council would reimburse the cost of work undertaken with the sprinkler system as this is something that could be funded from the annual allocation from Council or the Committee could have applied for funding through the Community Development Grants.

In relation to the drought funding the guidelines do not allow for the inclusion of already completed projects, however if your committee has a project in mind with a value of at least \$25,000 then this could be considered by Council at the February meeting. If such a project exists please send me an email by Monday 10 February with details and expected cost.

Also I will be aiming to ascertain the additional costs that sportsgrounds have incurred this year due to the drought with the view of putting a report to Council. If you could also provide me with an indication of the likely additional cost to water the ground this year it would be appreciated.

Regards

Steven Pinnuck
General Manager
 Greater Hume Council

39 Young St
PO Box 99
Holbrook NSW 2644
T 02 6036 0115 M 0429 310 205



www.greaterhume.nsw.gov.au

Disclaimer - This email and attached files may contain information that is confidential and/or subject to legal privilege. If you receive this e-mail and are not the intended addressee please delete and notify sender immediately. Views expressed in this message are those of the individual sender and not necessarily the views of Greater Hume Council.

From: stevenpinnuck [mailto:stevenpinnuck@bigpond.com]
Sent: Tuesday, 4 February 2020 10:06 AM
To: Steven Pinnuck
Subject: FW: Re: Burrumbuttock Rec Ground

Sent from my SAMSUNG Galaxy S7 on the Telstra Mobile Network

----- Original message -----

From: Annette Schilg <ASchilg@greaterhume.nsw.gov.au>
Date: 3/2/20 7:45 am (GMT+10:00)
To: Janice Beesley <janice.beesley@bigpond.com>
Cc: Steve Pinnuck <stevenpinnuck@bigpond.com>
Subject: Re: Burrumbuttock Rec Ground

Fair comment.
Annette

Sent from my iPad

On 2 Feb 2020, at 4:34 pm, "Janice Beesley"
<janice.beesley@bigpond.com<mailto:janice.beesley@bigpond.com>> wrote:

Would we be able to be reimbursed for expenses incurred to sprinkler system â€“ total of \$ 7039.00. If the whole project is about drought relief & benefiting a community in drought, then the way Burrumbuttock community will benefit is by a green oval which will meet all OH & S requirements to proceed with the upcoming football season. No water means the ground will not comply with the requirements of NSW Football??

Doesnâ€™t the Council have a duty of care in regards to the state of the Rec Ground ????

How do we seek additional assistance ???

Regards

Janice Beesley
Secretary
BURRUMBUTTOCK RECREATION RESERVE MANAGEMENT COMMITTEE.
Mob: 0403 759396



The Hon. John Barilaro MP
Deputy Premier
Minister for Regional New South Wales
Minister for Industry and Trade

Clr Heather Wilton
Mayor
Greater Hume Shire Council
PO Box 99 HOLBROOK NSW 2644

Dear Clr Wilton

The bushfire crisis our State is facing is unprecedented; and requires an unprecedented response. My number one priority is assisting communities on the long road to recovery.

Over the last few months I have heard firsthand from hundreds of families, business owners, and volunteers all impacted in different ways by the devastating bushfires. I have observed the resilience, dedication and positive spirit that makes NSW an extraordinary place to live, visit and run a business.

As the Minister responsible for Disaster Recovery I am working closely with the Commonwealth Government to take action and secure funding that is necessary for the recovery effort. This includes:

- Setting up a one-stop-shop for bushfire assistance via service.nsw.gov.au or 13 77 88
- Agreeing with the Commonwealth to split clean-up and waste management costs 50:50
- Significantly increasing the number of school counsellors in bushfire affected communities
- Committing \$1 billion to repair and rebuild vital infrastructure, such as roads, rail-lines, bridges, schools, health facilities and communications facilities
- Establishing \$75,000 special disaster grants for primary producers and a \$50,000 recovery grant for small businesses to help with clean-up and reinstatement measures
- Loss of income payments for RFS and SES volunteers

I know that more needs to be done and that you need assistance urgently.

A key priority is to ensure resources are flowing to communities and I am pleased to advise that an immediate payment of up to \$100,000 is now available to Greater Hume Shire Council under the joint NSW and Commonwealth Government funded **Bushfire Community Resilience and Economic Recovery Funds: Phase 1**. Phase 1 funding is meant to be quick and flexible in order to meet the immediate recovery needs of local communities. Details of how your council can quickly access this funding is included in the Guidelines sent with this letter.

Under the joint Commonwealth-State Disaster Recovery Funding Arrangements, this small-scale funding is only one step in supporting your community as you recover from these bushfires. Further information on the next phase of support will be available in the coming weeks.

If council need support in the development or roll-out of any local project or initiative, please contact Debbie Lane at debbie.lane@dpc.nsw.gov.au or 0417 362 509.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Barilaro'.

The Hon. John Barilaro MP
Deputy Premier
Minister for Regional New South Wales
Minister for Industry and Trade

Cc: Steven Pinnuck, General Manager, Greater Hume Shire Council

Bushfire Community Resilience and Economic Recovery Fund

GUIDELINES



Overview

The funding for the *Bushfire Community Resilience and Economic Recovery Fund* (BCRERF) is provided through the joint Commonwealth-State Disaster Recovery Funding Arrangements. Funding will be made available to bushfire affected Local Government Areas (LGAs) in New South Wales following unprecedented bushfires from August 2019 onwards.

Phase One of the *BCRERF* is focused on delivering immediate, small-scale funding to local councils that will start the community and economic recovery following the bushfires. The funds will deliver locally-led recovery activities led by councils in partnership with other organisations.

Phase Two of the *BCRERF* will be for larger-scale, regionally focused and more targeted projects that support the same objectives of Phase One. The design and delivery of the next Phase will be developed in consultation with councils and other key local stakeholders involved in the bushfire recovery process.

Funding will be administered by the NSW Department of Planning, Industry and Environment *Regional NSW Group* under an arrangement with NSW Office of Emergency Management, and in consultation with Emergency Management Australia.

Objective

The objective of Phase One of the *BCRERF* is to deliver quick, flexible, small-scale grants to local councils for immediate, locally led community and economic recovery activities. The purpose is to support local business recovery and assist communities overcome the economic and social impacts of the bushfires.

Funding

Phase One has immediate payments of a minimum \$100,000, up to a maximum \$250,000 available to eligible bushfire affected LGAs in NSW. Official Building Impact Assessment numbers (held by NSW Public Works Advisory) have been used to guide the funding amount offered to each council. This includes both damaged and destroyed residential and other properties.

Classification	Funding
> 100 damaged or destroyed buildings from official Building Impact Assessment	\$250,000
< 100 damaged or destroyed buildings from official Building Impact Assessment	\$100,000

Funding amounts for each council are subject to change pending further fire events; changes to Building Impact Assessment numbers; or in response to other clear and urgent community needs as they arise.

Funding will be available from late January 2020. Funding Deeds will be executed within 5 days and payments made shortly after. All required documentation needs to be complete and submitted before payment will be released.

Bushfire Community Resilience and Economic Recovery Fund

GUIDELINES



Australian Government

Eligibility

Applicants

Local Government Areas in New South Wales that are natural disaster-declared relating to bushfires from 31 August 2019 onwards, and eligible for Category C funding assistance under the Commonwealth Disaster Recovery Funding Arrangements, will be offered funding. Local councils are the only organisation eligible for Phase One funding.

Projects and activities

Phase 1 funding is meant to be quick and flexible in order to meet the immediate recovery needs of local communities. Councils are asked to undertake activities in the two categories below:

- Economic Recovery – events or initiatives to support local business and industry recovery
- Community Resilience – events or initiatives to support community recovery and wellbeing

Projects will need to contribute to one or more of the following Disaster Recovery Outcomes:

- The needs of vulnerable groups are addressed in disaster recovery
- The community is aware of the disaster recovery processes
- The community can express its changing disaster recovery needs
- Community members are aware of the risks of future disasters
- The community has improved capacity and capability to respond to future disasters
- Business and not-for-profits have in place adequate mitigation practices for risks and threats
- Government, private sector and civil society and organisations are engaged in plans for mitigation and management of the recovery

Councils are encouraged to partner with Business Chambers and other local organisations to design and deliver local initiatives.

Where possible, the extension or leveraging of existing initiatives and events will be supported.

Example Projects

Ideas for funding could include, but are not limited to:

- Locally focused recovery support services for impacted small businesses such as business advice workshops
- Training and skills development for small business continuity/contingency planning to help individual businesses to survive in the short to medium term.
- Localised industry recovery events, planning and workshops
- Small projects that help with the recovery of the communities through capacity and resilience building to understand how to be better prepared for hazards into the future
- Neighbourhood and community strengthening activities that focus specifically on capacity building and planning for the future

Not eligible for funding

- Application that seek support for supplementing, increasing or continuing ongoing service delivery that is the core business of the council.
- Applications that request ongoing program funding

Bushfire Community Resilience and Economic Recovery Fund

GUIDELINES



Australian Government

- Applications for projects and/or activities that are not related to the community or economic recovery attributed to the bushfire event.
- Covering existing debts or budget deficits.

How to Apply

Councils will be provided a link to fill in a simple online application form in SmartyGrants.

Information required includes:

- Basic Council details including Public Liability Insurance certificate
- Proposed activities and projects costs
- An invoice

Only one application is allowed per council. Multiple projects or activities may be included as part of an application.

Councils will need to enter into a simple legally binding grant agreement with the Department of Planning, Industry and Environment (NSW Government) to receive funding.

At the completion of the project(s), Councils will be asked to provide a brief summary of the activities that were funded and evidence of expenditure via the SmartyGrants portal.

Review Process and Timeframes

Applications will be reviewed to ensure:

- All required documentation is complete and submitted
- Proposed projects align with Fund objectives.

Funding Agreements will be executed with within 5 days and payments released soon after.

Councils can begin spending the funding allocation and be reimbursed for suitable activities.

Councils are asked to submit the online form as soon as possible. Phase One funding will be open for council applications until 31 March 2020. Extensions may be granted upon request to the Department of Planning, Industry and Environment.

Councils are asked to complete funded projects by 30 June 2020. Extensions may be granted upon request to the Department of Planning, Industry and Environment.

A short completion report and evidence of expenditure will be required to be submitted within 2-months of project completion.

Contact

General enquires: For more information, please contact Regional NSW on 1300 679 673 or email Regionalnsw.Business@dpc.nsw.gov.au

Public Acknowledgment

Under the Disaster Recovery Funding Arrangements, all initiatives under the BCRERF must appropriately acknowledge and recognise that it is jointly funded under the Commonwealth/State Disaster Recovery Funding Arrangements.

Councils must acknowledge the funding contributions of the Commonwealth and New South Wales Governments at any public events, in announcements, or any other promotional material or publicity relating to the projects or activities funded the BCRERF.

These publications must also include both the State and Commonwealth Government logos and the following disclaimer: 'Although funding for this product has been provided by both the Australian and

Bushfire Community Resilience and Economic Recovery Fund

GUIDELINES



New South Wales Governments, the material contained herein does not necessarily represent the views of either Government'.

Governance

Record keeping

For expenditure under the BCRERF, eligible councils must keep an accurate audit trail for seven (7) years from the end of the financial year in which the expenditure is claimed, or until such time as the claim is acquitted by the Australian Government. This will require transaction listing of eligible expenditure that reconcile to the claimed amount, and support each transaction.

For assurance purposes, the Australian may at any time, through the NSW Office of Emergency Management request documentation from eligible councils to evidence the state's compliance under the Disaster Recovery Funding Agreements.

Assurance activities

The Australian Government may at any time undertake assurance activities to reconcile audited state claims either directly or via an independent advisor. Eligible councils may be required to provide documentation to support assurance activities.

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