

# On Exhibition - Notification of Development Application - 10.2020.107.1 - 198 Humphreys Road, BUNGOWANNAH

Submission date: 14 August 2020, 4:07PM

Receipt number: DA5

Related form version: 3

Question	Response
What is your name (first and surname)?	
What is your phone number?	
What is your email address?	
What is your address? (inc Street/Rural Number, Road/Street Name, Town/Village/Area and Postcode)	
Do you approve of this Development Application?	No
Please include here your suggestions and/or comments (5000 characters)	<p>Located directly to the east of the proposed development, is the primary location of my apiculture business. Lot 5-6 DP 753749</p> <p>Apiculture consists livestock of bees. Any use of pesticides of any form &amp; chemicals is detrimental to their wellbeing.</p> <p>This presents a direct foreseeable risk to the existence of not only the business, but the entire bee colony in this area.</p> <p>The prevailing winds from the proposed feedlot are directly over the primary location of the bee colony, &amp; over the woolshed where extraction of honey takes place.</p> <p>The Australian Pesticides and Veterinary Medicines Authority (APVMA) is the statutory agency responsible for assessing &amp; registering agricultural chemicals for use in Australia and produced the Neonicotinoids and the Health of Honey Bees in Australia Overview Report which details the detrimental pesticides can be within the vicinity of their</p>

hives and the implications. The impact of this most certainly outweigh the potential gains of a feedlot purely for economic profit.

A chemical simply has to be airborne & land on the machinery to devastate the population in the vicinity.

This also poses serious threat of contamination to a food product for human consumption as honey is extracted on site.

#### 3.12.1

Application will attract flies in a greater area requiring the use of additional pesticides that will have a direct implication on the colony.

That implication is a significant impact on a migratory species.

#### 3.13

The truck wash on entrance will contain harmful pesticides that will prove harmful to surrounding properties.

The amount of chemicals used, will have to wash away into drainage into wastewater that will not be treated in the same way as the "harmful chemicals" disclosed in the mitigation measures.

If they are harmful pesticides to flying insects, it will certainly kill the bees.

#### 4.1

The wind data is not correct for the location of the proposed feedlot. The wind at that site is affected by the adjacent hills, & the hills deflect the wind over the woolshed on Mayfield where the bees are.

#### 4.8.1 Pests

"They may have an impact on community amenity, directly & indirectly affecting the health of people & domestic animals, reducing biodiversity in the natural environment..."

Mice will get into the hives and eat the honeycomb

The suggested use of chemicals to control flies have the following effects, For example: Use of residual adulticides will kill any bees now, and will linger for longer than pesticides, therefore rendering the land for the use of apiculture, unusable.

The insecticide use on the canola will result in bees will bringing it back to the hive after

pollinating the canola pollen & it will kill the entire colony.

"Most feedlots use fly control including baits, insecticide sprays and traps.:

#### 4.8.2 Weeds

The proposed solution for weeds is enhancing populations of biological control agents which include "parasitic wasps, predatory mites and entomopathogenic fungi, that can play an important role in killing larvae & flies"

Wasps prey on bees, killing them.

Entomopathogenic Fungi - An entomopathogenic fungus is a fungus that can act as a parasite of insects & kills or seriously disables them.

#### Biosecurity

There are many mentions of the use of chemicals throughout the operation of the feedlot including Insecticide back-lining procedures are implemented for incoming livestock.

[www.ag.ndsu.edu/publications/crops/air-temperature-inversions-causes-characteristics-and-potential-effects-on-pesticide-spray-drift](http://www.ag.ndsu.edu/publications/crops/air-temperature-inversions-causes-characteristics-and-potential-effects-on-pesticide-spray-drift)

The link above was included in the reference list of the DA. This shows how easily chemicals can drift.

#### In 2.10.1 National guidelines for feedlots in Australia

Where the dominant landuse is horticultural a feedlot development may be a prohibited development (i.e. not allowable even with impact assessment).

In accordance with the guidelines, the excerpt below

#### 2.4.2

In order to protect threatened and endangered species, any potential direct or indirect threats from the feedlots must be assessed for the following:

	<ul style="list-style-type: none"> <li>• endangered or threatened ecological communities or ecosystems (e.g. grassy box woodland in the eastern states)</li> <li>• critical habitat for endangered or vulnerable species (e.g. spotted-tailed quoll)</li> <li>• migratory species.</li> </ul> <p>This is found to be in accordance with the commonwealth Environment Protection and Biodiversity Conservation Act 1999</p> <p>[180-10015] Actions with significant impact The paragraph below is current to 11 March 2015</p> <p>A person must not take an action that:1</p> <ul style="list-style-type: none"> <li>• (1)has or will have a significant impact on a listed migratory species; or</li> <li>• (2)is likely to have a significant impact on a listed migratory species.</li> </ul> <p>Therefore, Bees being both a vulnerable species and a migratory species it is not only against the feedlot guidelines, it is also against the Environment Protection and Biodiversity Conservation Act 1999 for this project to be allowed to go ahead.</p>
<p>Do you agree with your suggestions and/or comments being a public document? If no your suggestions and/or comments will be taken into consideration in confidence.</p>	<p>No</p>

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10.2020.##107

emailed to  
WH 06/08/2020

Portal 12/8/2020

## Development Application

**From :** [redacted]  
**To :** MailMailbox 'mail@greaterhume.nsw.gov.au';  
**Sent :** 4 August 2020 19:49:38

Ref: CJK: SG:P10064236, 10064749

Colin Kane,  
Dear Sir

In relation to the development application for the proposed feedlot at 198 Humphreys Road, Bungowannah, we have no objection on the condition that Humphreys Road be upgraded.

Large sections of this road, which borders our property, go underwater after heavy rain and in a wet season this can be for a prolonged period of time.

During such an event if large trucks or B-Doubles were using this road it would render it impassable and access to our property would be impossible.

We consider that in order to rectify this problem Humphreys Road would need to be raised and upgraded.

Your Faithfully  
Phil & Gwen Lavis  
Ramclaw Pty.Ltd  
[redacted]

# 404065

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10.2020.107

Portal 12/08/2020  
+WH

**Objection to the proposed feedlot at 198 Humphreys Road Bungowannah.**

**From :** G. Star [redacted]@bigpond.com

**To :** MailMailbox 'mail@greaterhume.nsw.gov.au';

**Sent :** 7 August 2020 14:16:11

**Attachments :**  [Feedlot Objection GHS.pdf](#) (5542KB)

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Attention: Colin Kane  
Director Environment & Planning  
Greater Hume Council

Attached is my objection to the proposed feedlot at 198 Humphreys Road Bungowannah.

Thank you,  
Graham Star

[redacted]  
42 Ferguson Rd  
Bungowannah  
Mob: 0149 547 833

## Objection to feedlot proposal

I object to the application proposal for an Intensive Livestock Facility to be built at 198 Humphreys Rd Bungowannah NSW.

At first glance the application for a 3750 head sheep feedlot does not look to be anything overwhelming or disturbing for a smaller farming area. But when reading through the large professionally compiled application, it is apparent that this is the first step towards a large-scale feedlot that will run up to 105000 head per year. This is a large development; even at this first stage it will be running up to 26250 head per year (3750 sheep up to seven drafts a year). The capacity numbers presented in this development application, is just under the 4000 head feedlot threshold which would have demanded much more rigorous assessment and much more scrutiny.

My 800 ha property, Hillgrove, is situated 1800m to the west of the proposed development, with three houses approximately four kilometres down wind of the site. The wind direction figures captured at Albury Airport do not accurately reflect localised wind direction and speed. With wind patterns often occurring in a westerly direction along the base of the hills connecting this feedlot development directly to our property. The Feedlot development will create odour, dust, noise and devalue the significant investment in our property.

This feedlot development will create an unacceptable Bio-security risk to my property, neighbouring properties and also the community. Livestock will be sourced from across Australia, bringing unknown or new strains of disease or pests into the area such as Q fever, footrot, Leptospirosis, OJD, anthrax and lice. Many of these diseases are transmitted to both humans and livestock in the air via dust particles and can remain viable in the soil for several years. Being downwind of this development will directly impact our closed livestock system. Running large stock numbers in close quarters only amplifies the ability of such diseases to spread rapidly. Animal welfare also becomes a significant issue. Providing little to no shelter during extreme weather conditions, coupled with the stress of intensive farming is cause for disaster, even if best practise management is utilised.

The application proposal states that there will be little odour or pollution from the development, using best practice policies for waste management to dispose of dead carcasses. In the Environmental plan section (4.1.2) it contradicts this statement stating multiple situations of uncontrollable odour and dust. Despite this method being best practise, there is no guarantee that these practices will be carried out correctly by the operator or eliminate the odour of rotting sheep, particularly when the compost piles are being turned, unless council will be on site constantly checking operations. As I live to the west of this development, the odour travelling downwind will be unacceptable and significantly detract from my property value.

To say that the development will not detract from the quiet farming area of rolling Murray River foothills is just pure fantasy. The stark increase in heavy traffic from livestock and feed trucks not only down Humphreys Rd, but also along the Riverina Hwy and Bungowannah Rd will be significant. The continued induction of new livestock will also create a surge of unwanted noise, dust and odour, which is not beneficial for the greater community of Bungowannah. Furthermore, stating that the operating hours will be between 6am and 8pm is unrealistic as the movement of livestock and feed can happen outside of these hours, to accommodate transport companies. Often, this cannot be controlled by the feedlot operator. Access to this development will require the upgrading of Humphreys Road to B Double access. During a normal winter or wet period this road will soon become impassable. Dust will also be a major problem the rest of the time. Constant truck movements mixed with cars meeting each other on that road could lead to a potential accident.



If this development is council approved, does this mean council takes responsibility for any problems arising from the feedlot in the future? If approved, it will not be adequate to pass the responsibility to the EPA if problems arise. Bungowannah already has an intensive livestock operation with the Riverlea Piggery where despite best practice procedures are utilised; odour, noise and heavy vehicle traffic is a constant complaint from the neighbours and prospective property buyers.

The Environmental Assessment Report has many short comings, discrepancies, and concerns:

- x ■ **Property Description:** States there are other small-scale feedlots in the area. These are farm containment pens used in dry periods to protect paddock ground cover. Not a large-scale feedlot run year-round. A big difference.
- **Site Operation:** Comments on a 3750 head capacity at an average of four drafts a year. The number of trucks is stated at 65 sheep movements, and 50 feed truck movements. However, the maximum for the initial development can run up to seven drafts per year.
  - The traffic assessment does not take into account the increase in truck movements if the development grows.
  - Manure haulage and spreading equipment movement has also been omitted in the report. This report does not reflect the actual number of heavy vehicle traffic movements.
- **Operational Hours:** Normal livestock truck movement can happen at all times day and night, this is governed by sale times, abattoir induction parameters.
- **Wastewater Management:** Wastewater is to be irrigated on to land that is either sandy or onto an area that is clay base. Clay soils have little or no capacity to hold extra water during winter months and sandy soils can result in translocation of contaminated water through subsoil.
- **Feedlot Design:** There is no guarantee that all works will be carried out to best practice standard, these initial designs are for 3750 head, averaging four times a year, not the seven drafts that can be run in the initial stage.
- **Drainage System:** A large amount of works are said to be undertaken. Has plans for 22.5MI of holding pond, 5.5MI of sediment basin and a 26.5MI tail water dam. A perfect breeding ground for flies and mosquitoes which can then spread disease, and another odour generator.
- **Solid Waste Management:** the figure of 1687.5 tonnes of waste generated (3.12.1) does not add up to the proposed four runs of sheep per year.
- **Maximum manure amounts produced by seven runs annually:**
  - 3750 Sheep feedlot capacity
  - 1.8kg manure Per Sheep Daily
  - 365 Days
  - Feedlot waste manure output per year 2463.75 tonnes per year.
- The composting of animal carcasses can create enormous problems. Composting can go terribly wrong if the conditions are not perfect. Piles can be too wet (excess rain), or be too dry (inexperienced operators), this will lead to compromised composting of waste and the dead animals, which leads to odour, disease, dust and multiplication of flies and disease.
- An enormous biohazard risk is scavenger birds, they are known to pick up bone, skin, rotting flesh and fly kilometres to nesting areas. As I have a large population of wedge tail eagles and hawks nesting on my property, this creates an unacceptable risk for disease spread to the large amount of sheep and cattle I currently run.
- **Air Quality:** As stated in the plan, this is a large issue with a feedlot of this size.



- This environment plan also states, (4.1.2) that there are multiple situations where the development will emit substantial odour and dust from up to six different sources.
- In the detailed Environment Assessment (section 4, pages 17 to 79) it states there are multiple environmental impacts that are emitted from a feedlot of this size. All undesirable to the way of life of the Bungowannah district.
- Wind Direction: Facts and figures from the Albury Airport, 24 kilometres away do not reflect localised wind direction and speed or take into account westerly wind direction along the base of the hills.
- Nearby receptors have only been located on the plan within close proximity of the feedlot, not reflecting prevailing winds pushing air quality issues towards more densely populated areas west of the development and directly towards my farming property.


I strongly object to the development of an Intensive Livestock Feedlot in Bungowannah. The development would directly impact my property with increased odour, dust and traffic noise, biosecurity hazards and devaluing my farming property. Situating a sheep feedlot in the Bungowannah district of this size has many shortcomings which has been pointed out in our objection to this development.

Due to the short amount of time given for the objection process I have had no time to gather professional opinions. My objection is relying on a lifetime of experience in the agricultural industry having visited and supplied many feedlot operations and been privy to the issues and concerns that come with operating a large-scale feedlot.

This development has no place in Bungowannah affecting residents with odour, dust and associated environmental issues. There are a large number of ratepayers in the Bungowannah area, and there is no need to compromise our businesses and our quality of life for such a development that could be built elsewhere.

I trust councillors of the Greater Hume Shire will consider the objection to this development fully.

Thank you,



7/8/20

Graham Star

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

# On Exhibition - Notification of Development Application - 10.2020.107.1 - 198 Humphreys Road, BUNGOWANNAH

2020  
2020

Submission date: 1 August 2020, 8:50AM

Receipt number: DA1

Related form version: 2

Question	Response
What is your name (first and surname)?	[REDACTED]
What is your phone number?	[REDACTED]
What is your email address?	[REDACTED]
What is your address? (inc Street/Rural Number, Road/Street Name, Town/Village/Area and Postcode)	[REDACTED]
Do you approve of this Development Application?	Yes
Please include here your suggestions and/or comments (5000 characters)	
Do you agree with your suggestions and/or comments being a public document? If no your suggestions and/or comments will be taken into consideration in confidence.	Yes

emailed to  
WH 04/08/2020  
Portal 12/08/2020

# On Exhibition - Notification of Development Application - 10.2020.107.1 - 198 Humphreys Road, BUNGOWANNAH

Submission date: 3 August 2020, 11:51AM

Receipt number: DA2

Related form version: 2

Question	Response
What is your name (first and surname)?	Christopher Stanmore
What is your phone number?	0428951235
What is your email address?	chrstanmore52@gmail.com
What is your address? (inc Street/Rural Number, Road/Street Name, Town/Village/Area and Postcode)	3881 Riverina Highway, Bungowannah, NSW 2640
Do you approve of this Development Application?	Yes
Please include here your suggestions and/or comments (5000 characters)	This is an addition to my original submission No DA1 Regarding the Site Plan 0085 - 01 Humphreys Road - Proposed Intersection Upgrade. The drawing does not identify the existing pipe culvert to the drive of my property Mayfield Cottage. I would prefer if the upgrade aligns the culvert with my entrance as the proposed slipway and realigned table drain will make for sharper turns into my property. Access needs to allow for b doubles and farm machinery. Please also consider access to my mail box. Please take these factors into consideration in your deliberations
Do you agree with your suggestions and/or comments being a public document? If no your suggestions and/or comments will be taken into consideration in confidence.	Yes



**On Exhibition - Notification of Development Application - 10.2020.107.1 - 198  
Humphreys Road, BUNGOWANNAH**

**From :** OpenForms 'noreply@openforms.com'

**To :** Website 'Website@greaterhume.nsw.gov.au'; MailMailbox 'mail@greaterhume.nsw.gov.au';

**Sent :** 14 August 2020 16:14:38

**Attachments :**  SubmissionReceipt-

[OnExhibitionNotificationOfDevelopmentApplication10.2020.107.1198HumphreysRoadBUN-DA6.pdf](#) (23KB)

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**On Exhibition - Notification of Development  
Application - 10.2020.107.1 - 198 Humphreys  
Road, BUNGOWANNAH**

Hi The following On Exhibition - Notification of Development Application -  
10.2020.107.1 - 198 Humphreys Road, BUNGOWANNAH - DA6 has  
been received.

# On Exhibition - Notification of Development Application - 10.2020.107.1 - 198 Humphreys Road, BUNGOWANNAH

Submission date: 14 August 2020, 4:14PM

Receipt number: DA6

Related form version: 3

Question	Response
What is your name (first and surname)?	Grace Mills
What is your phone number?	[REDACTED]
What is your email address?	[REDACTED]
What is your address? (inc Street/Rural Number, Road/Street Name, Town/Village/Area and Postcode)	[REDACTED]
Do you approve of this Development Application?	No
Please include here your suggestions and/or comments (5000 characters)	<p>In support of the agriculture businesses and community in the close vicinity of the proposed feedlot, I object to the DA for the reasons outlined in both Luke Lavis, and Peter Burns submissions.</p> <p>I do not believe that the feedlot is in the best interests of the community, and can see a threat to both human and animal lives as a result of the proposed plan alongside issues with land use to the surrounding areas in the future.</p> <p>Main issues: Dust, Disease, pesticides, threat to migratory species, odour, traffic, water usage, incorrect data and conflicting commitments.</p>
Do you agree with your suggestions and/or comments being a public document? If no your suggestions and/or comments will be taken into consideration in confidence.	Yes

# 404977

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> WH/RMS  
18/8/2020

**On Exhibition - Notification of Development Application - 10.2020.107.1 - 198  
Humphreys Road, BUNGOWANNAH**

**From :** OpenForms 'noreply@openforms.com'

**To :** Website 'Website@greaterhume.nsw.gov.au'; MailMailbox 'mail@greaterhume.nsw.gov.au';

**Sent :** 14 August 2020 16:15:26

**Attachments :**  SubmissionReceipt-

[OnExhibitionNotificationOfDevelopmentApplication10.2020.107.1198HumphreysRoadBUN-DA7.pdf](#) (23KB)

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**On Exhibition - Notification of Development  
Application - 10.2020.107.1 - 198 Humphreys  
Road, BUNGOWANNAH**

Hi The following On Exhibition - Notification of Development Application -  
10.2020.107.1 - 198 Humphreys Road, BUNGOWANNAH - DA7 has  
been received.

# On Exhibition - Notification of Development Application - 10.2020.107.1 - 198 Humphreys Road, BUNGOWANNAH

Submission date: 14 August 2020, 4:15PM

Receipt number: DA7

Related form version: 3

Question	Response
What is your name (first and surname)?	Krystyna Mills
What is your phone number?	[REDACTED]
What is your email address?	[REDACTED]
What is your address? (inc Street/Rural Number, Road/Street Name, Town/Village/Area and Postcode)	[REDACTED]
Do you approve of this Development Application?	No
Please include here your suggestions and/or comments (5000 characters)	<p>In support of the agriculture businesses and community in the close vicinity of the proposed feedlot, I object to the DA for the reasons outlined in both Luke Lavis, and Peter Burns submissions.</p> <p>I do not believe that the feedlot is in the best interests of the community, and can see a threat to both human and animal lives as a result of the proposed plan alongside issues with land use to the surrounding areas in the future.</p> <p>Main issues: Dust, Disease, pesticides, threat to migratory species, odour, traffic, water usage, incorrect data and conflicting commitments.</p>
Do you agree with your suggestions and/or comments being a public document? If no your suggestions and/or comments will be taken into consideration in confidence.	Yes





Show header > WH/RMS  
18/8/2020

## Submission regarding development application 10.2020.107.1

**From :** Wilson, Benjamin [REDACTED]  
**To :** MailMailbox 'mail@greaterhume.nsw.gov.au';  
**Sent :** 14 August 2020 11:20:37

**Attachments :**  Submission for 10.2020.107.1 .pdf (902KB)

**Inline Attachments :**  image001.png (0KB)  logo-full bg-white 68aab86a-6a34-417d-8ead-4cf1d27d24c5.jpg (32KB)

To the General Manager,  
Please find attached a submission opposing development application no. 10.2020.107.1

Please note that we are providing the submission as private residents of Bungowannah, and not as affiliates of our employers. The submission is public.

Regards  
Ben and Jess Wilson  
[REDACTED]  
[REDACTED]  
[REDACTED]

Associate Professor Ben Wilson BSc PhD UNSW  
School of Environmental Science  
Charles Sturt University  
Elizabeth Mitchell Drive  
Albury NSW 2640  
Australia  
Tel: [REDACTED]

 profile

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Consider the environment before printing this email.

  
14 August 2020

To:

General Manager, Greater Hume Council,

**Re: Proposed intensive livestock agriculture facility (sheep feedlot)**

**198 Humphreys Road BUNGOWANNAH**

**Development Application No: 10.2020.107.1**

We do not approve of the Development Application based on the following grounds:

The proponent's Statement of Environmental Effects Odour Dispersion assessment (Section 4.1.2.6) inadequately and incorrectly assesses the potential for malodours emanating from the proposed facility.

The NSW Odour Technical Framework (NSW EPA 2006) requires that:

"For new activities, an odour impact assessment will need to be prepared by the proponent to support .... a statement of environmental effects .... Such an assessment must clearly demonstrate to the consent authority (local council or Minister for Planning) and regulator (local council or EPA) that the proposal is able to meet environmental outcomes for odour, which include the odour assessment".

This proponent has failed in this requirement due to the following.

Specifically, the proponent has failed due to the negligent exclusion of meteorological data from the Level 1 assessment, and also the inappropriate choice of weather station data to make unsubstantiated claims about impacts on odour receptors. The NSW Odour Technical Framework (NSW EPA 2006) specifically states that Level 1 odour impact assessment for diffuse sources must take into account:

"local meteorology (high, average or low frequency of winds toward sensitive receptor)"

The proponent admits this was not undertaken (Section 4.1.2.6 page 27).

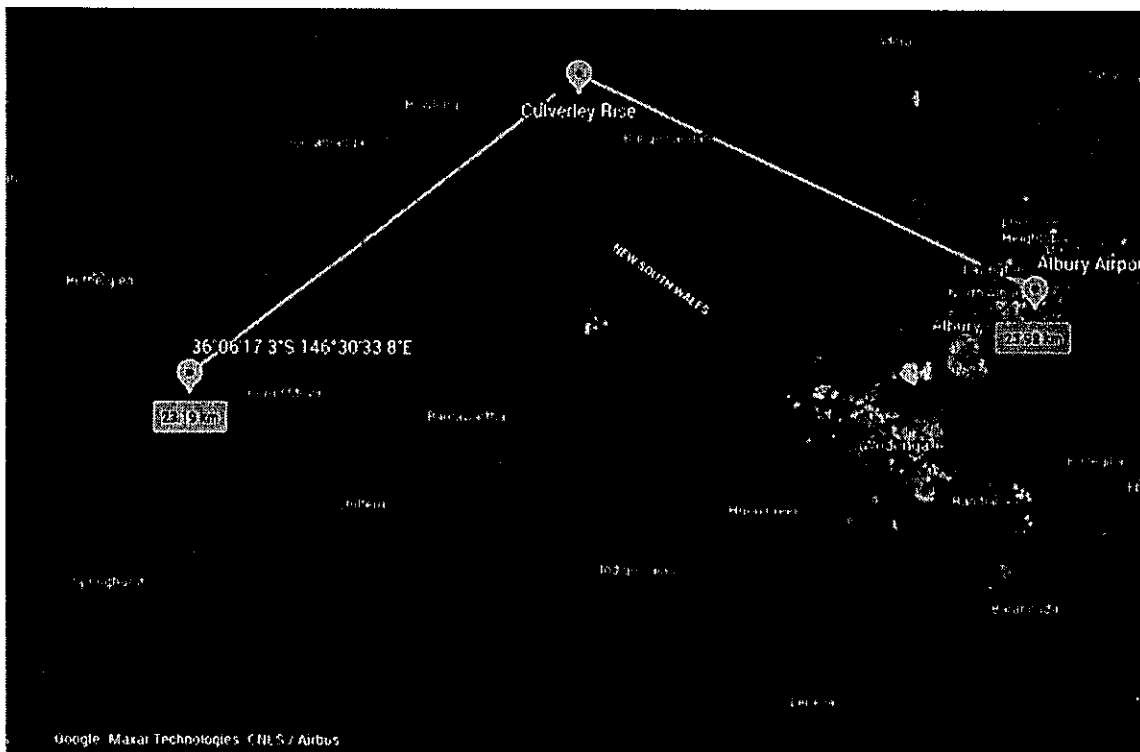
The explanation the proponent uses to justify its exclusion of detailed wind data seems to be because odour assessment technical guidelines do not exist for sheep feedlots. Instead they have chosen to utilise the methodology recommended by an industry body, Meat and Livestock Australia, and chosen to ignore advice from the NSW EPA that where technical assessment methodologies do not exist for other industry types proponents should:

"work with the EPA to develop appropriate Level 1 assessment procedures" (EPA 2006).

There is no evidence the proponent undertook this but instead utilised an industry body's methodology which could result in subjective and inadequate assessment of impacts.

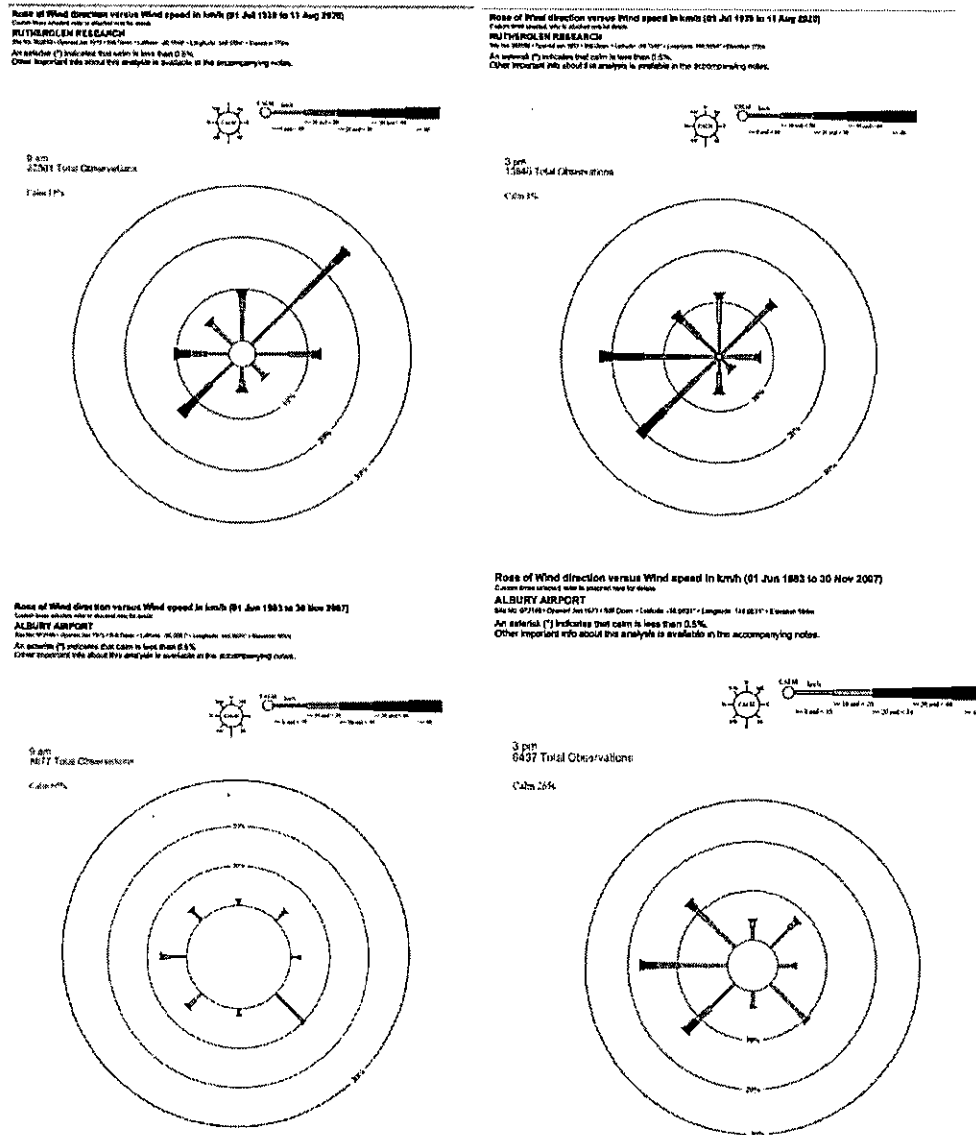
Despite the lack of appropriate meteorological data in the statement of effects, the proponent makes several statements indicating that impacts are unlikely due to “prevailing wind conditions”. While such statements are difficult to substantiate without appropriate analysis, there is an even greater problem with their decision to not choose data from the most appropriate weather station for inclusion in their Environmental Assessment (Section 4.1).

The proponents have chosen Albury Airport (station no. 72146) as they state it is the closest available location. While this is factually incorrect (analysis shows Rutherglen Research Station – station no. 082039 is closer – see image below), the choice of Albury airport is particularly inappropriate because the surrounding topography of Albury Airport is significantly different to that of the proposed facility’s location (also clearly visible in the image).



The effect of this different topography can be seen in a comparison of the wind roses from each station. Not only does the data show that there is significant potential for odours to be carried further from the facility than indicated by the Albury Airport data, data from Rutherglen Research Station indicates significantly stronger prevailing winds, particularly from the north-east directly toward Receptors 2, 3 and 4 and potentially 5 and 6 (see figures below). This has resulted in potentially an underestimation of the impacts on those and other receptors.

Figure 1 showing the significantly different wind direction and strength between Albury Airport and Rutherglen Research Station indicating greater potential for impacts from the site with respect to odour generation.



We believe the inappropriate design of the odour assessment, incorrect choice of meteorological data and deliberate decisions to ignore advice from the NSW EPA creates significant doubt as to the validity of the remainder of the proposal and its capacity to appropriately identify potential impacts.

It is on these grounds that we strongly oppose the proposal.

Dr Benjamin Wilson, BSc, PhD UNSW

[Redacted signature]

Dr Jessica Wilson, BAppSc, PhD CSU

[Redacted signature]

# 404397

Show header



Patal 12/08/2020  
+W/H

**objection to feedlot at 198 Humphreys Rd Bungowannah**

**From :** luke lavis [redacted]

**To :** MailMailbox 'mail@greaterhume.nsw.gov.au';

**Sent :** 11 August 2020 14:11:39

**Inline Attachments :**  [hardings objection 2.jpg](#) (1515KB)  [hardings objection1.jpg](#) (2157KB)

---



11-8-2020.

DR. DAVID I B HARDING B VSC OAM

TO: GREATER HUMBLE COUNCIL

mail@greaterhumane.nsw.gov.au

1 - COLIN KANE

DIRECTOR ENVIRONMENT &amp; PLANNING

OBJECTION TO

SUBJECT: PROPOSED DEVELOPMENT APPLICATION

INTENSIVE LIVESTOCK AGRICULTURAL FACILITY

SHEEP FEEDLOT

APPLICATION 10.2020.107.1

AT 198 HUMPHREYS ROAD

BUNGOWANNAH.

CONCERNS ABOUT THIS DEVELOPMENT :-

- ① RAINFALL & DRAINAGE PROPOSED CATCH DRAINS TO ACCOMMODATE AVERAGE RAINFALL WHICH IN THE PAST AVERAGE TO HIGH RAINFALL RESULTS IN 6" TO 12" OF WATER FLOWING OVER HUMPHREYS ROAD FOR 1 TO 3 MONTHS. I HAVE SHOWN THIS PHENOMENON TO COUNCILLORS REPRESENTING THIS AREA OF THE GREATER HUMBLE COUNCIL ALSO THE RESULTING OF FLOODING OF THE RIVERINA HIGHWAY AT THE JUNCTION WITH HUMPHREYS ROAD. IF DRAINAGE WATER FROM THE FEEDLOT MIXED WITH THIS FLOODING IT COULD CONTAMINATE THE AREA AND ULTIMATELY DRAIN INTO THE MURRAY RIVER EAST OF HOWLONG.
- ② AIR QUALITY - DRIFFT OF ODOURS, DUST AND FLIES PARTICULARLY IN SUMMER WHEN TEMPERATURES CAN EXCEED 40°C DURING THE DAY AND REMAIN HIGH 30°C AT NIGHT AND OFTEN WINDS 10-30 KM/HR CAN COME FROM THE WEST. ODOURS FROM THE LARGE PIGGERY FOUR KILOMETRES EAST HAVE OCCASIONALLY DRIFFTED OVER THE BUNGOWANNAH AREA.

AND RIVERINA HIGHWAY, - HOWEVER  
THIS PIGGERY WAS DEVELOPED BEFORE THE EPA  
REGULATIONS BECAME AS STRINGENT AS TODAY.

③ TRAFFIC HAZARD AT THE RIVERINA HIGHWAY  
HUMPHREYS ROAD JUNCTION -

THIS IS THE FIRST SECTION OF THE HIGHWAY THAT  
IS STRAIGHT WITH NO UNDULATIONS AND CLEAR  
VIEWS OF ONCOMING TRAFFIC, ALBET 20KM WEST  
OF AUBURN, SO THAT OVERTAKING IS COMMON  
WITH SPEEDS WELL OVER 100 KM/H ESPECIALLY BY  
MOTORBIKES AS WELL AS CARS & TRUCKS.

ALSO THERE HAVE BEEN SERIOUS ACCIDENTS AND A  
FATALITY IN THIS SECTION OF THE HIGHWAY

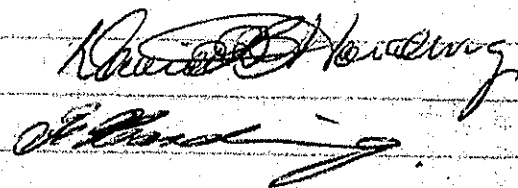
A B. DOUBLE TRUCK TURNING LEFT AT HUMPHREYS  
ROAD JUNCTION WILL ADD GREATER DANGER  
ESPECIALLY IF DUST FROM EARLIER B. DOUBLE TRUCKS  
ON HUMPHREYS ROAD DRIFT OVER THE HIGHWAY

④ NOISE POLLUTION FROM LOADED B. DOUBLE TRUCKS  
USING AIR BRAKES TO SLOW DOWN AND TURN INTO  
HUMPHREYS ROAD DAY AND NIGHT IN FRONT OF  
RESIDENCES WOULD NOT BE ACCEPTABLE TO THE  
COMMUNITY LIVING IN THIS AREA OF BUNGOWANNAN

I HOPE THESE CONCERNS WILL BE PRESENTED TO  
THE GREATER NUMIE COUNCIL

YOURS SINCERELY

DR. DAVID J. B. WARDING B. SC. O. A. M.  
FRANCIEN M. WARDING






ANNEXURE 1

# 404589  
→ WIT + Portal  
13/8/2020

Show header


**Development no 102020 107.1**

**From :** User [redacted]@bigpond.net.au  
**To :** MailMailbox 'mail@greaterhume.nsw.gov.au';  
**Sent :** 12 August 2020 14:41:24  
**Attachments :**  Greater Hume Council.docx (13KB)


---

Please make sure this read and I get feed back on the development

Thank you

Fiona shields  


Greater Hume Shire,  
Development Application No 10 2020107.1.  
198 Humphreys Bungowannah.

  
12 August 2020

Dear Council,

This proposal will endanger the traveling public between Albury and Howlong. The proposal to place turning lanes along the Riverina highway at the junction of Humphreys Rd effectively makes a FOUR lane highway at this intersection in 100km/h zone. Within 400 metres of this intersection there Eight entrances to properties, three of which are into RESIDENTIAL dwellings that accommodate both Elderly and young children.

Highway traffic has been observed to have increased substantially in the past Five years, this proposal effectively makes a Four lane highway past these entrances. Unbroken double lines on the carriageway would mean right turns would be illegal, thereby endangering vehicle movements from the southern entrances.

Transport operators have informed us that they have to wait over Two minutes to be able the traffic stream at certain times of the day. With the increased transport movements this would make this intersection very dangerous.

Also transport operators have informed us that when travelling west on Riverina Highway and turning right into Humphreys Rd, up to Three vehicles have overtaken, causing the truck and other vehicles to take evasive action.

We also understand that Riverina Highway has ROAD TRAIN permits to Federation Shire boundary, being only 1.6km west of this intersection. This means that permits may be available to access Humphreys Rd, thereby making this intersection more dangerous.

Drainage originating along Humphreys Rd is an issue as the road suffers from overland flooding. This would mean raising the height of Humphreys Rd, turning the water onto this intersection and creating flooding of the Riverina Highway to the western downstream of Humphreys Rd. The Highway DOES NOT have any drainage under the carriageway, creation flooding and a danger to the travelling public.

As this water flooding is effectively in front of our property and entrance, this makes an Extremely dangerous access to the property.

These hazards thereby create an extreme Danger under Workplace Health and Safety.

Would Council please take these issues consideration when making their decision

Yours Faithfully

F.M. Shields

P.S. No political donations have by anyone at this address.

Portal +  
→ WH  
13/8/2020

11 AUG 2020

To whom it may concern

For over 70 years My father, Myself and brother Robert Bunn have lived next to Webbo Park. Webbo Park has had a very poor control of disease control of sheep particularly Lice in incoming stock, which spreads to neighbouring properties, Who pays if disease spreads now.

In the development application why isn't chambers and Ferguson Roads included in the buffer zone, the Bungowannah tennis courts and Hall is on this road where the community gathers is not far from the feedlot proposed.

I have worked on Culvery Rise many years ago it is a very wet place particularly the area close to where the feedlot is proposed.

Trucks delivering stock to the feedlot who checks if the stock and trucks are contaminated with disease and pests from other properties.

The Feed lot is some 2km west of us which most days is a westerly wind, the Hall, Tennis courts, Gunnado which on the corner of Methodist and Chambers Rd and Stonehurst Which is on Methodist Rd and Our place on Chambers Rd are all similar distances away from the feed lot.

Over the years Bungowannah has had very few bushfires, who checks if the feedlot is doing the right thing which has a lot of traffic (fire conscious).

In the Development application it says the water effluent will be unguarded or guarded close to the feed lot, if not then scavengers (i.e. Foxes and wedge tailed eagles) could cause disease such as Q fever, Anthrax, Leptospirosis.

I don't see who will be responsible i don't see if there will be a sign saying quarantine area this is important with disease, I have seen other places that need a phone call to request entry, A possible foot bath for people coming in and out of the property.

Therefore, Myself and Robert Bunn are objecting to the development of an intensive livestock feedlot in Bungowannah. Building a sheep feedlot in the Bungowannah District would directly impact my property with greatly increased smell, dust, traffic noise, biosecurity hazards, and devalue my farming property.

Donald Bunn

Robert Bunn

# 404193

Show header &gt;WH+RMS

19/8/2020

+ Portal

12/8/2020

**Fwd: Development application 10.2020.107.1 Proposed Development intensive livestock agricultural facility : 198 Humphreys Road Bungowannah**

**From :** Michael O'Callaghan <[REDACTED]>  
**To :** [REDACTED]; MailMailbox 'mail@greaterhume.nsw.gov.au';  
**Cc :** [REDACTED]  
**Sent :** 10 August 2020 10:19:38

Good Morning Colin

Thank you for your correspondence addressed to Zoe Ellen O'Callaghan and 510 investments Pty Ltd in relation to the above named .

We wish to advise our following three major concerns in relation to the sheep feedlot which the Greater Hume Council need to examine further in addition to the Blueprint Planning documentation which supports the development.

1 Stormwater Drainage Runoff :

The document suggests the proposed Catch Drains will accommodate "average rainfall , we suggest it will be inadequate for the extreme intense rain events that are experienced in Bungowannah & with climate change are/will becoming more common.

Examples of our Bungowannah rainfall within a few day period, obtained by the same source as the document author:

146mm 1-4 March 2012  
 81.4mm 2-6 July 1986  
 89.8 mm 11-19 July 1995  
 140 mm 13-15 January 1925  
 142.7 14-20 February 1928  
 2 Air Quality Issues:

We do not believe the document sufficiently addressed air quality issues particularly in summer with temperatures regularly exceed 40 Degrees, and wind speed exceeding 30klm/hr.

3 Traffic Impacts :

Within the last 10 years , two serious accidents have occurred within the vicinity of the site on the Riverina Highway , one resulting in a fatality.

With the additional transport movements , improvements to the highway have not been adequately addressed in the document.

Further, whilst Humphries Rd is consented for B Double access, the impacts of Dust from B Double on Humphries Rd has not been addressed within the report.

Your attention in addressing our concerns will be appreciated.



Kind Regards  
Michael O'Callaghan FCA

Director 510 Investments Pty Ltd

[REDACTED]

Sent from my iPad

# 404183

Show header

Portal 12/08/2020  
+WH

**On Exhibition - Notification of Development Application - 10.2020.107.1 - 198  
Humphreys Road, BUNGOWANNAH**

**From :** OpenForms 'noreply@openforms.com'

**To :** Website 'Website@greaterhume.nsw.gov.au'; MailMailbox 'mail@greaterhume.nsw.gov.au';

**Sent :** 10 August 2020 08:03:34

**Attachments :**  SubmissionReceipt-

[OnExhibitionNotificationOfDevelopmentApplication10.2020.107.1198HumphreysRoadBUN-DA3.pdf](#) (29KB)

---



**On Exhibition - Notification of Development  
Application - 10.2020.107.1 - 198 Humphreys  
Road, BUNGOWANNAH**

Hi The following On Exhibition - Notification of Development Application -  
10.2020.107.1 - 198 Humphreys Road, BUNGOWANNAH - DA3 has  
been received.

# On Exhibition - Notification of Development Application - 10.2020.107.1 - 198 Humphreys Road, BUNGOWANNAH

Submission date: 10 August 2020, 8:03AM

Receipt number: DA3

Related form version: 2

Question	Response
What is your name (first and surname)?	[REDACTED]
What is your phone number?	[REDACTED]
What is your email address?	[REDACTED]
What is your address? (inc Street/Rural Number, Road/Street Name, Town/Village/Area and Postcode)	[REDACTED] 2640 Note Access to our farm is via Humphreys Road which is also the access to the proposed feedlot
Do you approve of this Development Application?	No
Please include here your suggestions and/or comments (5000 characters)	<p>We object to this application in its current form because of the effects it will have on Humphreys Road- changing it from a quiet country road giving safe access to the few farming families who use it, to a major thoroughfare for heavy vehicles (B Doubles) with serious safety, dust and road maintenance implications. These concerns are not addressed in the development application. Further comment on these concerns and other points regarding the DA are set out below.</p> <p>Dust</p> <p>Our farm property and proposed house site are on the eastern side of Humphreys Road which will remain gravel so the present dust from the very common west winds will become a lot worse with the movement of B Doubles and other vehicles associated with the feedlot, along it in both directions. We note only a short section of the road between our entrance gate and the Riverina Highway will be sealed. The increased dust will be a visibility hazard for all road users.</p>



### Safety

The big increase in road traffic and especially the movement of B Doubles will make Humphreys Road much more dangerous for other road users. The road is not wide enough for B Doubles to pass each other and in many places banks, drains, entrance culverts and large trees on each side of the narrow road will make passing a B Double in any type of vehicle very dangerous and frightening for drivers. Humphreys Road is also used by walkers, dogs and livestock who will all be at greater risk.

We note in Appendix D "Traffic Impact Assessment" the daily traffic on Humphreys road will increase by 44 % to 23 vehicles/day as a direct result of the proposed development. With most of this increase coming from heavy vehicles (semi trailers and B Doubles) this increased load will require a large increase in road maintenance costs which are ignored in the report.

### Entry from Riverina Highway

Despite the provision of turning lanes into Humphreys Road from the Riverina Highway the increase in turning vehicles will increase the danger to through traffic and to vehicles turning onto the Highway from the southern side. The long straight stretch of Highway at this point has provided good opportunities for overtaking safely in both directions which will be lost by this development.

### Loss of property value

We purchased our property because of its access off Humphreys Road rather than off the Riverina Highway with its current and increasing traffic load. If this development goes ahead we believe it will greatly reduce the life style attractiveness and investment value of our property.

### Flooding

In wet years the Highway end of Humphreys Road can be under water for long periods from rainwater draining off the hills to the north, including the location of the proposed feedlot. The water builds up at the Highway entrance then runs along the edge of the Highway towards Howlong as there are no culverts to allow it to flow to the Murray River floodplain. The DA does not address this issue or provide any alternative access to the feedlot to

	reduce the damage to Humphreys Road.
Do you agree with your suggestions and/or comments being a public document? If no your suggestions and/or comments will be taken into consideration in confidence.	Yes



# Jindera Residential Land Use Strategy

draft



prepared for

Greater Hume Council



### Acknowledgement

This Strategy has been prepared following both technical and financial support received from the NSW Department of Planning, Industry and Environment.

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 W: [habitatplanning.com.au](http://habitatplanning.com.au)



## 1.0 Introduction

### 1.1 Overview

The township of Jindera has been experiencing sustained and ongoing population growth in recent times, due in part to its close proximity to the larger regional centre of Albury-Wodonga and the comparatively lower land prices and alternative lifestyle opportunities that this township provides.

In response to this growth, this document provides a strategy for the future residential growth and development of the Jindera township for the next 20-30 years.

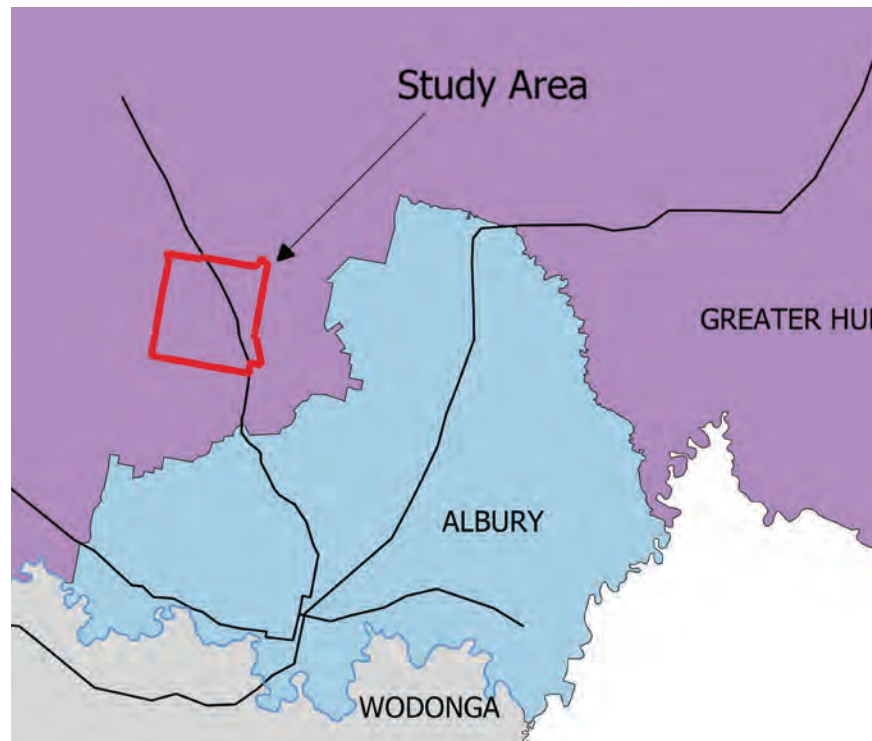


Figure 1 - Site Context Plan

### 1.2 Purpose

The *Jindera Residential Land Use Strategy* ("the Strategy") provides the strategic framework and vision to guide the future residential growth of Jindera.

Specifically, the Strategy seeks to achieve the following:

- Background review of all relevant policies, strategies and reports for the township of Jindera that have informed the growth of the town to date;
- Undertake a constraints and opportunities analysis of land within Jindera to identify land that is suitable for future residential opportunities;
- To cater for the residential needs of the community and identify appropriate residential densities that reflect the environmental and servicing constraints of the land, whilst avoiding land use conflicts with existing developments;
- Identify infrastructure and servicing capacities and constraints;
- Identify areas of environmental significance and the implications this has for future development;
- Provide an implementation plan to outlined how the recommendations of this Strategy will be established.

### 1.3 Preparing the Strategy

The preparation of the Strategy has been undertaken in six stages (see Figure 2).

The project commenced in June 2020, with background research and document review of previous Council strategic planning strategies. Initial site investigations of the study area were also conducted during this first stage.

Stage 2 of the project involved Council seeking Expressions of Interest (EOI) from interested landowners seeking consideration of their land as part of the review.

Following this, an issues and opportunities analysis of the study area was undertaken to help identify land potentially suitable for future development or constrained by issues such as biodiversity significance. This Stage 3 involved both desktop assessment and fieldwork to determine appropriate candidate sites.

Upon completion of these investigations, the draft Strategy was prepared as part of Stage 4.

Stage 5 of the project consultation involved the formal public exhibition of the Strategy seeking feedback.

Stage 6 of the project involved refinements to the Strategy in response to written submissions. The final Strategy was adopted by Council on [to be completed].



Figure 2 - Project Timeline



## 1.4 Consultation

The preparation of the Strategy has been informed by stakeholder and community consultation. Specifically, the development has involved two phases of consultation, being:

- Expressions of interest from landowners
- Public exhibition of the draft Strategy.

The first consultation phase involved Council seeking Expressions of Interest (EOI) from interested and affected landowners seeking consideration of their land for inclusion in the Strategy prior to preparation and confirmation of the boundaries of the study area.

Responses received during this stage included written responses via email to both Council and the project consultants. Consultation was also undertaken at this stage with relevant government agencies and service providers.

The second phase consultation involved formal public exhibition of the draft Strategy.

The objective of this consultation process was to seek community feedback on the draft recommendations of the Strategy, which will inform the final Strategy document.

## 2.0 Study Area

The area investigated by the Strategy comprises the main urban area of Jindera and the surrounding area as shown in Figure 3.

The Study Area is generally defined by Dunwandren Lane and Wehner Road to the north, Vine Drive to the east, Hueske Road to the south and a Council Road Reserve and Kingston Hill to the west.

DRAFT FOR INTERNAL REVIEW

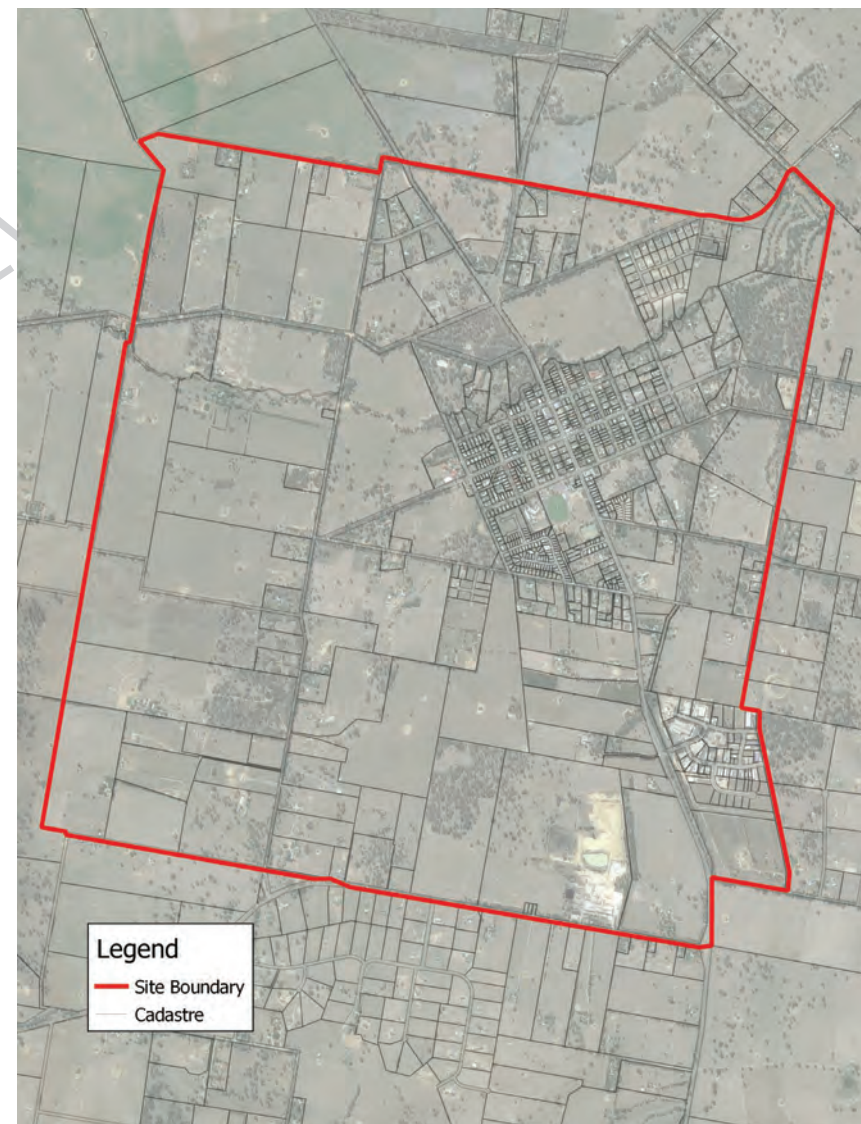


Figure 3 - Study Area

### 3.0 Demographic and Land Use Context

#### 3.1 Demographics

This demographic analysis is based on the 'Jindera State Suburb' as defined by the Australian Bureau of Statistics (ABS). The data used in this analysis has been sourced from ABS 2006-2016 Census of Population and Housing via the ABS.

It is noted that population figures using this definition of Jindera includes all land within the main urban area of Jindera and surrounding lands generally within a 5 kilometre radius of this main urban area. This includes the large lot residential estate 'Glenholm Estate' and the low density residential subdivision 'Pomegranate Estate'.

The population of Jindera at the 2016 Census was 2,222.

In December 2020, the estimated population of Jindera was 2,609 persons based on previous population growth rates, current dwelling approvals and occupancy rates.

Population figures and growth rates for Jindera are outlined in Tables 1 & 2.

Since 2006, Jindera has grown at an average annual rate of 3.44%. Since 2010, this annual population growth rate has increased to 4.46%.

Based on a forecast population growth rate of 4%, Jindera will grow to a population size of approximately 8,000 people by 2050.

Table 1 - Population Summary

Summary	2006	2011	2016	2020 <sup>1</sup>
Population	1,624	1,809	2,222	2,609
Change in population (5 years)	--	+185	+413	+387
Average annual change	--	2.28%	4.57%	4.35%
Dwellings	566	662	776	869
Average household size	3.0	2.9	2.9	3.0
Occupancy rate	0.94	0.95	0.93	0.92

Source: Australian Bureau of Statistics Census of Population and Housing

Table 2 - Jindera Population Projections

2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
1,624	1,809	2,222	2,678	3,215	3,855	4,629	5,560	6,672	8,010

### 3.2 Supply and Demand Analysis

#### *Residential Demand*

Demand for vacant residential land is directly related to the number of new dwellings that are constructed.

178 new residential dwellings have been constructed in Jindera since 2015 according to Council’s Development Application and Complying Development Certificate register as summarised in Table 3.

On average, this equates to a demand for approximately 30 new residential dwellings per annum since 2015.

Since 2018, this figure has increased to an average of 35 dwellings per annum reflecting recent growth trends.

These dwellings have been constructed across a number of different land use zones including conventional urban lots (RU5 Village Zone) up to small scale hobby farms (RU4 Primary Production Small Lots).

The most popular residential lot type in Jindera is the RU5 zone, which equates for approximately 36% of all total dwellings. Demand has also been strong for low density residential lots (26%) and large lot residential properties (24%), which have a minimum lot size ranging from 2,000m2 up to 8 hectares.

Based on current household occupancy rates and population forecasts outlined in Section 1.1 above, a total of 1,801 new dwellings will need to be constructed in Jindera to service this forecast population growth as outlined in Table 4.

Table 4 - Projected Number of New Dwellings

2021	2026	2031	2036	2041	2046	2051
893	1,072	1,285	1,543	1,853	2,224	2,670

Table 3 - Number of New Dwellings Constructed by Zone

Zone	2015	2016	2017	2018	2019	2020	Total	Percentage
RU5 Village	9	13	10	6	10	17	65	36.5%
R2 Low Density Residential	3	3	7	15	8	11	47	26.4%
R5 Large Lot Residential	3	9	4	6	7	13	42	23.6%
RU4 Primary Production Small Lots	5	4	4	3	2	6	24	13.5%
Total	20	29	25	30	28	46	178	100%

Source: Greater Hume Council, Development Application and Complying Development register dated 11 December 2020



*Residential Land Supply*

An analysis of residential land supply has been used to determine how much residential land is currently available for consumption.

For the purposes of this assessment, a lot is considered to be ‘vacant’ where it does not contain a dwelling as at 29 August 2020 or has not been sold.

In addition, a further assessment has been undertaken of all undeveloped vacant residential zoned land to determine how much additional residential zoned land is still available for development.

Figure 4 identifies all the current residential zoned land (both developed and undeveloped) in Jindera.

Table 6 provides an analysis of the current supply of residential zoned land available for Jindera.

Based on this analysis, Jindera has an approximate 12 years supply of residential zoned land based on an average take-up rate of 30 dwellings per annum since 2015.

When considering the population projections outlined in Table 3 above and using the average take-up rate of 35 dwellings per annum since 2018, the level of residential land supply is reduced to approximately 10 years.

Using the figures outlined in Tables 2 and 5, there is a significant shortfall in R5 Large Lot Residential zoned land with only approximately 4 years worth of supply remaining as outlined in Table 5.

Table 5 - Residential Land Supply Summary

Summary	Land Supply	Demand (new homes p.a.)	Years Supply
RU5 Village (600m <sup>2</sup> )	122	11	11
R2 Low Density Residential (2,000-4,000m <sup>2</sup> )	197	11	17.9
R5 Large Lot Residential (2ha+)	34	9	3.7
Total	353	30	11.76

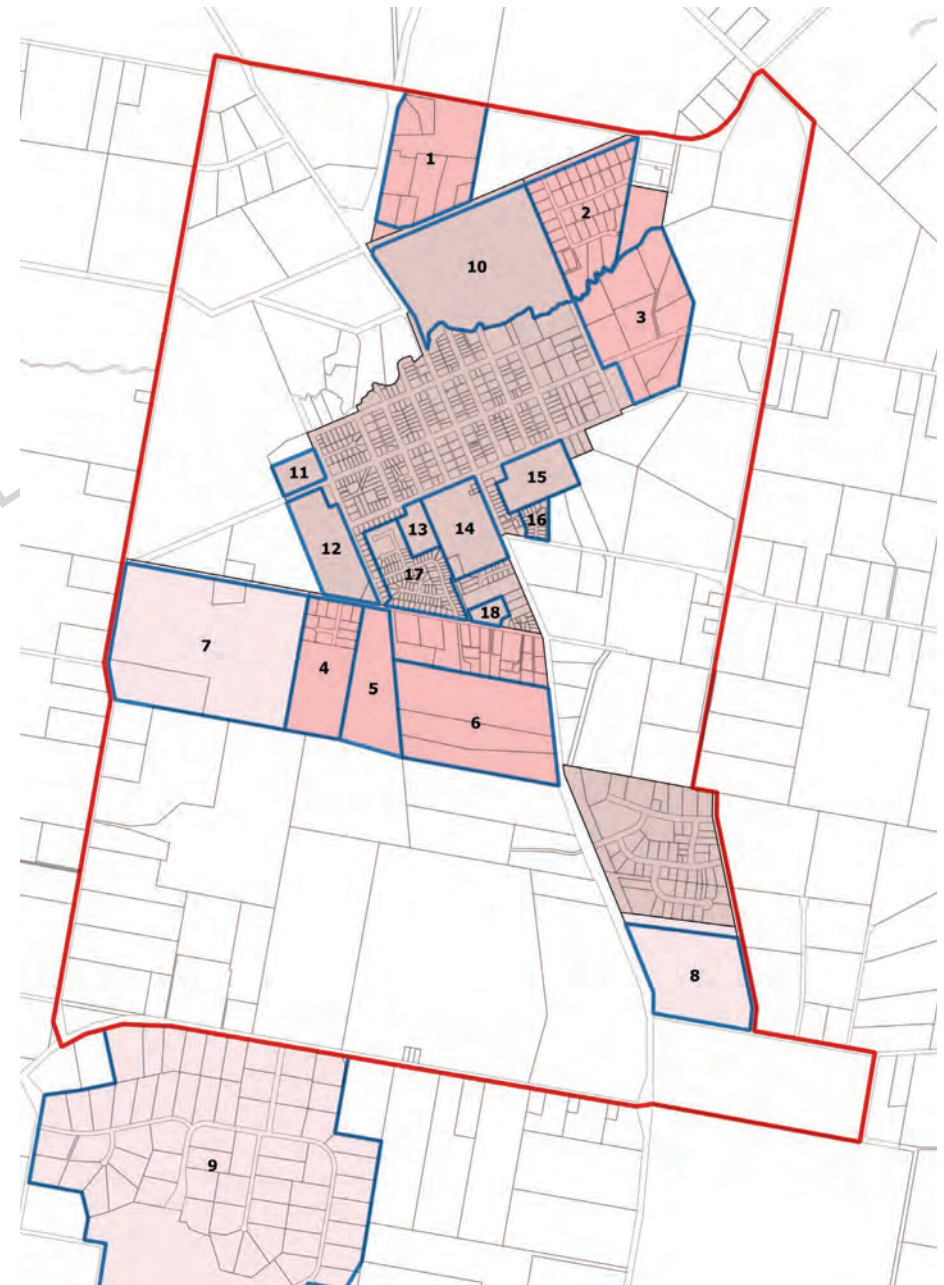


Figure 4 - Residential Land Supply Map



Table 6 - Residential Land Supply

Ref No.	Name/Address	Minimum Lot Size	Area (ha)/Approved Number of Lots	Comment	Vacant Land Supply (lots)*
<b>R2 Low Density Residential</b>					
1.	Drumwood Road (north)	4,000m <sup>2</sup>	23ha comprising 10 individual allotments	Existing low density residential subdivision that has already been developed. An opportunity does exist to further subdivide this land based on land zoning and minimum lot size requirements, although due to the current lot configuration and location of roads, future development opportunities are limited.	10
2.	'Pomegranate Estate'	4,000m <sup>2</sup>	41 approved lots	Subdivision fully constructed with 34 of the 41 lots built upon. Of the remaining 7 undeveloped lots, all have been sold.	0
3.	Dights Forest Road (north)	4,000m <sup>2</sup>	26ha comprising 9 individual allotments	Existing low density residential subdivision that has already been developed. An opportunity does exist to further subdivide this land based on land zoning and minimum lot size requirements, although due to the current lot configuration and location of roads, future development opportunities are limited.	10
4.	'Pioneer Park Estate'	2,000m <sup>2</sup>	12 approved lots with balance of property to be developed.	12 lots constructed in stage 1 with an additional 8 lots to be built in stage 2. Of the 12 lots constructed, 4 have been built upon.	16
5.	'Heritage Park'	2,000m <sup>2</sup>	53 approved lots	Recently approved subdivision comprising 53 lots. Stage 1 comprising 22 lots was constructed in mid-late 2020. Of these, 18 lots have been sold or are on hold.	35
6.	Jindera South Master Plan Area (balance)	2,000m <sup>2</sup>	126 (approx.)	The number of future lots within this area has been based on the recommendations of the Jindera South Low Density Residential Master Plan 2016 (see Section 3.2.2 below for further details)	126
<b>R5 Large Lot Residential</b>					
7.	187-313 & 315-323 Pioneer Drive & 81 Bungowannah Road	2ha	56ha	Indicative number of future large lot residential lots that could be achieved based on current lot configuration, minimum lot size and accounting for the provision of infrastructure and services such as roads and drainage (minus 20% of total site area).	22
8.	32 Jarick Way (south of Jindera Industrial Estate)	4,000m <sup>2</sup>	20ha	Vacant large lot residential zoned parcel of land.	0
9.	Glenholm Estate	2ha	73 approved lots	Large lot residential subdivision comprising 73 lots. Last stage of Glenholm Estate yet to be constructed with most lots now developed or sold. Of the total number of lots, only 12 remain unsold.	12

Ref No.	Name/Address	Minimum Lot Size	Area (ha)/Approved Number of Lots	Comment	Vacant Land Supply (lots)*
RU5 Village					
10.	1292 Urana Road/ Drumwood Road Jindera Crown Lands	600m <sup>2</sup>	38ha	Vacant village zoned parcel of land that is largely unconstrained and highly suitable for conventional residential development (approx. 280 lots). However, the property is Crown Land and is unlikely to become available for development in the short to medium term. For this reason, no residential land supply has been indicated for this land.	0
11.	St Johns Lutheran Primary School	600m <sup>2</sup>	3ha	No further development opportunity as property has been developed for a primary school.	0
12.	214-224 Pioneer Drive (corner of Jindera Street)	600m <sup>2</sup>	11ha	Undeveloped residential zoned parcel of land available for development. It is noted that the development potential of this land is constrained, particularly in the southern portion due to the biodiversity offsetting requirements. A portion of the property is also flood prone.	45
13.	Jindera Public School	600m <sup>2</sup>	3ha	No further development opportunity as property has been developed for a primary school.	0
14.	Jindera Recreation Reserve	600m <sup>2</sup>	11ha	No further development opportunity as property has been developed as a a multi-faceted recreation reserve.	0
15.	71-91 Dight Street	600m <sup>2</sup>	8ha	Undeveloped residential zoned parcel of land available for development. However, the development potential of this land is constrained, particularly in the south east corner due to the biodiversity offsetting requirements.	30
16.	Cade Court Subdivision	600m <sup>2</sup>	16 approved lots	Recently approved and constructed residential subdivision.	3
17.	Pech Avenue Estate	600m <sup>2</sup>	99 approved lots	Recently approved and constructed residential subdivision. Last stages of residential subdivision still to be constructed.	39
18.	116-120 Pioneer Drive	600m <sup>2</sup>	2ha	Undeveloped residential zoned parcel of land available for development. However, the development potential of this land is limited due to the biodiversity offsetting requirements.	5
					Total = 353

### 3.3 Planning Policy Framework

This section of the Strategy addresses the current statutory and strategic planning framework within which the future development of Jindera will occur.

#### 3.3.1 Statutory Planning

The relevant local and state statutory planning framework as it applies to Jindera is discussed below:

##### State Environmental Planning Policies

*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ("the Codes SEPP") sets out exempt and complying development codes for a variety of residential, commercial and rural development. The Codes SEPP allows development which is of minimal environmental impact to be carried out without the need for development consent, and those types of complying development that may be carried out in accordance with a complying development certificate. It is understood that a large proportion of residential dwellings are approved via the Codes SEPP in Greater Hume, which is expected to continue with the future development of the study area.

*State Environmental Planning Policy (Infrastructure) 2007* ("SEPP Infrastructure") provides a consistent planning regime for infrastructure and the provision of services across the state. It also sets out a framework for consultation with relevant public authorities regarding infrastructure development and proposals affecting state infrastructure. Subdivision 2 of Division 17 of the SEPP refers to development in or adjacent to road corridors and road reservations.

Urana Road is identified as a classified road pursuant to the *Roads Act 1993*, and therefore future development alongside this road will be required to consider SEPP Infrastructure. Clause 101 of this part sets out the matters that a consent authority must take into consideration when determining an application for development with frontage to a classified road. Clause 104 also sets out the types of development which must be referred to the NSW Roads and Maritime Service for comment.

*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 future development applications, clause 7 of SEPP 55 requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose.

Section 9.1 Ministerial Direction 2.6 also requires Council to consider whether land is contaminated and whether it is fit for its intended purposes, whether in its current contaminated state or after remediation.

*State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* aims to protect the biodiversity and amenity values of trees and other vegetation in non-rural areas of the State.

The SEPP applies to vegetation in any non-rural area of the State that is declared by a Development Control Plan to be vegetation to which this SEPP applies. Therefore, future development involving tree removal will be required to consider the SEPP.

## Ministerial Directions

When Council prepares a new LEP, it must have regard to the local planning Directions issued by the Minister for Planning (Ministerial Directions).

These Ministerial Directions cover the following broad categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making

This Strategy seeks to accommodate these directions in forming its recommendations for the future residential growth of Jindera.

## Local Environmental Plan

The Local Environmental Plan (LEP) contains the key planning provisions relating to development at the local level.

The main commercial, industrial and residential areas of the town are zoned RU5 Village, which provides for a range of land uses, services and facilities associated with a rural village.

Land surrounding this area is zoned R2 Low Density Residential and R5 Large Lot Residential, which seeks to provide for the housing needs of the community within a low density residential environment, as well as protecting the rural setting of surrounding lands (Figure 5).

Remaining areas of the study area are zoned RU4 Primary Production Small Lots, which provides a transition from urban to rural land uses.

The LEP also sets out prescribed Minimum Lot Sizes (MLS) across the Greater Hume area. MLS within the study area range from 600m<sup>2</sup> in the central urban area up to 8ha in the peripheral areas (Figure 6). These lot sizes correspond to the zoning of the land and also reflect the environmental and servicing constraints of the land.

In addition, the township of Jindera is subject to a number of overlays and protection measures, including flood planning, terrestrial biodiversity, bushfire and heritage, which are further discussed in Section 4 of this report.

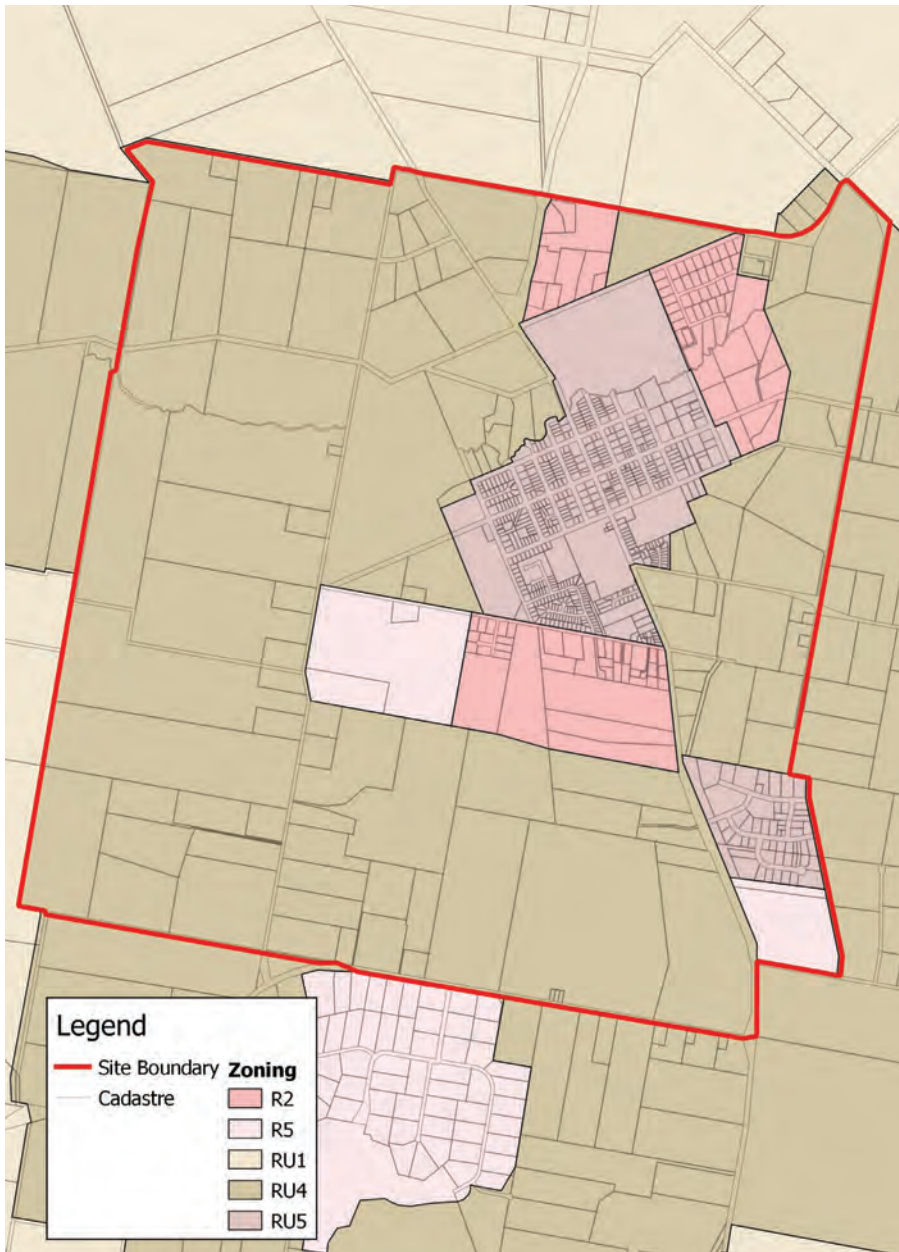


Figure 5 - Existing Land Zoning Map

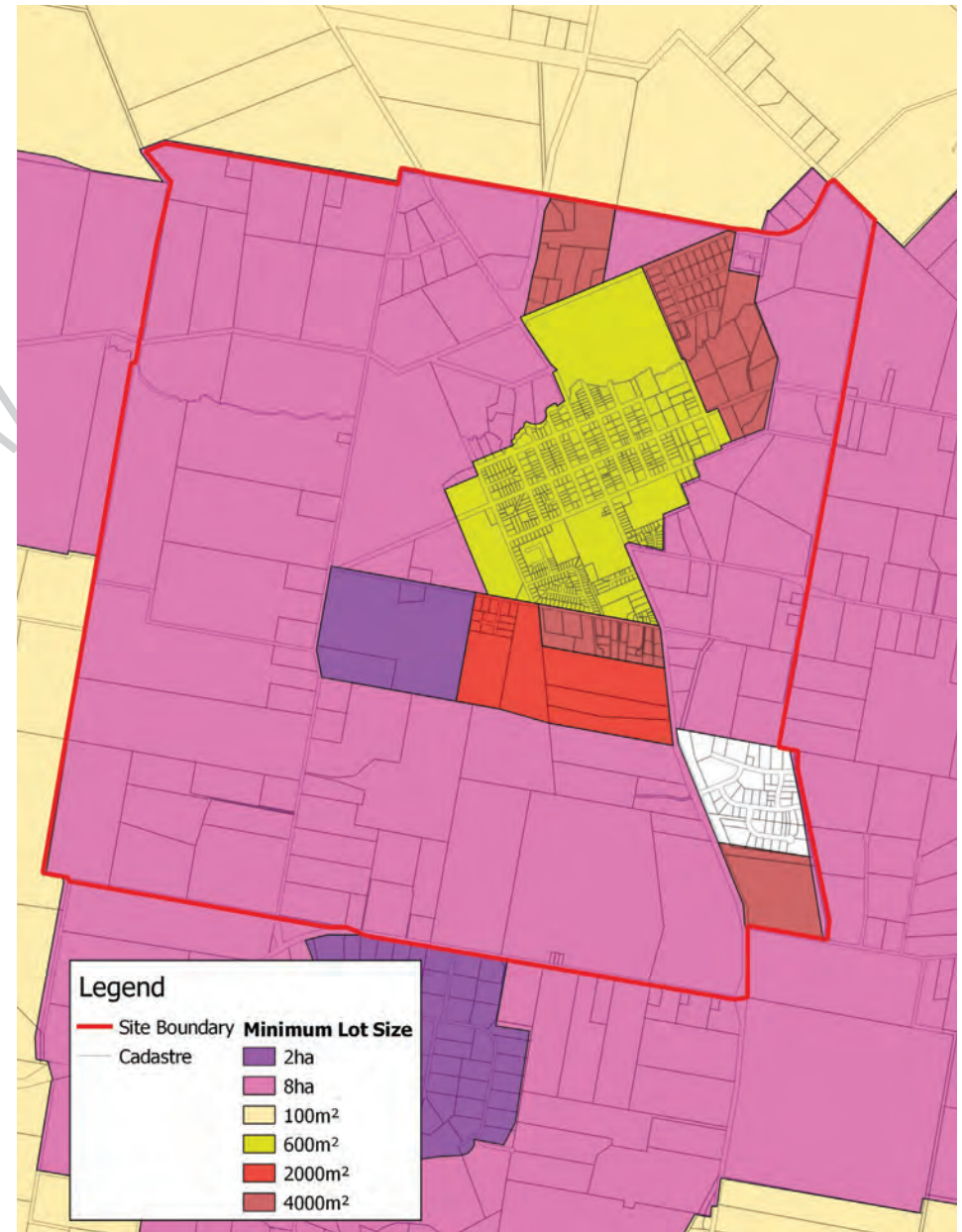


Figure 6 - Existing Minimum Lot Size Map UPDATE MAPPING!!!



### 3.3.2 Strategic Planning

The relevant local and state strategic planning framework as it applies to Jindera is discussed below:

Riverina-Murray Regional Plan

The Riverina Murray Regional Plan (RMRP) is a 20-year blueprint for the future of the region.

The vision for the Riverina Murray region is outlined as follows:

*to create a diversified economy founded on Australia's food bowl, iconic waterways and a strong network of vibrant and connected communities.*

To achieve this vision, the MMRP has set four goals for the region:

- Goal 1 – A growing and diverse economy
- Goal 2 – A healthy environment with pristine waterways
- Goal 3 – Efficient transport and infrastructure networks
- Goal 4 – Strong, connected and healthy communities

The Strategy achieves the relevant goals, directions and actions of the RMRP as outlined in Table 7.

Table 7 - Projected Number of Occupied Dwellings

Goal 1 - A Growing and Diverse Economy	
Direction 4: Promote Business activities in industrial and commercial areas.	• Action 4.3: Protect industrial land, including in the regional cities (Bomen, Nexus and Tharbogang) from potential land use conflicts arising from inappropriate and incompatible surrounding land uses.
Goal 2 - A Healthy Environment with Pristine Waterways	
Direction 15: Protect and manage the region's many environmental assets	• Action 15.1: Protect high environmental value assets through local plans. • Action 15.2: Minimise potential impacts arising from development in areas of high environmental value, and consider offsets or other mitigation mechanisms for unavoidable impacts
Goal 3 - Efficient Transport and Infrastructure Networks	
Direction 21: Align and protect utility infrastructure investment	• Action 21.1: Monitor development and ensure that infrastructure is responsive to investment opportunities.
Goal 4 - Strong, Connected and Healthy Communities	
Direction 22: Promote the growth of regional cities and local centres	• Action 22.1: Coordinate infrastructure delivery across residential and industrial land in the regional cities. • Action 22.2: Consider the role, function and relationship between regional cities and centres in local land use strategies.
Direction 25: Building housing capacity to meet demand	• Action 25.1: Prepare local housing strategies that provide housing choice and affordable housing. • Action 25.3: Align infrastructure planning with land release areas to provide adequate infrastructure.

Goal 4 - Strong, Connected and Healthy Communities

<p>Direction 27: Manage rural residential development</p>	<ul style="list-style-type: none"> <li>• Action 27.1: Enable new rural residential development only where it has been identified in a local housing strategy prepared by council and approved by the Department of Planning and Environment.</li> <li>• Action 27.2: Locate new rural residential areas:                             <ul style="list-style-type: none"> <li>o in close proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewerage and waste services and social and community infrastructure;</li> <li>o to avoid or minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources;</li> <li>o to avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards.</li> </ul> </li> <li>• Action 27.3: Manage land use conflict that can result from cumulative impacts of successive development decisions.</li> </ul>
<p>Direction 28: Deliver healthy built environments and improved urban design</p>	<ul style="list-style-type: none"> <li>• Action 28.2: Promote high-quality open spaces that support physical activity, including walking and cycling networks, in the design of new communities.</li> <li>• Action 28.3: Reflect local built form, heritage and character in new housing developments.</li> </ul>
<p>Direction 29: Protect the region's Aboriginal and historic heritage</p>	<ul style="list-style-type: none"> <li>• Action 29.2: Consult with Aboriginal people and the broader community to identify heritage values at the strategic planning stage.</li> <li>• Action 29.4: Recognise and conserve heritage assets that have community significance in local plans.</li> </ul>

Greater Hume Local Strategic Planning Statement

The *Greater Hume Local Strategic Planning Statement* (LSPS) sets the land use framework on a local scale for Greater Hume Council's economic, social and environmental land use needs over the next 20 years. It addresses the planning and development issues of strategic significance to the Council through planning priorities and actions, spatial land use direction and guidance.

The LSPS gives effect to the *Riverina Murray Regional Plan 2036* implementing the directions and actions at a local level. It is also informed by other State-wide and regional policies including *Future Transport Plan 2056* and the *NSW State Infrastructure Strategy 2018 – 2038*.

The vision statement the LSPS outlines the following:

*Greater Hume will continue to recognize the importance of the regional cities of Albury, Wodonga and Wagga Wagga and our community's ability to access higher level services, such as higher education, health services and employment. Recognising and enhancing this connection will be a key driver to the success of Greater Hume.*

*Our towns and villages will capitalise on growth opportunities so that they continue to service our rural communities. Our towns will offer a variety of housing choice to retain the ageing population but will also provide an alternate rural lifestyle that will attract people to the area. As our towns continue to support new growth, our economic base will diversify. Our townships will be vibrant active places to visit and live providing a variety of basic economic and community services, within a rural heritage town setting, resilient to effects of climate change.*

*Our natural environment will be fully understood and appreciated. Our existing environmental assets, national parks, river and water bodies will be leveraged off, and there will be an opportunity to connect these areas through biodiversity corridors. Significant environmental areas adjoining our development areas will be identified, understood and protected. Our new development areas will respect the environmental values and will also leverage off these features to make Greater Hume a great place to live and visit.*

To achieve this 20-year vision for Greater Hume, Council has identified nine planning priorities to focus future strategic planning consistent with the recommendations of the RMRP and Council's Community Strategic Plan 2017-2030.

The Strategy is consistent with the following planning priorities:

*Planning Priority One: Housing and Land Supply*

The following recommendations of the LSPS are relevant in the context of the Strategy:

*Monitor the uptake of residential land in the towns and villages and investigate future residential areas (as identified on the town maps). These areas will:*

- Be located to avoid areas that are identified as important agricultural land or areas that create potential for land use conflict;*
- Align with the utility infrastructure network and its capabilities;*
- Avoid or mitigate the impacts of hazards, including the implications of climate change;*
- Protect areas with high environmental value and/or cultural heritage value and important biodiversity corridors;*
- Not hinder development or urban expansion and will contribute to the function of existing townships;*
- Create new neighbourhoods that are environmentally sustainable, socially inclusive, easy to get to, healthy and safe.*

*Investigate a mixture of smaller and larger residential lots in the towns and villages to create opportunity, respond to future demand, and to provide a range of housing options. This includes protecting areas west of Jindera for smaller residential lots.*

The relevant action items listed under this Planning Priority include:

- 3. Investigate and identify future opportunities to provided fully serviced large lot residential allotments and partially serviced rural residential allotment in Jindera – Short Term (refer plans)*
- 4. For the RU4 zoning in Jindera and other townships investigate the feasibility of increasing the density within the RU4 zoning*

*Planning Priority Three: Utility Infrastructure*

The following recommendations of the LSPS are relevant in the context of the Strategy:

*Align residential and commercial growth with water and waste water capabilities.*

The relevant action items listed under this Planning Priority include:

- 1. Complete an integrated water management plan to ensure future water and sewer aligns with future growth.*

*Planning Priority Four: Agricultural Lands*

The following recommendations of the LSPS are relevant in the context of the Strategy:

*Protect important agricultural lands in local planning controls.*

*To avoid agricultural land fragmentation maintain the existing rural lands minimum lots size provisions in the Greater Hume Local Environmental Plans.*

*Manage land use conflict on agricultural land by:*

- *In the case of nuisance complaints supporting pre-existing, lawfully operating agricultural land uses*
- *Avoid locating incompatible land uses in and adjacent to agricultural production areas*
- *Restrict the encroachment of incompatible land uses;*
- *Ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector*

*Planning Priority Six: Supporting our Industries*

The following recommendations of the LSPS are relevant in the context of the Strategy:

- *Support existing industrial land uses and precincts for freight and logistics, industry, warehousing and similar activities in locations that minimise amenity impacts.*
- *Investigate opportunities for the expansion of existing and new industrial precincts in our townships that do not impact on residents.*
- *Protect and recognise existing industrial precincts and uses to avoid any land use conflicts from future residential development*
- *Encourage the co-location of complementary industry alongside agricultural enterprises that enhance the efficiency of the agricultural land use.*

*Planning Priority Eight: Identify and protect environmental values*

The following recommendations of the LSPS are relevant in the context of the Strategy:

- *Promote and preserve our natural environment and wildlife habitat.*

- *Liaise with NSW Government agencies to further develop and provide opportunity for the natural areas of Lake Hume, Doodle Cooma Swamp, Gum Swamp, Woomargama National Park, Murray River, Benambra National Park and Billabong Creek.*
- *Seek (funding) opportunities to undertake environmental management studies in consultation with government and community to update and inform new biodiversity mapping layer in the GHLEP.*

The relevant action items listed under this Planning Priority include:

1. *On review of the Greater Hume Local Environment Plan investigate the suitability of existing biodiversity layers and associated controls and consider whether less coarse biodiversity mapping should be provided.*
2. *To better identify land with high conservation attributes, Council undertake a review of road and public space biodiversity mapping.*

*Planning Priority Nine: Climate change and natural hazards*

The following recommendations of the LSPS are relevant in the context of the Strategy:

*Council have already undertaken extensive flood planning work through the preparation of the Culcairn, Henty, Holbrook, Jindera and Walla Walla flood studies, to understand the extent of these major rain and flooding events. These studies identify the high and low flooding hazard areas, these areas indicate whether land is or is not suitable for more intensive development. Ensuring the findings of these studies are replicated in local planning controls will be necessary to manage community expectations and development on land subject to inundation.*

*When planning and developing new urban areas, design and environmental considerations such as vegetation, water management (water sensitive urban design) and energy efficiency will be incorporated into the decision making process. This will assist our communities to build resilience to climate change*

The LSPS also lists additional Planning Priority Actions that were recommended by nominated State government agencies. The following are relevant in the context of the Strategy:

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- *Promote biodiversity certification for new urban release areas and spot-rezonings.*
- *Focus land use intensification in areas of land that meet the definition of Category 1 – Exempt Land under the Local Land Services (LLS) Act.*
- *Consideration of flood related constraints in areas identified for development, including areas identified in the Local Strategic Planning Statement (LSPS)*
- *Avoid and minimise impacts to Aboriginal cultural heritage values from development in the LGA*
- *Consider the impacts of rural residential development particularly relating to consumption of agricultural land*
- *Where possible, strategically identify key heritage places and clusters*

Appendix A of the LSPS contains a number of planning maps, which depict various localities for potential changes in land use, including a plan for Jindera (Figure 7).

The Jindera map assists in providing the broad strategic basis for the recommendations contained in this Strategy.



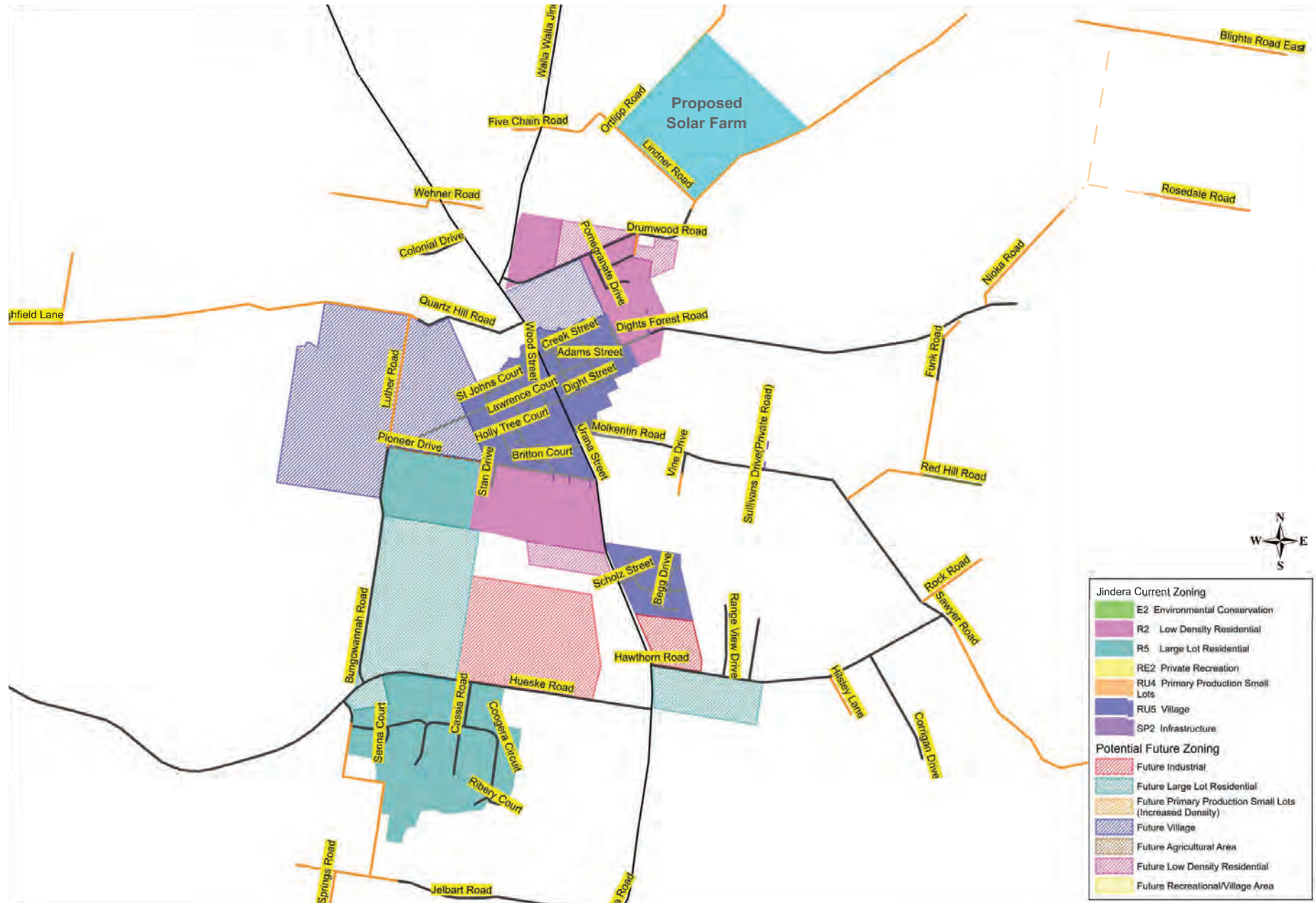


Figure 7 - Jindera Map contained in the Greater Hume Local Strategic Planning Statement

### Greater Hume Shire Strategic Land Use Plan 2007-2030

The Greater Hume Shire Strategic Land Use Plan 2007-2030 (SLUP) was prepared in 2007 as a document to draw together the amalgamated Shires of Hume, Holbrook and Culcairn within a consolidated strategic plan. The SLUP served to guide the eventual application of zoning and overlays within the current Greater Hume Local Environmental Plan 2012.

The SLUP identifies that Jindera has sustained strong residential growth and that at the time demand for vacant residential lots in the township was estimated to be approximately 15 per annum. Key outcomes identified for residential growth of Jindera was the need for sufficient zoned land in the right location, and recognising the various infill opportunities for residential land. The following recommendations in the SLUP are noted in the context of the study area:

- *create greater opportunity for development of a range of residential lot sizes by varying development control provisions and zoning appropriate land*
- *maintain forward supply of residential land*
- *provide a number of development fronts*
- *investigate future options to augment sewer*
- *consider preparing an infrastructure strategy linked to sustained growth*

A Strategic Land Use Plan for Jindera is also reproduced within the *Greater Hume Shire Development Control Plan 2013* and identifies the study area within a residential growth front of Jindera. The Land Use Plan for Jindera is shown at Figure 8, and makes the following comments for the study area:

- *expand existing low density residential with urban services*
- *emphasise entrance point to town*

The Land Use Plan also indicates a desire to expand the nearby industrial estate and allow for continued rural living development (i.e. lots greater than 2 hectares) to establish further south beyond the low density precinct.

# Jindera

# Strategic Land Use Plan

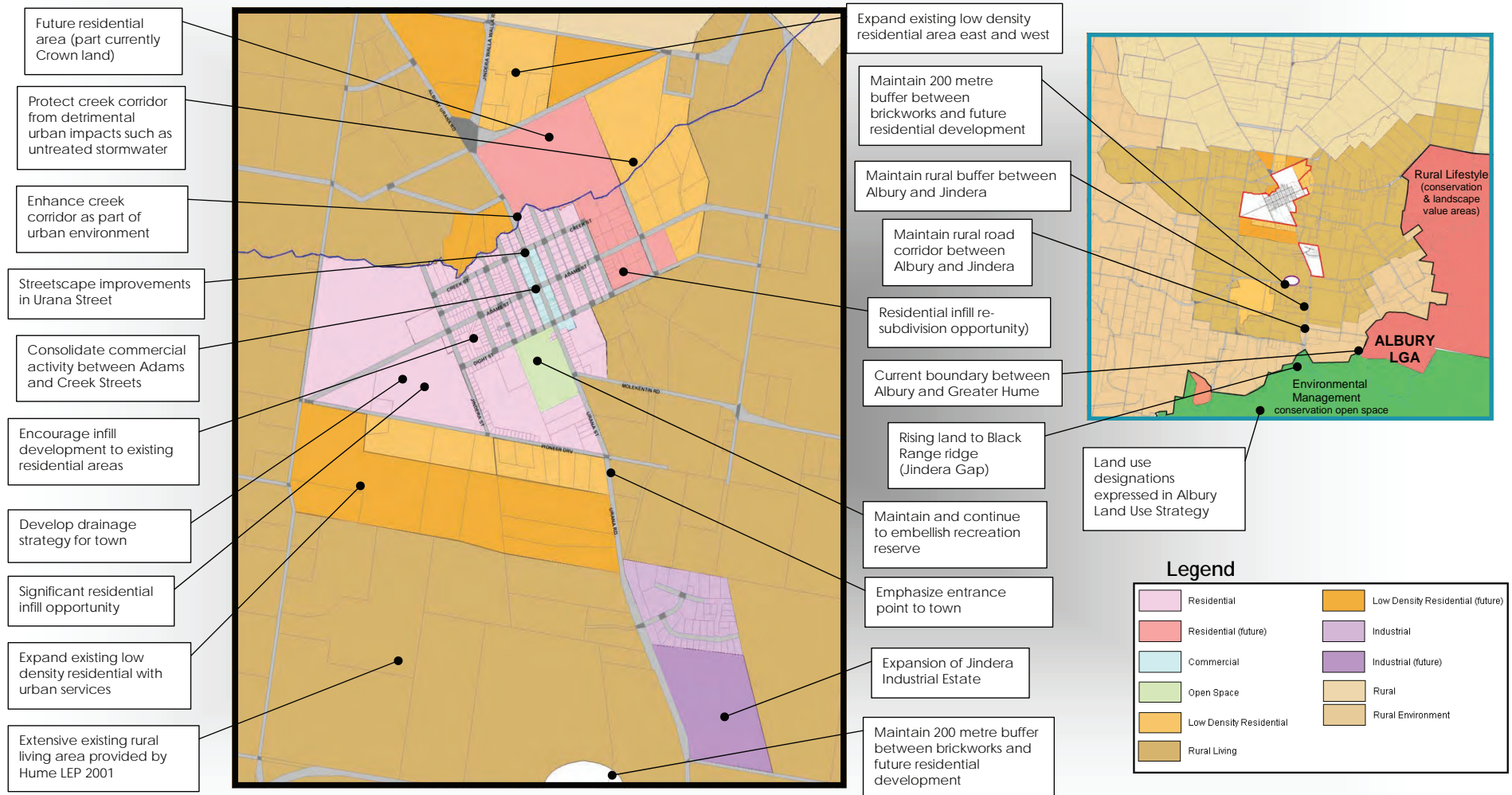


Figure 8 - Jindera Strategic Land Use Plan

### South Jindera Low Density Residential Master Plan 2016

The South Jindera Low Density Residential Master Plan 2016 was prepared to provide a framework plan for the future development of low density residential zoned land located to the south of the main.

The purpose of this Master Plan was to inform and guide the release of the land in the short to longer term, as well as determining an appropriate lot size whilst ensuring the delivery of a consolidated urban development and associated infrastructure.

The Master Plan is relevant in the context of this Strategy as it provides a strategic context and detailed investigation of the development options and outcomes proposed for this site.

The Master Plan investigated two different development options for residential subdivision including development at a density of 2,000m<sup>2</sup> versus 4,000m<sup>2</sup>.

The report recommends a minimum lot size of 2,000m<sup>2</sup> which will ensure that the land remains a transitional area between the primary residential areas of Jindera and surrounding non-urban land, while not prejudicing opportunities for longer term urban growth.

A copy of the endorsed Master Plan is provided in Figure 10.





Figure 9 - Jindera South Low Density Residential Master Plan



## 4.0 Constraints and Opportunities

### 4.1 Biodiversity

Jindera is located within the NSW South Western Slopes bioregion (Lower Slopes subregion), as well as the 'Brookong Plains' NSW Mitchell Landscape.

Vegetation within the study area largely comprises Plant Community Type 277 (PCT 277) Blakey's Red Gum – yellow box tall woodland of the NSW South Western Slopes Bioregion. This vegetation type is classified as a Critically Endangered Ecological Community (EEC) under Part 1 of Schedule 2 of the Biodiversity Conservation Act 2016 (BC Act) and is listed under Section 178 of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) as Critically Endangered.

Other vegetation found within the study area comprises Plant Community Type 266 (PCT 266) White Box grassy woodland in the upper slopes of the NSW South Western Slopes bioregion.

Outside of this native vegetation, vegetation comprises exotic vegetation over non-native pasture grasses. This land is largely used for extensive agriculture and predominantly grazing of animals.

The LEP maps areas of "terrestrial biodiversity" within which Clause 6.2 requires Council to consider the impact of development on flora and fauna as well as "any appropriate measures proposed to avoid, minimise or mitigate" those impacts. These areas have been identified through aerial imagery and have not been 'ground truthed' for significance. They also do not identify scattered vegetation.

Figure 10 shows the areas mapped in the LEP for terrestrial biodiversity within the study area. Upon inspection, these areas generally reflect stands of remnant vegetation falling within the categories of PCT 266 and PCT 277.

Fauna within the study area includes woodland birds and marsupials in recognition of the existing overstorey vegetation and limited native groundcovers and lack of permanent water sources.

Having regard for the Plant Community Type predominant in the study area, vegetation potentially presents as a constraint for development not just because of its biodiversity significance but also because of the high cost of offsetting its removal. Fortunately, there remains large tracts of land within the study area that are either unconstrained by stands of remnant vegetation or contain scattered paddock trees at a lower density

Pressure for vegetation removal usually stems from development at an urban scale (e.g. within the RU5 Village Zone) where there is little or no scope for retention. However, even in these circumstances and particularly for so-called greenfield sites, stands of remnant vegetation can be retained as open space areas or locations that are otherwise constrained for development such as creek lines as part of the site master planning stage.

Similarly, roads and other infrastructure can be located to avoid areas of high biodiversity value, such as along roadways and road reserves.

Even in circumstances where vegetation removal is deemed necessary to release key development sites, there are opportunities within Jindera for this loss to be offset by setting aside areas for retention. This situation will avoid a developer having to pay for the high price of offset 'credits' associated with Plant Community Type 277.

Further investigation of land having the potential to accommodate the urban growth of Jindera reveals all of the above scenarios are possible.

There is less pressure on vegetation removal where development at lower densities, such as that presented by the provisions of the R2 Low Density Residential Zone (2,000m-4,000m<sup>2</sup>) and R5 Large Lot Residential Zone (2ha+) are proposed. This is because it is easier for development to work around remnant vegetation and thus assist with retention. Consequently, the question of biodiversity as a development constraint in these areas is much less of an issue.

In conclusion, future development within the study area should seek to limit impacts on biodiversity to minimise the environmental impacts of the works and avoid requirements for biodiversity offsetting.

Where tree removal is proposed and where it exceeds the Biodiversity Offset Scheme (BOS) threshold, a Biodiversity Development Assessment Report (BDAR) report will be required under the provisions of the Biodiversity Conservation Act 2016.

To help offset some of the biodiversity credit obligations of development, Council or individual landowners should investigate options to create Biodiversity Stewardship sites as a separate exercise.

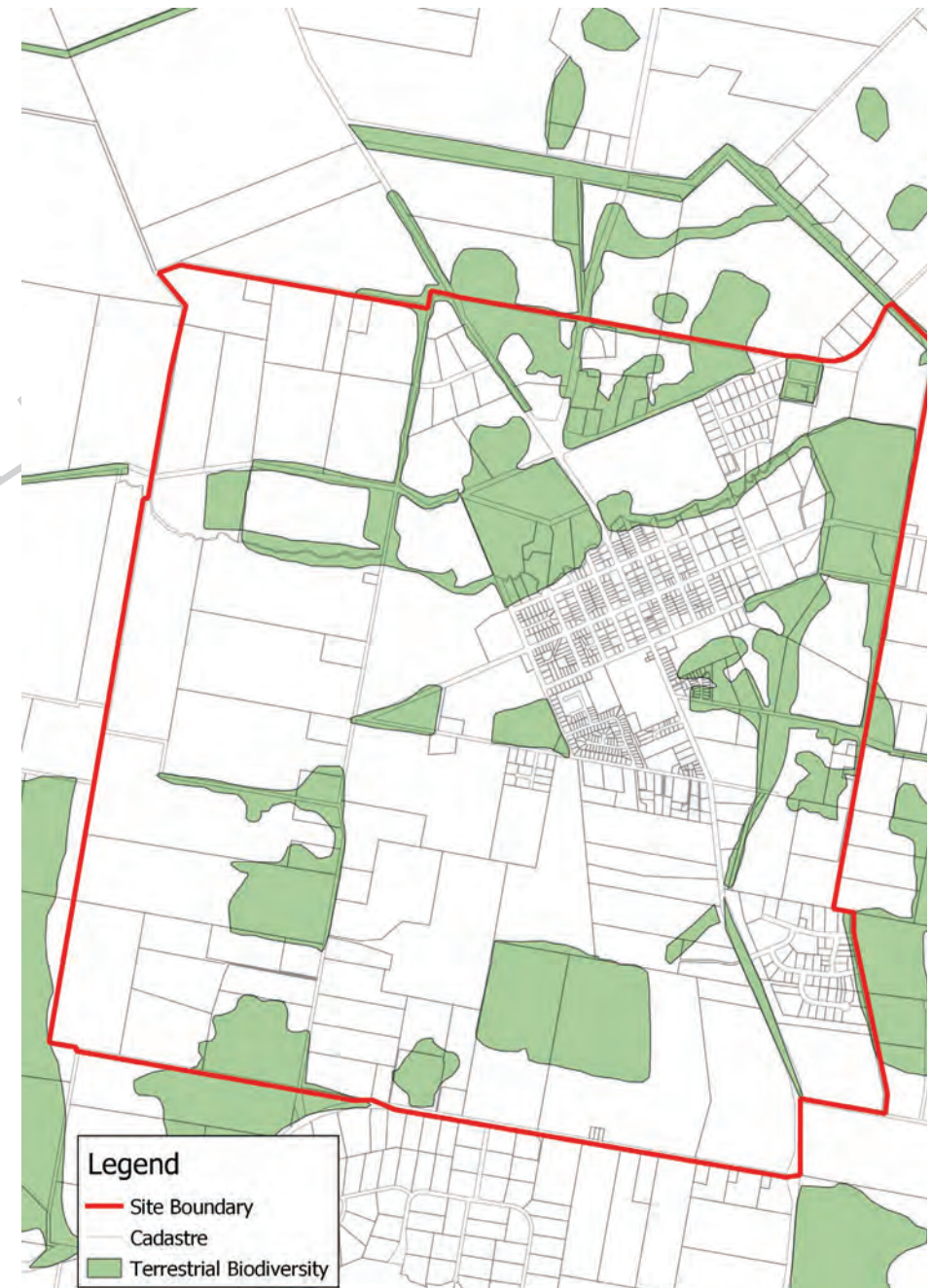


Figure 10 - Land mapped for biodiversity value

## 4.2 Flooding

Parts of Jindera, namely adjoining Four Mile Creek, as well as local drainage lines are subject to inundation from flooding and overland flow as identified within the Jindera Floodplain Risk Management Study and Plan ("the flood study").

Amongst the key outcomes of the flood study was the identification of land subject to the 1 in 100 year flood event (Figure 11). In addition, the flood study also identified the hydraulic categories of flood prone land ('flood fringe', 'flood storage' and 'floodway'), as well as the category of hazard ('low hazard' and 'high hazard').

In accordance with the requirements of the NSW Floodplain Development Manual development should seek to minimise the danger to life and property during floods.

Specifically, future development should seek to avoid areas of flood storage and floodway, which align with a high hazard level of flooding.

Where relevant, future developments shall also adopt the recommended mitigation and modification options as outlined within Section 7 of the flood study to ensure that land subject to inundation is appropriately managed into the future.

Please note that the Jindera Flood Study did not investigate land to the west of Bungowannah and Luther Roads. Therefore, any future development of this land will need to first investigate the impacts of flooding.

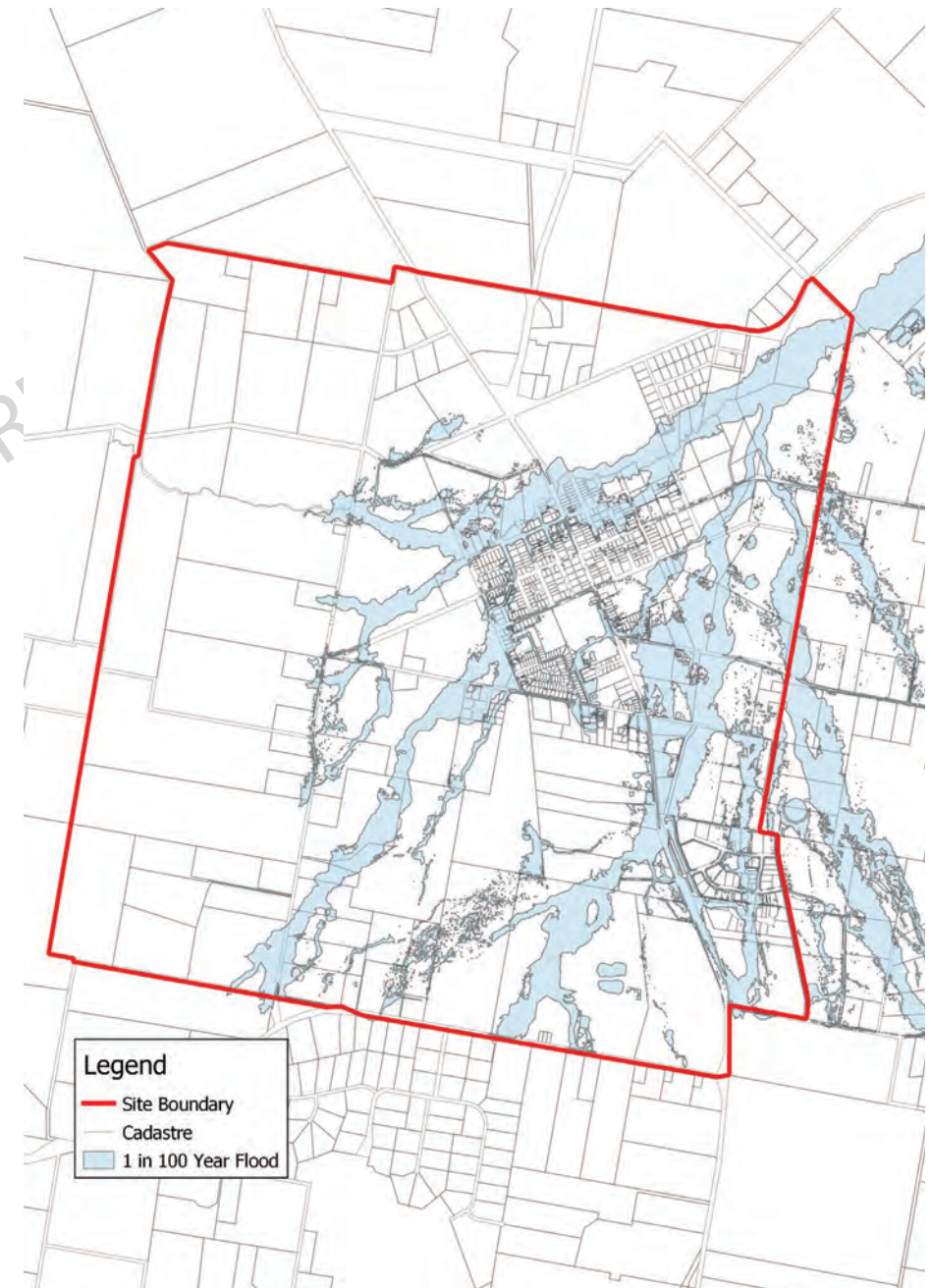


Figure 11 - Flood Prone Land Map



### 4.3 Bushfire

A bushfire prone area is any land that can support a bush fire or is likely to be subject to bush fire attack.

In general, a bush fire prone area is an area mapped that identifies the vegetation types and associated buffer zones. These are generally areas located close to bushfire hazards such as forests, woodlands or grasslands.

Bushfire mapping is classified into three different categories:

- Vegetation Category 1 is considered to be highest risk for bushfire (red);
- Vegetation Category 2 is considered to be the lowest bushfire risk (light orange); and
- Vegetation Category 3 is considered to be a medium bushfire risk (dark orange).

Bushfire prone land within the main township of Jindera is classified as Category 1 due to the dense vegetation present on-site. Other portions of the town are classified as Category 2 (Figure 12).

In addition, Planning for Bushfire Protection Guideline 2019 (PBP) now provides a broader definition of grassland than previous versions with any undeveloped land now considered to be 'grassland vegetation'.

Consequently, further development of land shall have regard to the Jindera bushfire prone land map, as well as the broader grassland bushfire hazard. Where necessary, any future subdivisions shall incorporate relevant bushfire provision measures such as Asset Protection Zones in accordance with the requirements of PBP.

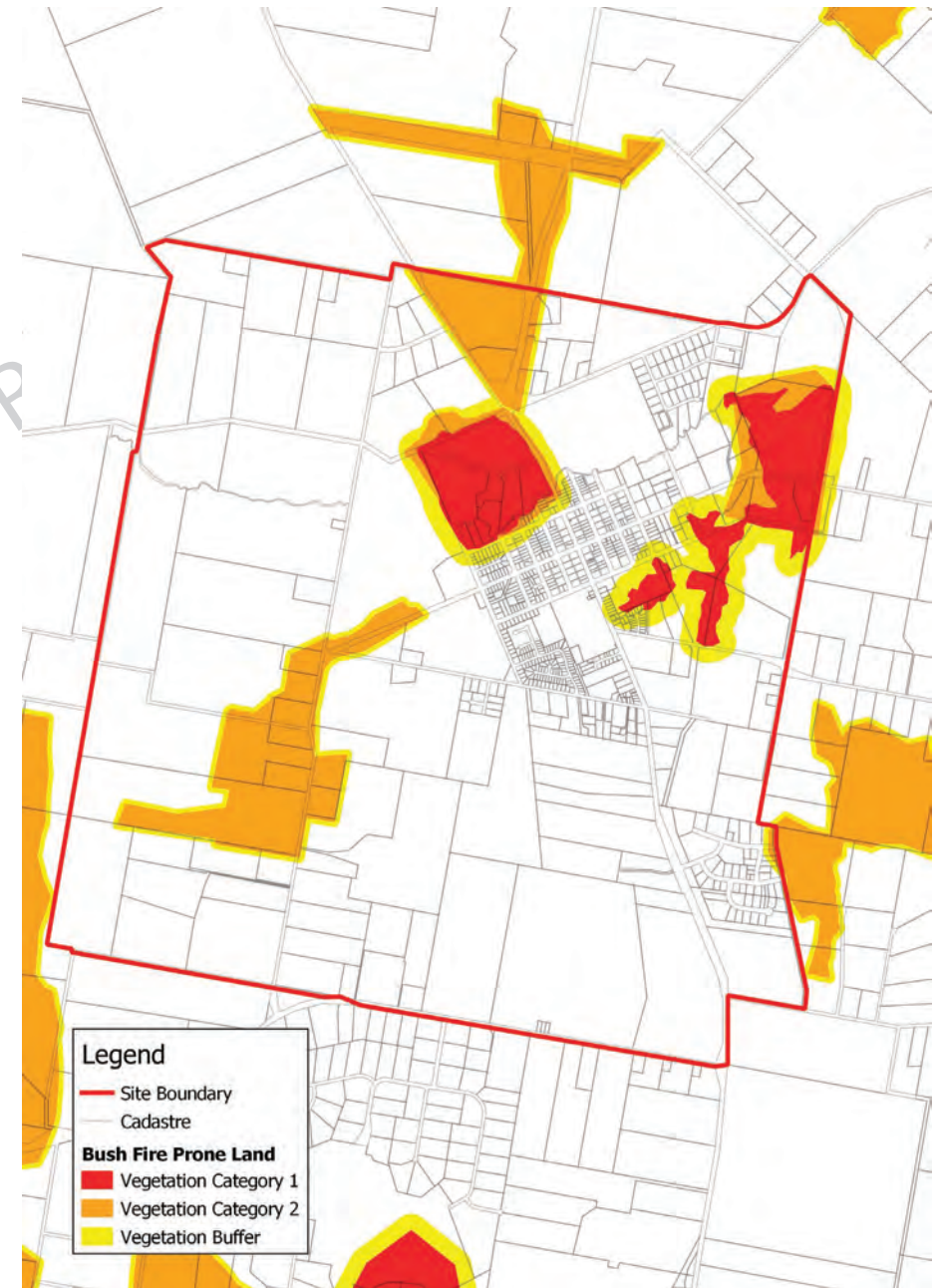


Figure 12 - Bushfire Prone Land

## 4.3 Heritage

### *Non-Aboriginal Heritage*

The study area contains 11 non-Aboriginal heritage items of local significance as identified within Schedule 5 of the LEP (Figure 13). Notable heritage items include the Blacksmiths shop, Jindera School of Arts, St John's Lutheran Church, St Paul's Anglican Church and Pioneer Museum (Wagners Store) and outbuildings.

### *Aboriginal Heritage*

The original inhabitants of the Greater Hume Council area are the Wiradjuri Aboriginal people.

Areas of significance to Aboriginal people can generally be expected to occur across the Council area. This includes both traditional and contemporary associations of Aboriginal people with the environment as well as physical sites (i.e. that contain archaeological evidence).

Aboriginal heritage exists as tangible and intangible evidence. The latter mainly comprises archaeological sites, whose locations can be broadly predicted by a combination of landform variables e.g. shell middens and earth mounds tend to occur along rivers, artefact scatters representing ancient campsites tend to occur on flat, well drained ground near permanent water sources, whilst burials and cemeteries tend to occur in sand hills near watercourses.

A predictive model has been established for the study area based on other known Aboriginal items listed in the NSW Aboriginal Heritage Information Management System (AHIMS). Using this database, a general area of possible Aboriginal sensitivity has been nominated 50 metres either side of Four Mile Creek.



Figure 13 - Heritage Map



#### 4.4 Land Capability and Agricultural Value

The majority of the Greater Hume Council area is zoned for rural purposes and is broadly used for dryland cropping and grazing with more forestry (softwood plantations) in the eastern part.

Land immediately surrounding Jindera is generally rated 'high' in terms of agricultural land quality. As the land rises to the north, west and south, the land quality changes to 'average'.

All land located outside of the developed area of Jindera is zoned RU4 Primary Production Small Lots with a corresponding 8 hectare MLS for subdivision. This land is generally used and intended for small scale agricultural activities, but is also being used for 'hobby farm purposes'.

Although the Council area can be viewed as a traditional rural and agricultural based local government area, the characteristics of the southern part of the council area continues to change as a result of ongoing demand for rural living subdivision in commuting distance of Albury-Wodonga.

The rural living area that has established around Jindera and other areas now within the Albury LGA typify the changing face of this part of Greater Hume from a predominantly agricultural community to a commuting based rural lifestyle community.

#### 4.4 Traffic and Transport

The Jindera township is serviced by a number of major road connectors (Figure 14) that provide access to key infrastructure and services.

Urana Road forms the main street of Jindera and provides the main north-south access route through town. This road is identified as a classified road pursuant to the Roads Act 1993, and therefore future development alongside this road will be required to consider SEPP Infrastructure as outlined in Section 3.3.1 of the Strategy.

Other major roads contained within the study area include Adams Street, Pioneer Drive, Molkentin Road, Hueske Road, Bungowannah Road, Dights Forest Road, Quartz Hill Road, Luther Road and Walla Walla-Jindera Road.

All these roadways are sealed, except for Quartz Hill Road, Luther Road and the western portion of Pioneer Drive, which remain unsealed. Consideration of upgrades to these roads may be required in the future depending on traffic demand volumes.

Key traffic intersections within the study area comprise formalised roundabouts at the intersections of Creek and Adams Street where they intersect Urana Road, whilst a new roundabout is planned for the intersection of Pioneer Drive and Urana Road.

Jindera does not currently contain any traffic lights and there are no intentions in the medium to long-term to provide these.

In accordance with Council's engineering design guidelines all new subdivisions will be required to provide sealed roads and where necessary incorporate formalised kerb and guttering.



Figure 14 - Traffic and Transport Map

#### 4.5 Infrastructure and Services

Jindera has access to a range of infrastructure and services as outlined in Table 8.

Council is currently in the process of preparing an Integrated Water Cycle Management Strategy (IWCMS), which will identify current and future capacity issues and upgrade requirements.

The outcomes of this Strategy will inform the recommendations of the IWCMS.

Table 8 - Summary of Infrastructure and Services

Infrastructure	Infrastructure
Water	<p>Water supply is provided to the main urban area of Jindera via a trunk main and reticulated supply network as part of the Village Water Supply Scheme. This water supply is largely provided from the neighbouring Albury City Council and is pumped to a reservoir tank located at the top of the Jindera Gap, where it is gravity fed to the town and beyond.</p> <p>There are no supply issues with the current water network although augmentation will be required to accommodate Jindera's growth..</p>
Sewerage	<p>Reticulated sewerage is provided to the main urban area of Jindera with the sewerage treatment works located to the north east of the main township.</p> <p>Current investigations have identified the need to upgrade a number of the existing sewer pump stations within the study area to ensure that they have enough capacity to accommodate future growth and avoid issues of odours.</p> <p>These upgrade works will be dependent on the location of expected future growth and topographical constraints.</p> <p>Outside of the main urban areas, properties are connected to on-site effluent disposal systems (septic, aerated etc).</p>

Infrastructure	Infrastructure
Gas	The main urban area of Jindera has access to reticulated gas, whilst properties located outside of this area utilise a bottled gas supply.
Drainage	Urban stormwater drainage infrastructure exists within the main urban area of Jindera. Outside of this area, properties are reliant upon rural drainage.
Electricity	Electrical supply is available to Jindera and is provided via an overhead power supply. In recent times, electricity supply as part of newly established subdivisions have been via underground supply.
Telecommunications	Telecommunications are readily available, although mobile phone reception has been an issue in the past.
Waste Management	Council operates a waste transfer station to the north east of the main township and all properties have access to kerbside garbage collection.
Roads	All the roads within the study area are council owned with the exception of Urana Road, which is an RMS classified road. The majority of these roads are sealed, however there are still several unsealed roads located within the area that may require upgrading in the future.

A plan showing the current reticulated water and sewerage network is provided in Figure 15.

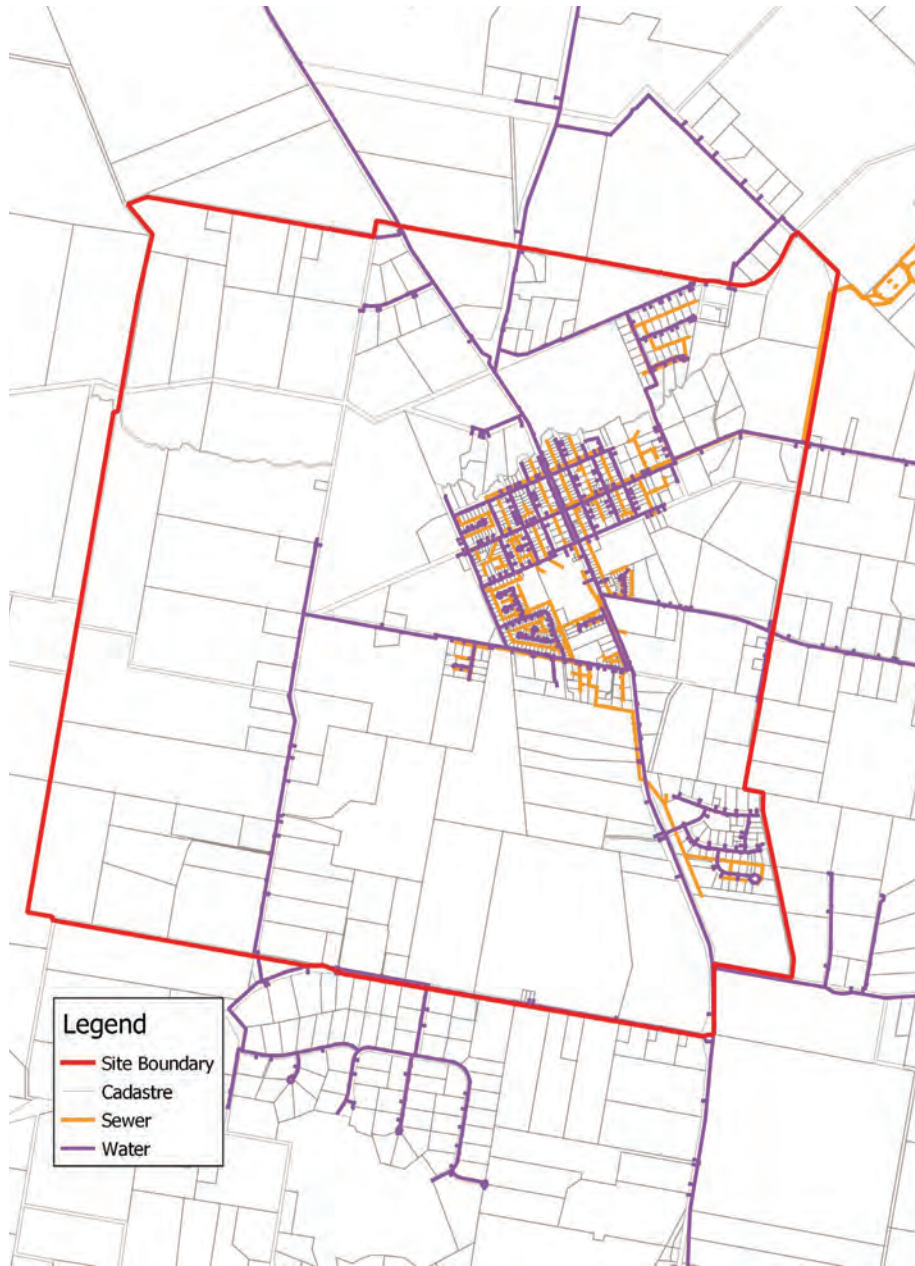


Figure 15 - Infrastructure and Services Map



#### 4.7 Land Use Conflicts

Land use conflicts may arise when incompatible land uses are located in close proximity to each other, which in turn may impact on the amenity of sensitive land uses, the efficient use of productive land, or environmental and landscape values.

Specifically, the Council area includes areas of productive agricultural land that could be threatened by unplanned expansion of residential and rural living development. Though the long-term protection of functioning agricultural land within Greater Hume is an important strategic objective, this objective must recognise that some rural areas of the Council area have already been fragmented and no longer have the capacity to operate in traditional agricultural type holdings.

An assessment of land use conflicts has been undertaken consistent with the NSW Department of Primary Industry's Land Use Conflict Risk Assessment (LUCRA) guidelines.

Key potential land use conflicts contained within the study area include:

1. Sewerage treatment works
2. Brickworks site
3. Existing industrial estate
4. Industrial estate expansion
5. Waste transfer station

Furthermore, consideration will need to be given to the location of future residential zoned land adjacent to productive agricultural activities.

A plan showing these potential land use conflicts is provided in Figure 16.

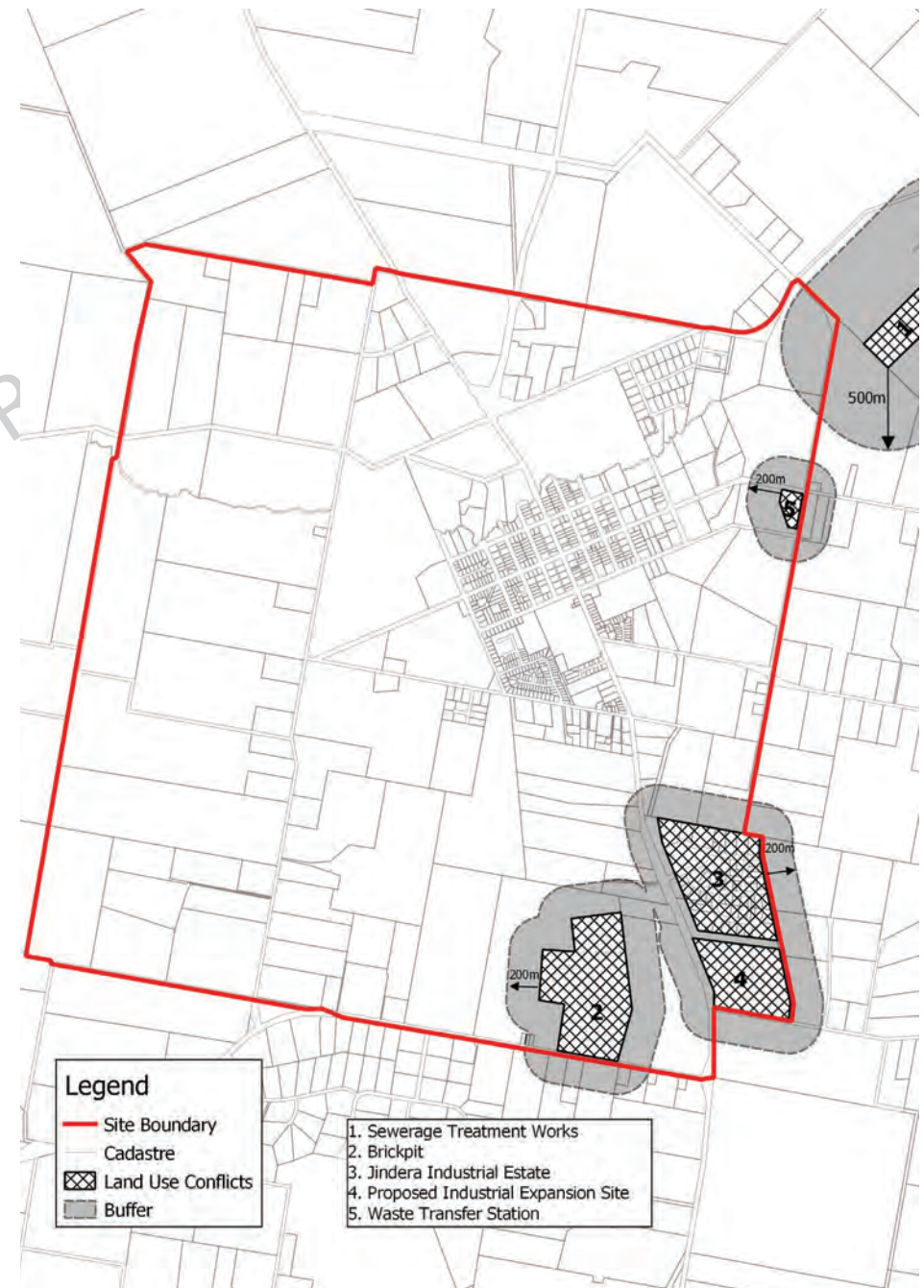


Figure 16 - Land Use Conflict Map



#### 4.8 Summary of Constraints and Opportunities

To help identify potential candidate sites for rezoning and development, consideration has been given to the environmental constraints and opportunities outlined in Sections 4.1 to 4.7 of the Strategy.

A plan showing the combined constraints and opportunities for Jindera is provided in Figure 17.

These features have formed the basis for the recommended rezoning and minimum lot size changes outlined in Section 5 of the Strategy.

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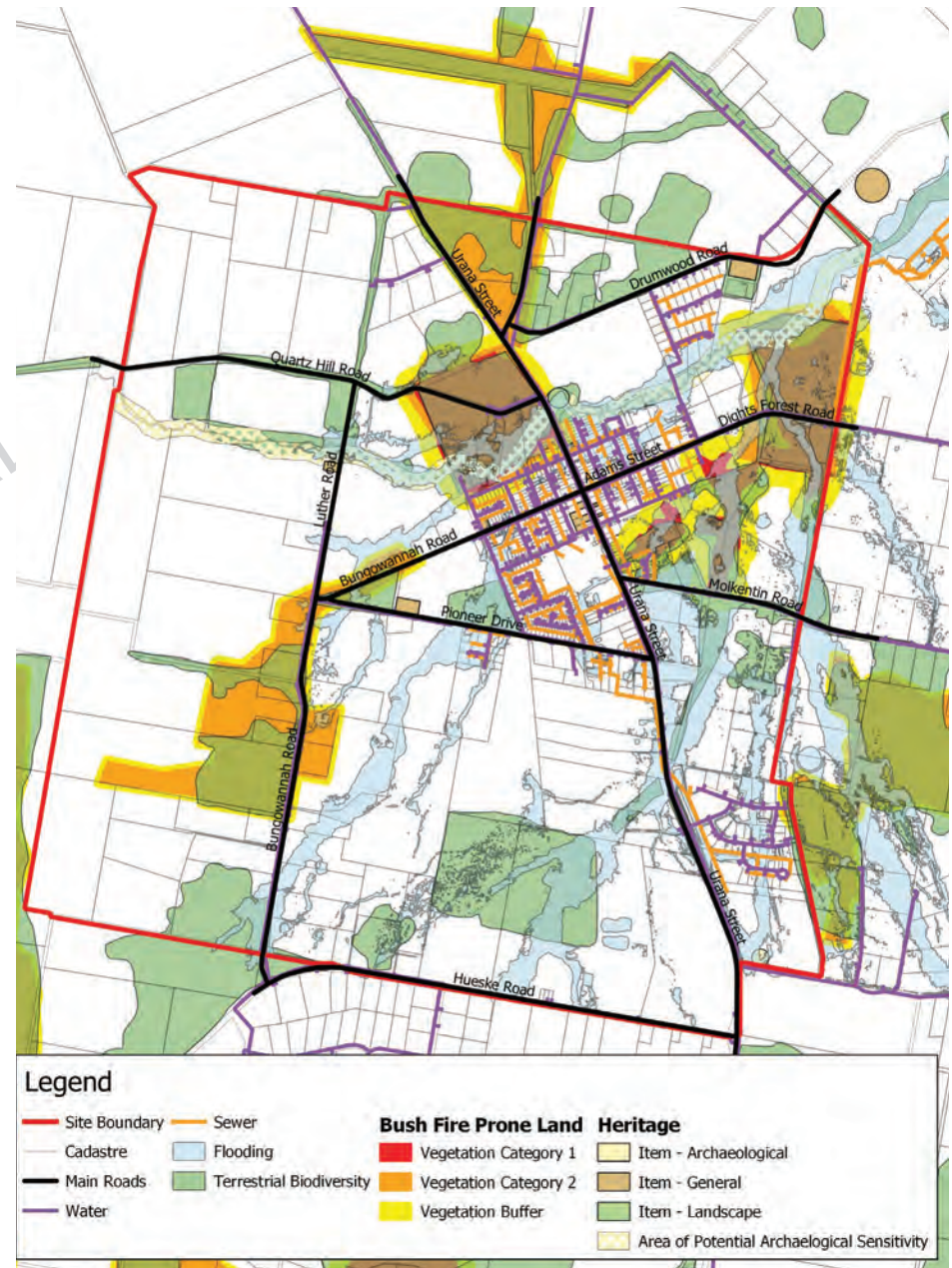


Figure 17 - Combined Constraints and Opportunities Map

## 5.0 Land Use Strategy

### 5.1 RU5 Village Zone

Based on the existing development pattern and zoning of the area, environmental constraints and the logical extension of services, the Strategy recommends rezoning two parcels of land to the north-west of the existing township to RU5 Village as identified in Figure 18.

These parcels of land are described as follows:

- 81 Luther Road (Lot 2, DP1216785); and
- 214-224 Pioneer Drive (part Lot 66, DP1195450).

Provision is also available to expand this zoning further west in the future onto land generally bordered by Quartz Hill Road to the north, Luther Road to the east and a government road reserve to the south and west. In the interim it is recommended that this land be retained in a rural zone.

The recommended rezoning of this land is consistent with previous strategic planning investigations and recommendations identified in Council's LSPS (Figure 8) and are consistent with the environmental constraints of the land.

The properties are currently zoned RU4 Primary Production Small Lots and have a combined total area of approximately 72 hectares.

Both properties are largely unconstrained and the topography of the land is generally flat. Vegetation on-site comprises grassy box gum woodland (yellow box and white box) in both patches and individual scattered paddock trees.

Four Mile Creek bisects the central portions of Lot 2 and the property also includes a flood storage area located towards the Adams Street frontage of the property.

The land is not currently used for productive farming land and is largely classified as Category 1 land under the provisions of the *Local Land Services Act 2013*.

Infrastructure and services including water and sewerage are readily available to the property and can be extended from the main urban area. Road access is also available via Adams Street and Pioneer Drive. It is noted however, that the western section of Pioneer Drive will need to be upgraded to accommodate future development of this land.

Due to the size of these properties and the need to coordinate infrastructure and services, it is recommended that a site-specific masterplan be prepared for these properties.

Amongst key issues to be investigated include:

- Biodiversity impacts;
- Flooding impacts;
- Aboriginal cultural heritage;
- Infrastructure provisions and requirements;
- Provision of open space and landscaping;
- Development staging and sequencing;
- Urban design controls.

Further details regarding design guidelines are discussed in Section 7.3 of this report.

In total, the future subdivision of this land based on the proposed zoning and minimum lot size recommendations of this Strategy could increase the supply of RU5 Village zoned lots within Jindera by up to 580 lots.

This equates to approximately 50 years' worth of residential land supply based on current residential take-up rates.

Given this large proposed level of land supply, it is recommended that this area be developed over a number of stages as outlined in Section 5.5 of this report.

## 5.2 R2 Low Density Residential

The Strategy has identified three candidate sites for rezoning to R2 Low Density Residential based on their location, proximity to services and adjoining land use and environmental constraints.

These parcels of land are described as follows:

- 63 & 107 Molkentin Road (Lots 51 & 52, DP713015);
- 187-313 & 315-323 Pioneer Drive (Lot 2, DP1064969 and Lot 1, DP1006582); and
- Wagner Drive (part), 1017, 1019 & 1037 Urana Road, (Part Lot 100, DP1267384, Lot 2, DP240938, Lot 1, DP778051 and Lots 1011-1012, DP1068269).

A plan identifying these properties is provided in Figure 18.

The recommended rezoning of this land is generally consistent with previous strategic planning investigations and recommendations identified in Council's LSPS (Figure 7) and are consistent with the environmental constraints of the land.

The properties are currently zoned RU4 Primary Production Small Lots with the exception of 187-313 and 315-323 Pioneer Drive, which is zoned R5 Large Lot Residential.

The properties have a combined total area of approximately 137 hectares and are largely unconstrained from an environmental and biodiversity perspective.

Given their peripheral location or their location adjacent to other existing low density residential zoned land, the land is considered appropriate for low density residential purposes.

Each of these properties have readily available access to infrastructure and services and the recommended minimum lot size for these areas is proposed at 2,000m<sup>2</sup> and 4,000m<sup>2</sup> respectively.

The latter 4,000m<sup>2</sup> minimum lot size is proposed for the land located at the western end of Pioneer Drive to reflect the generally larger lot size pattern in this area and to provide a transition to R5 Large Lot Residential zoned land to the south and west. All the other remaining candidate sites are proposed to have a 2,000m<sup>2</sup> minimum lot size.

This equates to approximately 40 years' worth of residential land supply based on current residential take-up rates.

Whilst it is acknowledged that this equates to a large level of land supply, based on recent take-up rates, demand for this form of residential product has been high with limited supply artificially preventing higher take-up rates.

### 5.3 R5 Large Lot Residential

The Strategy has identified three candidate sites for rezoning to R5 Large Lot Residential based on their location, proximity to services and adjoining land use and environmental constraints.

These parcels of land are broadly described as follows:

- Land bordered by Drumwood Road, Luther Road and Wehner Road;
- Land bordered by Hueske Road to the south and -313 & 315-323 Pioneer Drive (Lot 2, DP1064969 and Bungowannah Road to the east; and
- 80 Hueske Road (Part Lot 114, DP753345).

Given the relatively low level of supply of R5 Large Lot Residential Zoned land and a general lack of greenfield residential areas, provision has also been made to expand this zoning further north west and south west into the future onto land located on the western side of Bungowannah Road and Luther Road. This land is generally unconstrained and buffered to rural land located further west by a ridgeline, as well as having readily available access to reticulated water.

A plan identifying these properties is provided in Figure 18.

The recommended rezoning of this land is generally consistent with previous strategic planning investigations and recommendations identified in Council's LSPS (Figure 7) and are consistent with the environmental constraints of the land.

The properties are currently zoned RU4 Primary Production Small Lots with the exception of a small area of land located to the north of Drumwood Road, which is zoned R2 Low Density Residential.

The properties have a combined total area of approximately 250 hectares and are largely unconstrained from an environmental and biodiversity perspective.

It is noted however that much of this land has already been developed for rural lifestyle and so-called hobby farming purposes with lot sizes ranging from 2-8 hectares, consistent with previous planning controls that applied to the land.

All of this land is located on the peripheral of the study area and has either already been developed for rural lifestyle purposes or adjoins land that has been developed for rural lifestyle purposes.

The adoption of an R5 Large Lot Residential zone is largely considered to reflect the existing subdivision pattern and lot fragmentation that has already occurred within these areas.

Road access is available to this land, so too is a reticulated water supply. Reticulated sewerage is not available to these areas given their peripheral location.

In response, a 2 hectare minimum lot size is recommended to provide a transition between the main urban area of Jindera the outlying rural lands. The adoption of a 2 hectare minimum lot size will also allow for the on-site disposal of effluent and avoids the need to have to extend reticulated sewerage to these remote locations.

This equates to approximately 6.5 years' worth of residential land supply based on current residential take-up rates.

Furthermore, the proposed larger minimum lot size seeks to avoid impacts on biodiversity as it will allow future subdivision of this land to incorporate or avoid the need to have to remove any native vegetation.



#### 5.4 Jindera Residential Land Use Strategy

The proposed land zoning and minimum lot size recommendations contained within this Strategy and as outlined in Sections 5.1 to 5.3 are identified in Figures 18 and 19.

Based on the land zoning and minimum lot size recommendations of the Strategy, this land has the potential to cater for up to approximately 1,094 additional residential lots as outlined in Table 9.

Based on the average take-up rate of dwellings for the last 6 years (30), this equates to a residential land supply of approximately 36 years.

When considering the average take-up rate since 2018, being 35 dwellings per annum, this level of residential land supply is reduced to approximately 31 years.

Table 9 - Proposed Residential Land Supply

Zone	Minimum Lot Size	Area	Proposed Residential Land Supply (lots)	Years Supply
R2 Low Density Residential	2,000m <sup>2</sup> 4,000m <sup>2</sup>	91ha 46ha	364 90	33 8
R5 Large Lot Residential	2ha	246ha	60	6.5
RU5 Village	600m <sup>2</sup>	72ha	580	52
Total			1,094	36

#### 5.5 Development Staging

Given the need to coordinate land development and the provision and extension of services and infrastructure, it is important that development occurs in a logical and sequential order.

Whilst this Strategy provides the land use zoning and minimum lot size recommendations for land within Jindera for the next 20-30 years, given the level of land supply proposed as part of this Strategy and current take-up rates, it is recommended that the rezoning and development of this land be staged.

Specifically, urban development (proposed RU5 Village) shall expand outwards from the main urban area of Jindera and extend westwards along Bungowannah Road/Adams Street. Given the size of this parcel of land, it is recommended that land located either side of this land be rezoned and developed in the interim, before extending northwards over Four Mile Creek.

Similarly, R2 Low Density Residential zoned land should initially extend to the south of Heritage Park as existing infrastructure and services have already recently been extended to this area and are readily available.

Given the relatively low level of supply of R5 Large Lot Residential zoned land, it is recommended that all three land parcels identified for future development (excluding land located to the west of Bungowannah Road and Luther Road) be rezoned in the short-term to cater for this current lack of supply.

Should land identified as 'future growth' on the western side of Bungowannah Road and Luther Road be proposed to be rezoned in the interim, detailed investigations, namely infrastructure provision and flooding will need to be considered before this land is considered appropriate for rezoning to avoid 'leapfrog development'.



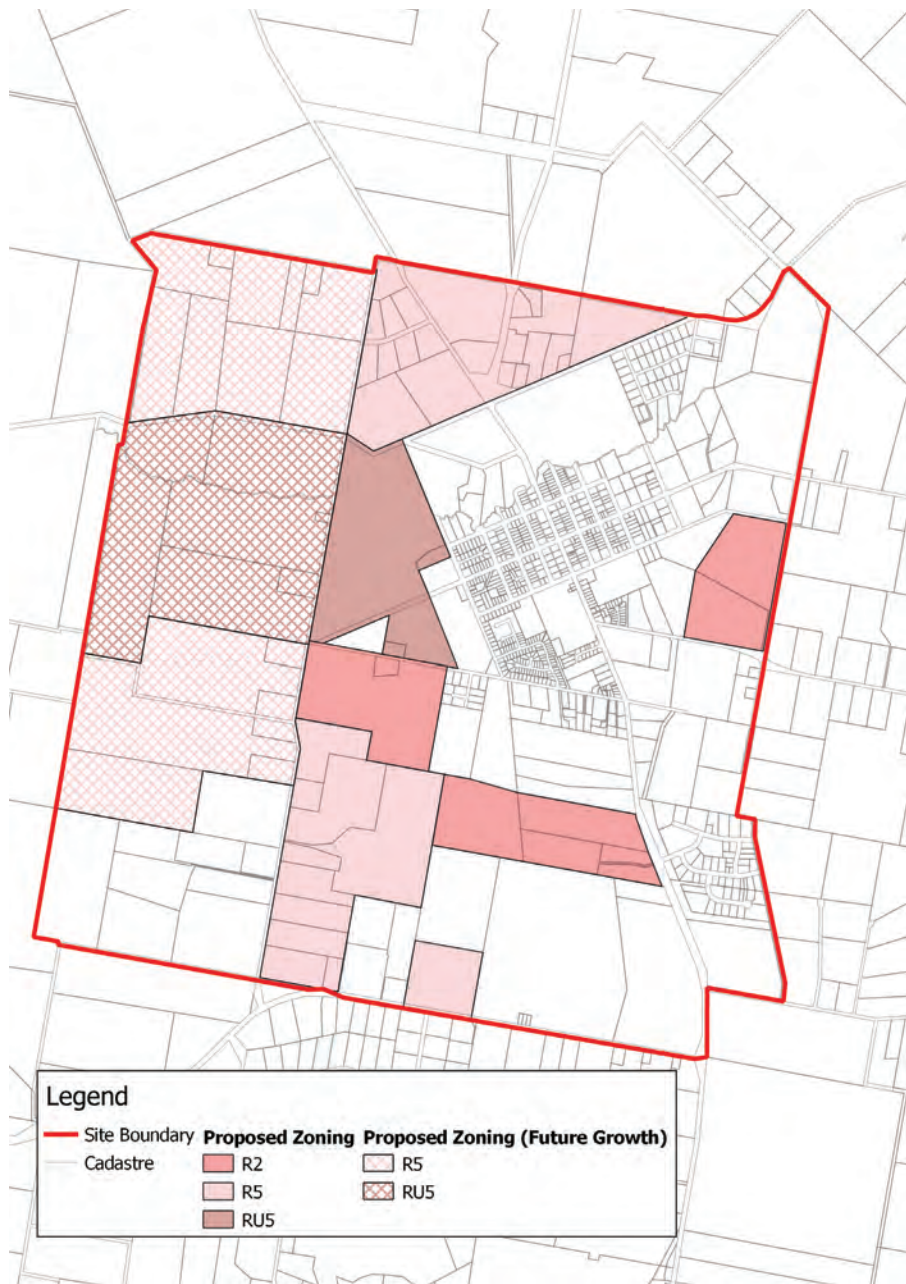


Figure 18 - Recommended Zoning Map

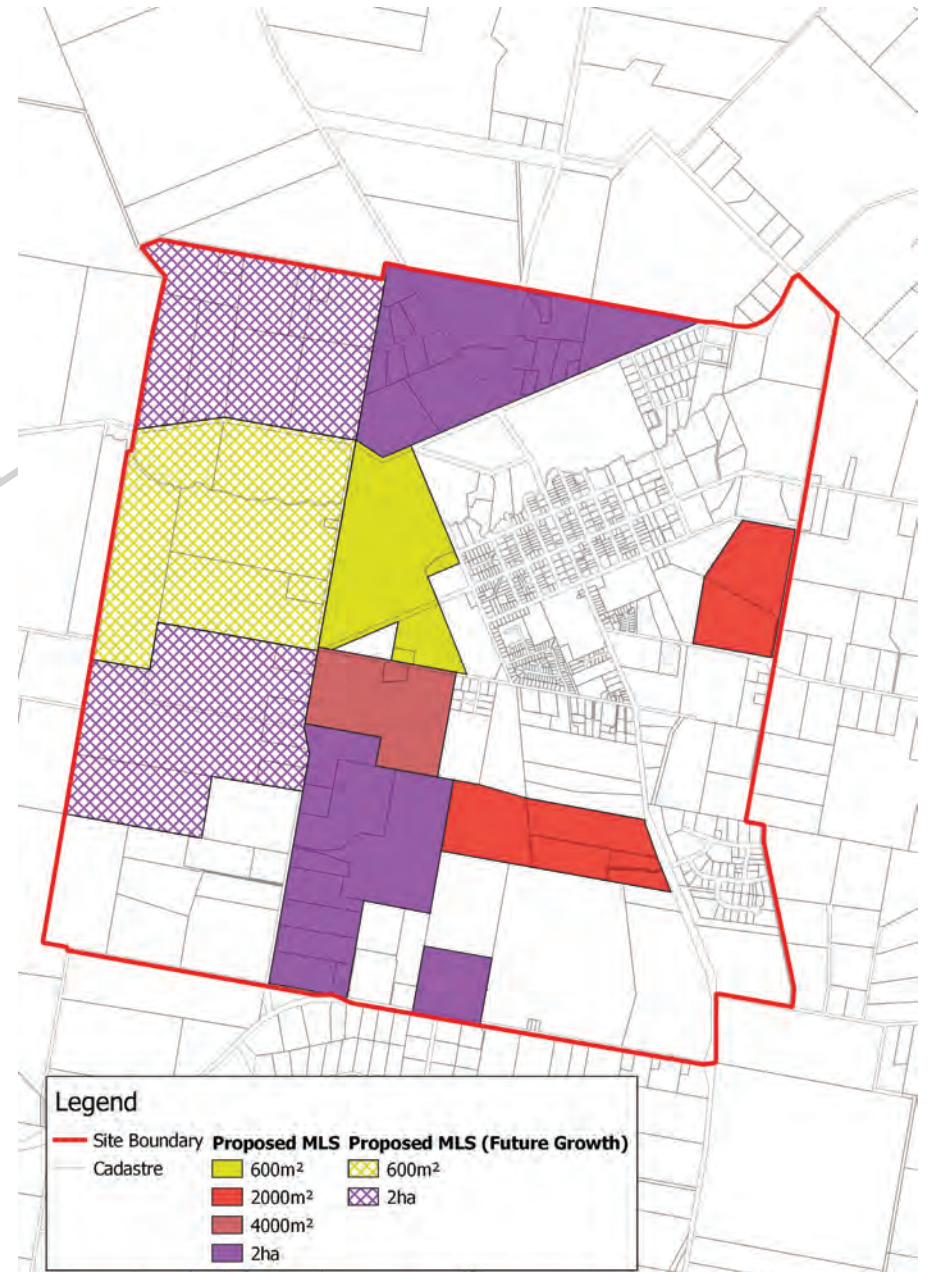


Figure 19 - Recommended Minimum Lot Size Map

## 6.0 Implementation

### 6.1 Infrastructure and Services

The development outcomes sought by this Strategy will result in the need to augment and extend certain infrastructure and services.

As outlined earlier in this report, Council is currently in the process of preparing an Integrated Water Cycle Management Strategy (IWCMS), which will identify current and future capacity issues and upgrade requirements.

The outcomes of this Strategy will inform the recommendations of the IWCMS.

Table 10 summarises the relevant infrastructure upgrade requirements necessary to achieve the outcomes sought by this Strategy.

Furthermore, Council will levy developer contributions on residential subdivisions in accordance with its Development Servicing Plans to help contribute towards the funding of this infrastructure.

Table 10 - Summary of Infrastructure and Services

Infrastructure	Infrastructure
Water	The existing reticulated water supply network has capacity to service the future development outcomes identified by this Strategy as part of the existing Village Water Supply Scheme. Existing water mains will need to be extended as part of overall staging of development and where necessary trunk main infrastructure may need to be upgraded. In addition, Council have identified the need to construct a second reservoir tank in the future to maintain a secure and reliable water supply. Potential locations for this tank include the Jindera Gap and undeveloped elevated rural land located to the west of town.

Infrastructure	Infrastructure
Sewerage	All land proposed to be zoned RU5 Village and R2 Low Density Residential will need to be serviced with reticulated sewerage via an extension of the existing sewer network. Current investigations have identified the need to upgrade a number of the existing sewer pump stations within the study area to ensure that they have enough capacity to accommodate future growth and avoid issues of odours. In particular, Council have identified the need to construct a new sewerage pump station in the western portion of the town to service this area. Given the topography of the land and the need to avoid pumping, this new pump station should be located on low-lying land. For those properties zoned, R5 Large Lot Residential, sewerage will be disposed of on-site.
Gas	There are no servicing or capacity constraints associated with the provision of gas.
Drainage	Future development of land in the RU5 Village and R2 Low Density Residential will require the formal construction of urban stormwater drainage (pit and pipe).
Electricity	There are no servicing or capacity issues associated with the provision of electricity.
Telecommunications	There are no servicing or capacity issues associated with the provision of telecommunications.
Waste Management	There are no servicing or capacity issues associated with the provision of waste management. It is recommended however that an appropriate buffer be established between potential low-density residential land and Council's waste transfer station to ensure the ongoing protection of this facility.
Roads	New residential subdivisions will be required to construct all new roadways in accordance with Council's engineering design guidelines. Furthermore, the western portion of Pioneer Drive will need to be sealed as part of the future development of this land.



## 6.2 Open Space

The main township of Jindera is well-served with areas of both public and private open space.

Public open space within Jindera includes Pioneer Park, the Jindera Village Green, as well as the multi-faceted Jindera Recreation Reserve that provides for the main recreational needs of the community and includes a football oval, netball courts, tennis courts, skate park; primitive camping ground (sometimes referred to as 'free camping'), swimming pool and associated change rooms and car parking.

Private recreational activities within the township include the Jindera Golf Club and Jindera Pony Club.

As part of the future development and growth of the town, there is need to create new open space areas. These open space areas should generally be located within a 400 metre walking distance of residential housing and where possible should provide for both passive and active recreational needs, as well the co-location of facilities adjacent to environmental areas.

It is recommended that two new public open space areas be established to the north west of the existing township indicatively located within the central portions of the proposed RU5 village zoned land as identified within Figure 20.

There is no need to provide for additional open space areas outside of these areas given the minimum lot sizes proposed as part of this Strategy and the ability to provide for individual recreational needs on-site.



Figure 20 - Open Space Plan

## 6.3 Residential Design Guidelines

### 6.3.1 General Design Guidelines

#### *Subdivision Form and Layout*

##### Objectives

- a. To encourage a range of lot sizes and densities to meet the needs of a growing community.
- b. To provide lots with areas and dimensions which are capable of accommodating future dwellings and associated infrastructure or outbuildings.
- c. To promote principles of energy efficient design and maximise opportunities for energy efficiency for future dwellings.
- d. To encourage future lots with areas and dimensions which consider and respond to environmental features and site constraints.

##### Guidelines

1. Future lots created for the purpose of a dwelling house are to comply with clause 4.1 and the Lot Size Map of the Greater Hume Local Environmental Plan 2012 (or any subsequent plan).
2. Subdivision layout is to create a legible and permeable street hierarchy that is responsive to existing conditions of the property and solar design principles.
3. Residential lots should be generally rectangular in geometry where possible.
4. Subdivision layout is to be designed to encourage future dwellings to front a main internal road.
5. Use of battle-axe lots are to be minimised. Any proposal to create a battle axe lot must demonstrate that there would be no alternative due to site constraints or characteristics of the proposed subdivision.

#### *Road Network*

##### Objectives

- a. To establish a framework of interconnected streets providing safe, convenient and clear access within and beyond the Precinct.
- b. To ensure the creation of a road and street network which responds to the expected capacities.
- c. To facilitate energy efficient development outcomes by defining suitable road and lot orientations.
- d. To establish new intersections in safe and convenient locations and of a standard capable of accommodating expected traffic movements.
- e. To contribute to the creation of attractive streetscapes and provide opportunities for the retention of roadside vegetation.

##### Guidelines

1. New internal roads are to be designed in accordance with the relevant Guidelines for subdivisions and development in Greater Hume Shire
2. All lots are to be provided with access to a public road.
3. Easements for access will only be considered in extraordinary circumstances.
4. Where necessary, new intersections will need to be justified and considered as part of the overall road network.
5. Footpaths and pathways shall be provided throughout subdivisions in the RU5 Village zone.



### *Open Space*

#### Objectives

- a. Residents living within urban residential estates shall have access to public open space areas.
- b. Open space areas should be co-located where possible with natural environment areas.

#### Guidelines

1. Open space areas shall be provided in accordance with Figure 20.
2. Open space areas shall be embellished and contain opportunities for both passive and active open space.

### *Utilities and Infrastructure*

#### Objectives

- a. To ensure all required utilities and infrastructure for the development can be provided.
- b. To provide appropriate provision of infrastructure and services to accommodate residential development.
- c. To ensure efficient extension and construction of infrastructure capable of accommodating the expected development loads.

#### Guidelines

1. All lots are to be provided with connection to potable water and sewerage services (except for in the R5 Large Lot Residential Zone), in accordance with Council's requirements as the relevant water and sewerage authority.
2. Reticulated water supply is to be provided in accordance with the relevant Guidelines for subdivisions and development in Greater Hume.

3. Details shall be provided by the applicant, demonstrating that any subdivision proposal is generally in accordance with the drainage requirements of the Drainage and Services Plan. Applicants are encouraged to include use of water sensitive urban design measures to maximise the re-use of stormwater and/or reduces the rate of flow from the property.
4. To ensure the delivery of an integrated stormwater management system, Council may consider temporary drainage provisions in circumstances where primary drainage systems (i.e. detention) is shown in later stages and the applicant can demonstrate a suitable temporary solution.
5. Applicants should discuss servicing requirements for electricity, telecommunications and natural gas with relevant service providers.

### *Landscaping & Biodiversity*

#### Objectives

- a. Encourage the use of species that will contribute to an increase in biodiversity values of the site.
- b. Encourage applicants to retain and incorporate existing landscape features wherever possible within the subdivision design.

#### Guidelines

1. Consistent street tree plantings are to be provided as part of new subdivision development. Preference should be given to native species and those with low water requirements.
2. Consideration should be given to retaining significant existing trees, or groups of trees, wherever possible. These may be contained within residential lots, new road reserves and other reserves.
3. Opportunities for re-vegetation, particularly as buffer or screening plantings, should be considered during the subdivision process to enhance visual and landscape amenity.

### *Interface Considerations*

#### Objectives

- a. To assist in facilitating an appropriate and aesthetic interface between buildings and major road corridors, waterways and environmental corridors.
- b. To ensure that development provides an appropriate interface to rural areas and bushfire hazards.
- c. To ensure future development of the land does not impact upon the function of existing industrial operations and major road corridors.

#### Guidelines

1. Open post and wire or post and rail fencing is to be constructed along lot boundaries interfacing with major road corridors.
2. Perimeter roads shall be provided along environmental reserves and open space areas.
3. Asset Protection Zones shall be incorporated within the development site in accordance with the requirements for Planning for Bushfire Protection.
4. Development adjacent to the Jindera waste transfer station shall incorporate an appropriate interface buffer to protect these adjoining facilities.

### *Building Design*

#### Objectives

- a. To achieve a high standard of amenity and urban design that is reflective of the rural character of the area.
- b. To encourage energy efficiency and crime prevent through environmental design principles.

#### Guidelines

1. Residential dwellings shall address the street and be readily identifiable and include front doors and windows that address the street.
2. Massing and articulation are to reduce apparent scale and bulk and create visually interesting buildings.
3. The living areas of dwellings shall be orientated to face north.
4. Development is to be sited and designed to acceptably reduce the impact of noise in the locality.

### 6.3.2 Proposed RU5 Village Land

In addition to the general design guidelines outlined in Section 6.3.1, development of the proposed RU5 Village zoned parcel of land requires the preparation of a site-specific master plan.

#### Objectives

- a. To encourage good site planning based on an analysis and understanding of the site and context.
- b. To ensure that development occurs in an integrated and staged manner.
- c. To ensure that development minimise environmental harm and reduces the risks of natural hazards.

#### Guidelines

1. Development of this land shall not occur until a site-specific master plan has been prepared for the site.
2. The site-specific master plan shall consider as a minimum the following items:
  - o Biodiversity impacts and opportunities to avoid and retain native vegetation consistent with the biodiversity values identified in Figure 21;
  - o Impacts on Four Mile Creek and matters regarding flooding and Aboriginal Cultural Heritage;
  - o Provision of open space
  - o Provision of utilities and infrastructure including the provision of a high-level road hierarchy and location of key intersections and creek crossing; and
  - o Staging and sequencing of development.

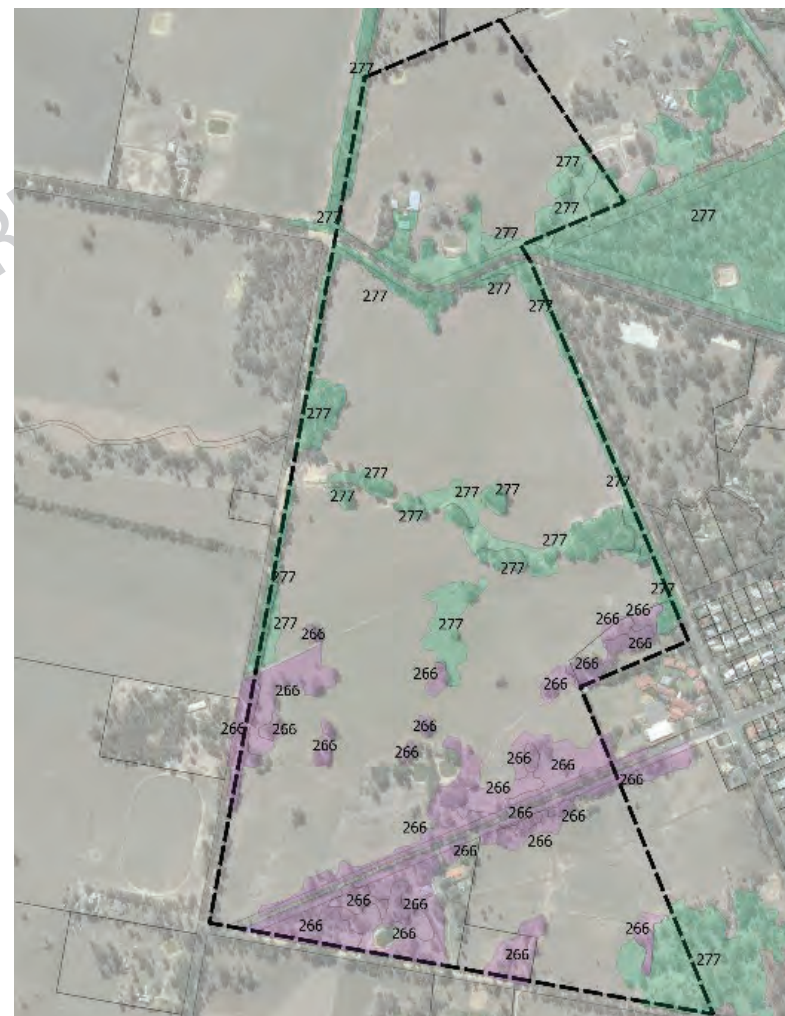


Figure 21 - Extract of NSW State Vegetation Map

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## TOURISM AND PROMOTIONS REPORT (February 2021)

Areas Projects	Objectives	Progress and Comments
Visitor Information Centre and Submarine Museum	Offering visitors to Greater Hume information and advice on accommodation, places to eat, attractions, maps, tours, road conditions, events and other general information. Reception and admission to Submarine Museum. Implement the Greater Hume Visitor Experience Plan. <b>Delivery Plan 3.3.1.1.06, 3.3.1.1.05</b>	<ul style="list-style-type: none"> <li>• Visitor Information Centre and Submarine Museum reopened on 10 June 2020.</li> <li>• Visitor Information Centre Statistics: Walk In – 317, Phone Calls - 32, Emails – 2.</li> <li>• Submarine Museum Adult - 37, Child - 5, Concession - 43, Family – 21, Group – 9.</li> <li>• Graphs have not been included in this report.</li> </ul>
Events	To assist with the promotion of Greater Hume's many and varied events. Implement the GH Visitor Experience Plan. <b>Delivery Plan 3.3.1.1.01, 3.3.1.1.08</b>	<ul style="list-style-type: none"> <li>• Emailed all event organisers in Greater Hume to commence planning for 2021.</li> </ul>
Social Media	Implement and enhance online communication tools using technologies such as social networking mechanism. Implement the Greater Hume Visitor Experience Plan.  <b>Delivery Plan 3.3.1.1.09</b>	<ul style="list-style-type: none"> <li>• Instagram, #visitgreaterhume – 759 followers</li> <li>• Individual facebook pages: <ul style="list-style-type: none"> <li>○ Greater Hume Council – 2466 followers</li> <li>○ Greater Hume Visitor Information Centre – 541 followers</li> <li>○ Holbrook Submarine Museum – 1078 followers</li> <li>○ Greater Hume Children's Services – 835 followers</li> <li>○ Greater Hume Youth Advisory Committee – 405 followers</li> <li>○ Buy Local in Greater Hume – 450 followers</li> </ul> </li> </ul>
Promotions	To promote Greater Hume as a place to visit or stay, whether for ½ day, full day or more. Implement the GH Visitor Experience Plan. <b>Delivery Plan 3.3.1.1.01, 3.3.1.1.08</b>	<ul style="list-style-type: none"> <li>• Emailed 'What's On in March leaflets to Visitor Information Centres in NSW and VIC, coach/bus/tour companies, tourism operators within shire and regional, media, visitor information points and to interested residents in shire.</li> <li>• Developing and have commenced rolling out of social media tiles on towns and villages, tours and itineraries.</li> </ul>
Australia Day	Recognise community leaders and their efforts and encourage others in the community to take up leadership roles.  <b>Delivery Plan 1.1.2.8.1 and 2.1.1.1.1</b>	<ul style="list-style-type: none"> <li>• Australia Day in Greater Hume held at Walbundrie, sending thank you letters, arranging grant acquittals and promoting winners via social media, website and media.</li> </ul>
Signage	Implement the Greater Hume Visitor Experience Plan. <b>Delivery Plan 3.3.1.1.03</b>	<ul style="list-style-type: none"> <li>• Currently looking at grant opportunities for further signage.</li> </ul>
Greater Hume Council Newsletters	Redesign the format and content of Council's quarterly newsletter to ensure effective and targeted content. <b>Delivery Plan 1.2.1.1.3</b>	<ul style="list-style-type: none"> <li>• Greater Hume First 2021 Newsletter – commenced work – out first week of April.</li> </ul>

## TOURISM AND PROMOTIONS REPORT (February 2021)

Murray Arts	Murray Arts aim is to actively assist the ongoing development of, and participation in, arts and culture throughout the Border region. Implement the Greater Hume Visitor Experience Plan. <b>Delivery Plan 3.3.1.1.04</b>	<ul style="list-style-type: none"> <li>• Murray Arts have commenced planning for 2021. Susan Reid has taken over as Acting Director Murray Arts while Alyce Fisher is on maternity leave.</li> <li>• Developed a Cultural Round Table Group to support the arts in the Murray Region.</li> </ul>
Greater Hume Tourism	Implement the Greater Hume Visitor Experience Plan which was endorsed March 2014 by Greater Hume Council. <b>Delivery Plan 3.3.1.1.06, 3.3.1.1.05</b>	<ul style="list-style-type: none"> <li>• Monthly newsletters are being sent to all Greater Hume Tourism Operators, providing latest information on COVID 19, tourism opportunities, marketing, social media and promotional campaigns as well as relevant contacts and statistics.</li> <li>• Currently managing 152 Greater Hume ATDW Listings. The Australian Tourism Data Warehouse (ATDW) is Australia's national platform for digital tourism marketing in Australia. Established in 2001, the ATDW is jointly owned and managed by all Australian state and territory government tourism bodies. ATDW distributes this information to over 60 partners' websites to support local tourism businesses in expanding their online exposure, bookings and marketing.</li> <li>• Continuing with social media Welcome to Greater Hume and providing tours and ideas of what people can do in Greater Hume.</li> <li>• Destination Riverina Murray and Murray Regional Tourism held a Destination Inspiration Workshop in Albury on 25 February with some great guest speakers. 5 Greater Hume Tourism Operators attended the workshop which was limited to 50 from the region.</li> </ul>
Murray Regional Tourism (MRT)	The MRT is a joint venture between Albury, Balranald, Berrigan, Campaspe, Corowa, Deniliquin, Gannawarra, Greater Hume, Mildura, Moira, Murray, Swan Hill, Wakool, Wodonga, as well as Tourism Vic and Destination NSW. <b>Delivery Plan 3.3.1.1.04, 3.3.1.1.07, 3.3.1.1.16</b>	<ul style="list-style-type: none"> <li>• Murray Regional Tourism is currently holding monthly Zoom meetings with all Tourism Managers to assist with advocacy and commence planning for 2021.</li> <li>• A Visitor Information Centre network is meeting via Zoom on a monthly basis.</li> <li>• Murray River Traveller Guide is now available in all regional Visitor Information Centres.</li> <li>• Murray Regional Tourism is funding a mentoring program to develop new tourism experiences and enhance ongoing experiences. They are also providing a support program (Karen Oliver Support) for tourism operators wishing to apply for current Destination NSW tourism funding.</li> </ul>
Museums and Heritage	GHS currently has 10 public or private museums and three historical societies. Museum Advisor (Vanessa Keenan) – In partnership with Albury City Council and Museums and Galleries NSW we have engaged the services of a museum advisor. <b>Delivery Plan 3.3.1.1.14</b>	<ul style="list-style-type: none"> <li>• The Museum Adviser has been engaged again for 2021. Have met with Museum Advisor and Albury City representatives to commence planning for 2021. During Dec and Jan have been working on a major grant application. See Grants and Funding for information.</li> </ul>

## TOURISM AND PROMOTIONS REPORT (February 2021)

<p>Grants and Funding</p>	<p>Greater Hume Council and community groups have had the opportunity to bid for funds from NSW and Federal Government for various projects across the Shire</p> <p style="text-align: right;"><b><i>Delivery Plan 3.3.1.1.04</i></b></p>	<ul style="list-style-type: none"> <li>• <b>Stronger Country Communities Fund (NSW Government) Round 3</b> 6 projects were successful, Burrumbuttock P &amp; C – Covered Outdoor Learning Area, Greater Hume Council – Youth Program, Holbrook Netball Club – Shelters, seating and landscaping, Greater Hume Council – Walla Walla Shared Path, Jindera Netball Committee – repair and resurface netball courts and Henty Australian Football Club – repair and resurface netball courts. Greater Hume’s allocation is \$794,431.</li> </ul> <p>The following grant applications have been recently submitted:</p> <ul style="list-style-type: none"> <li>• Austrade’s Regional Tourism Bushfire Recovery Grant – Stream One - \$30,000 – Greater Hume and Henty Machinery Field Days Promotional Production - This project will be developing and promoting the videos, photography, social media posts, advertising and Hume Highway signage in order to attract visitors both old and new to Greater Hume and Henty Machinery Field Days. – SUBMITTED, AWAITING OUTCOME.</li> <li>• Create NSW - Regional Cultural Fund - Digitisation Round – \$233,965 - In partnership with Albury City (lead agency)) - Murray Region Digitisation Hub - As an extension of the regional museum outreach work undertaken by Albury City and Greater Hume Councils through the M&amp;GNSW funded Museum Advisor Program, Albury Council has entered into written agreements with seven community museums and collecting organisations in the Murray region. The Project will involve the engagement of a Digitisation Project Officer and the repurposing and fit-out of a digitisation workshop space and studio at the LibraryMuseum’s offsite storage facility. The Project Officer will coordinate a program to implement the AlburyCity &amp; Greater Hume Museum Digitisation Strategy. Council will purchase specialised digitisation equipment and implement professional training programs that will build and maintain skills responsive to the capacity of individual museums, facilitating the digitisation of at least 400 objects. Council and partners will continue to offer regular digitisation training, a collection database and equipment availability and assistance as well as an equipment loans system to each organisation into the future. SUBMITTED, AWAITING OUTCOME</li> <li>• NSW Government - Bushfire Local Economy Recovery Fund - \$451,054 – Hanel’s Lookout - This project at Hanel’s Lookout (Woomargama National Park) will create viewing platforms, walk ways, sealed carpark, sealed Hanel’s Road, toilet, picnic area and signage. – SUBMITTED, AWAITING OUTCOME</li> <li>• Continued to supply Letters of Support and advice to Community Groups for Grant Applications.</li> <li>• Working with local tourism operators and event organisers on the following funding opportunities: <ul style="list-style-type: none"> <li>• Tourism Product Development Fund (Closes 31 March): <ul style="list-style-type: none"> <li>• Stream 1 - Refresh and Renew Fund: Offering \$10,000 grants to regional tourism operators to update their product or experience.</li> <li>• Stream 2 - Experience Enhancement Fund: Provides between \$50,000 and \$150,000 in matched funding to assist operators upgrade existing accommodation to improve their star rating, upgrade business and leisure event venues and facilities, repurpose existing infrastructure to provide new facilities or experiences not currently available within the destination, or to create new tourism attractions or experiences.</li> </ul> </li> <li>• Regional Business Event Development Fund (Closes 30 April): Grants of up to \$30,000 to create, attract and support business events for regional NSW, and to motivate business event owners to incorporate regional NSW in their plans.</li> </ul> </li> </ul>
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## TOURISM AND PROMOTIONS REPORT (February 2021)

Council Website	Develop a new Greater Hume Council website including a dedicated Have Your Say portal which is compliant with accessibility standards.  <i>Delivery Plan 1.2.1.1.4</i>	Seamless CMS(OpenCities) is the provider of Council's websites – Greater Hume Council, Visit Greater Hume, Greater Hume Children Services and Town and Village websites.						
				<b>Greater Hume greaterhume.nsw.gov.au</b>		<b>GH Children Services ghchildren.com.au</b>		<b>Visit Greater Hume Visitgreaterh ume.com.</b>
		<b>February 2021</b>		20/21	19/20	20/21	19/20	20/21
		<b>Website Traffic</b>	New	3452	2732	254	322	287
			Returning	1207	1225	165	231	17
		<b>Device Paths</b>	Desktop	1983	1742	144	255	147
			Mobile	2009	1578	262	275	128
			Tablet	168	228	13	23	20
		<b>Traffic Source</b>	Organic	3012	2647	258	216	203
			Direct	703	626	121	198	43
			Referral	203	160	3	60	46
			Social	315	175	37	79	4
		<b>Bounce Rate</b>	%	62.31	60.31	46.78	58.77	71.75
		<p><a href="http://www.greaterhume.nsw.gov.au">www.greaterhume.nsw.gov.au</a> - top pages:</p> <ol style="list-style-type: none"> <li>1. Living in Greater Hume – Waste Facilities Opening Times Charges and Accepted Waste</li> <li>2. Your Greater Hume Council – Careers with Us</li> <li>3. Contact Us</li> <li>4. Your Greater Hume Council – Council Meetings</li> <li>5. Your Greater Hume Council – Building and Development</li> </ol> <p><a href="http://www.ghchildren.com.au">www.ghchildren.com.au</a> – top pages:</p> <ol style="list-style-type: none"> <li>1. Family Day Care</li> <li>2. Family Day Care – Enrol Your Child/Children</li> <li>3. Featured Content – Children and Families</li> <li>4. Enrol</li> <li>5. Contact Us</li> </ol> <p><a href="http://www.visitgreaterhume.com.au">www.visitgreaterhume.com.au</a> – top pages:</p> <ol style="list-style-type: none"> <li>1. Walla Walla – Explore Eat Stay – The Old Walla Walla Bake Haus Tea Rooms</li> <li>2. Featured Content – Natural Wonders – Morgan’s Lookout</li> <li>3. Featured Content – Natural Wonders - Table Top Reserve</li> <li>4. Featured Content – Be Inspired – History and Heritage</li> <li>5. Featured Content – Natural Wonders – The Old Hume Highway</li> </ol>						



# Applications Approved

c\_dm073

Approved Between 1/02/2021 and 28/02/2021

04/03/2021

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
DA/2004/2	Applicant: Regmont Pty Limited Back Henty RD CULCAIRN Lot: 58 DP: 753757 Lot: 3 DP: 134376 Lot: 4 DP: 134376 Lot: 2 DP: 134376 PLT: 59 DP: 753757 Lot: 1 DP: 974036 Lot: 56 DP: 753757 Lot: 55 DP: 753757 Lot: 54 DP: 753757 PLT: 61 DP: 753757 Lot: 1 DP: 134376	Additional Shed No Expansion Approved Cattle Numbers - As Modified	\$0	4/01/2021	Approved	3/02/2021	31	0	31
DA/2013/28	Applicant: Eslers Land Consulting 2035 Walla Walla Jindera RD JINDERA Lot: 4 DP: 1223065 Lot: 2 DP: 1185723	Subdivision - 4 Lot - As Modified	\$0	18/12/2020	Approved	16/02/2021	61	0	61
DA/2014/32	Applicant: J & J Carroll Pty Ltd Creek ST WALBUNDRIE Lot: 8 Sec: 3 DP: 759034	New Dwelling and Garage - As Modified	\$46,476	1/02/2021	Approved	23/02/2021	23	0	23
DA/2019/96	Applicant: T J Davies 158 Albury ST HOLBROOK Lot: A DP: 403920 Lot: 1 Sec: 30 DP: 758522 Lot: 2 Sec: 30 DP: 758522	Change of Use and Partial Demolition - As Modified	\$0	26/11/2020	Approved – Councillors	17/02/2021	84	0	84
DA/2020/125	Applicant: Habitat Planning Jingellic RD HOLBROOK Lot: 6 DP: 1223150	Extractive Industry Quarry <30,000 cubic metre PA & Assoc Works Stg 1	\$0	24/08/2020	Approved – Councillors	17/02/2021	178	0	178

# Applications Approved



c\_dm073

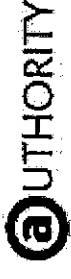
Approved Between 1/02/2021 and 28/02/2021

04/03/2021

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days
DA/2020/169	Applicant: Fitzies Culcaim 91 Railway PDE CULCAIRN Lot: 1 DP: 852115	New Mechanic Workshop & Upgrades to Existing Buildings	\$99,789	9/11/2020	Approved	16	79	16
DA/2020/197	Applicant: T J Hinchcliffe & Associates 4 Second AVE HENTY Lot: 39 DP: 12560	Subdivision - 3 Lots	\$0	21/12/2020	Refused – Councillors	59	0	59
DA/2020/201	Applicant: J P Byrnes 91 Fallon ST JINDERA Lot: 7 Sec: 14 DP: 758544	Dwelling Alterations & Additions	\$155,800	24/12/2020	Approved	28	37	28
DA/2020/202	Applicant: W Williamson 1737 Gerogery RD GEROGERY Lot: 8 Sec: 5 DP: 758436	New Aboveground Swimming Pool	\$12,530	31/12/2020	Approved	9	02/2021	
DA/2021/4	Applicant: Critos Construction & Rigging 49 Market ST WALLA WALLA Lot: 320 DP: 1231353	New Shed	\$32,560	7/01/2021	Approved	29	8	29
DA/2021/6	Applicant: J Livermore 3 McLaurin CR HOLBROOK Lot: 13 DP: 611279	Shipping Container for Dog Grooming Business	\$4,000	11/01/2021	Approved	25	0	25
DA/2021/7	Applicant: Macjac Sheds 1907 Howlong Burrumbuttock RD BURRUMBUTTOCK Lot: 10 DP: 1057430	New Shed	\$23,348	11/01/2021	Approved	25	0	25
DA/2021/8	Applicant: A L Fejzic 63A Howlong RD BURRUMBUTTOCK Lot: 3 DP: 249012	New Shed	\$18,375	11/01/2021	Approved	25	0	25

ANNEXURE 4

# Applications Approved



c\_dm073

Approved Between 1/02/2021 and 28/02/2021

04/03/2021

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days
DA/2021/9	Applicant: T Wayenberg 129 Jindera ST JINDERA Lot: 15 DP: 247292	New Shed - As Built	\$6,000	12/01/2021	Approved	24	0	24
DA/2021/11	Applicant: NB Homes Pty Ltd 5 Cade CT JINDERA Lot: 3 DP: 1249885	New Dwelling and Garage	\$322,000	13/01/2021	Approved	24	0	24
DA/2021/12	Applicant: Peter Bowen Homes 30 Munro ST CULCAIRN Lot: 10 Sec: 32 DP: 9695	Dwelling Demolition & New Dwelling & Garage	\$354,590	14/01/2021	Approved	23	0	23
DA/2021/13	Applicant: Lewis Dickson Homes Pty Ltd 19 Frosty LA JINDERA Lot: 407 DP: 1252780	New Dwelling and Garage	\$443,420	15/01/2021	Approved	22	0	22
DA/2021/17	Applicant: G J Gardner Homes 1 George ST WALBUNDRIE Lot: A DP: 189287	New Dwelling & Garage & Demolition of Existing Dwelling	\$338,511	19/01/2021	Approved	10	14	10
DA/2021/18	Applicant: Hadar Homes 214 Hueske RD JINDERA Lot: 1 DP: 1257906	New Dwelling and Garage	\$360,930	21/01/2021	Approved	22	0	22
DA/2021/20	Applicant: Spanline Albury Wodonga 868 Walla Walla RD GEROGERY Lot: 2 DP: 587468	New Patio	\$28,132	29/01/2021	Approved	5	0	5
DA/2021/23	Applicant: Kybren Homes & Leisure Units 49 Market ST WALLA WALLA Lot: 320 DP: 1231353	New Transportable Dwelling Verandah & Deck	\$166,800	1/02/2021	Approved	23	0	23

ANNEXURE 4

# Applications Approved



c\_dm073

Approved Between 1/02/2021 and 28/02/2021

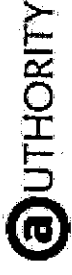
04/03/2021

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days
DA/2021/24	Applicant: G J Gardner Homes 11 Dickson St West WOOMARGAMA Lot: 1 DP: 1252940	Dual Occupancy - New Dwelling and Garage	\$280,378	2/02/2021	Approved	20	3	20
DA/2021/25	Applicant: Davis Sanders Homes Pty Ltd 102 Balfour ST CULCAIRN Lot: 1 DP: 572260	New Dwelling and Garage	\$299,633	2/02/2021	Approved	23	0	23
DA/2021/26	Applicant: B & H Homes Pty Ltd 4392 Olympic HWY HENTY Lot: 2 DP: 253932	New Dwelling and Garage and Demolition of Existing Dwelling	\$696,029	3/02/2021	Approved	8	0	8
DA/2021/27	Applicant: Peter Bowen Homes 9 Cade CT JINDERA Lot: 5 DP: 1249885	New Dwelling and Garage	\$280,611	3/02/2021	Approved	23	0	23
DA/2021/31	Applicant: P J Garraway 167 Albury ST HOLBROOK Lot: 1 DP: 1103160	Dwelling Alterations & Additions & New Patio	\$0	9/02/2021	Cancelled	9	0	9
CDC/2021/1	Applicant: H T Van De Ven 2956 Riverina HWY BUNGOWANNAH Lot: 1 DP: 255194	Infill Additions to Existing Dwelling	\$18,150	18/01/2021	Approved	16	0	16
CDC/2021/3	Applicant: R H Dark 51 Bendemeer La HOLBROOK Lot: 22 DP: 809338	New Swimming Pool	\$31,950	27/01/2021	Approved	9	0	9
CDC/2021/6	Applicant: Hadar Homes 55 Pech AVE JINDERA Lot: 78 DP: 1224019	New Dwelling and Garage	\$254,309	9/02/2021	Approved – Private Certifier	1	0	1

ANNEXURE 4



# Applications Approved



c\_dm073

Approved Between 1/02/2021 and 28/02/2021

04/03/2021

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days
CDC/2021/7	Applicant: G J Gardner Homes 18 Terlich WY JINDERA Lot: 115 DP: 1267384	New Dwelling and Garage	\$391,205	5/02/2021	Approved – Private Certifier	1	0	1
CDC/2021/8	Applicant: J & J Carroll Pty Ltd 17 Terlich WY JINDERA Lot: 108 DP: 1267384	New Dwelling and Garage	\$483,162	11/02/2021	Approved – Private Certifier	1	0	1
CDC/2021/9	Applicant: B J Pope 5304 Olympic HWY HENTY Lot: 27 DP: 13322	New Dwelling and Garage	\$394,472	2/02/2021	Approved – Private Certifier	1	0	1
CDC/2021/10	Applicant: Hadar Homes 20 Market ST WALLA WALLA Lot: 156 DP: 1267493	New Dwelling	\$444,657	1/02/2021	Approved – Private Certifier	1	0	1
CDC/2021/11	Applicant: Cavalier Homes Albury 11 Terlich WY JINDERA Lot: 105 DP: 1267384	New Dwelling and Garage	\$343,280	3/02/2021	Approved – Private Certifier	1	0	1
CDC/2021/12	Applicant: Farrugia Building 219 Hawthorn RD JINDERA Lot: 2 DP: 771368	New Swimming Pool	\$89,585	15/02/2021	Approved – Private Certifier	1	0	1
CDC/2021/13	Applicant: G J Gardner Homes 32 Brownrigg ST MORVEN Lot: 6 Sec: 32 DP: 758711	New Dwelling & Garage	\$271,709	22/02/2021	Approved – Private Certifier	1	0	1
CDC/2021/14	Applicant: D L Horn 208 Stony Park RD BURRUMBUTTOCK Lot: 2 DP: 786157	New Swimming Pool	\$17,800	23/02/2021	Approved – Private Certifier	1	0	1

ANNEXURE 4

Applications Approved



c\_dm073

Approved Between 1/02/2021 and 28/02/2021

04/03/2021

Application No.	Applicant	Location	Development Type	Received	Est. Cost	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days
CDC/2021/15	Afonso Building Solutions 23 Spurr ST HOLBROOK Lot: 28 DP: 4045		New Dwelling and Garage	25/02/2021	\$352,080	Approved – Private Certifier	1	0	1

Report Totals & Averages

Total Number of Applications : 38  
Total Estimated Cost : 7,062,271.00

Average Elapsed Calendar Days: 26.92  
 Average Calendar Stop Days: 3.81  
 Average Adjusted Calendar Days: 23.11  
 Total Elapsed Calendar Days: 996.00  
 Total Calendar Stop Days: 141.00  
 Total Adjusted Calendar Days: 855.00

  
 Director Environment & Planning  
 Greater Hume Shire Council

ANNEXURE 5

<b>HENTY COMMUNITY DEVELOPMENT COMMITTEE</b> <b>MEETING MINUTES 05/02/2021</b>
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**Meeting Opened:** 6.10pm

**Present:** Jessica Kane, Stephanie Bedggood, Yvonne Booth, Graham Klemke, Garry Small, Daphnie Hannam, Neil Meyer, David Stein, Dennis Kane, Deputy Mayor Doug Meyer,

**Apologies:** Nil

**Minutes of the last Meeting: 30-11-2020**

Moved: Garry Small Seconded: Daphnie Hannam

**Business Arising:**

**Treasurers Report: Steph Bedggood**

Attached Report. Closing Balance: \$342.56

Accounts to Pay: Dales Hardware \$32.50, Tavs meat Xmas party \$71.50

Moved: Steph Bedggood, Seconded: Graham Klemke

**Correspondence:**

**IN: Emails have been continually forwarded during the month**

- Request to business houses to provide letter of support for Museum Project.

**OUT:**

- 

**Greater Hume Shire Council Report:**

**Doug Meyer (Deputy Mayor)**

Discussion

- Development of land Rosler Parade and Yankee Crossing Road.
- Olympic Highway Henty North Rail Crossing scheduled for completion June 2021
- Henty Successful with Riverina Water grants
- Solar farms Culcairns

**General Business**

1/ Off the Leash area Smith street: **No Changes.**

**UPDATE**

- GHC (Colin Kane) investigating availability of Land. (*Committee to request an update from Colin Kane*). No reply yet.

2/ Facebook' page... an ongoing project. Community Opportunity Log

**Update:**

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**Name Change:** Discussion to rename Facebook page with something that enables better market and engage local audience.

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3/ Sign Railway Parade

**Update: Jess & Steph**

Need for advertising design assistance. Discuss with Bendigo bank board (BBHS or St Pauls College creative arts departments)

4/ PROJECT: Cleanup Railway yard beside Dales Funeral Service and South side of Sladen Street

**UPDATE:**

**NOTHING NEW TO REPORT**

5/ *Welcome Packs* – Discussion re content- Approach retailers/businesses to provide vouchers etc., Information packs

**UPDATE; Yvonne Booth**

HCDC (YB) delivered 12 Welcome packs for 2020. Letter of thanks to be sent to Ken Dale for assisting with making vouchers DK to send.

6/ Greater Hume Shire Australia Day Citizen of the Year and Junior Citizen of the Year nominations to be submitted on Friday 4<sup>th</sup> December 2020. Garry Small (Senior) and Alexander Toogood received awards. Alexander was awarded GHC joint Junior Citizen of the Year. Thanks should go to Jessica Kane for the research and development of the applications.

7/ Henty Museum Project –

- Meeting held 3/2/2021. Organization formation as an Incorporated Non for Profit association to be completed within the next for 4 weeks.
- Current possibility of a grant submission to Building Better Regions Fund. Committee working through requirements as quickly as possible but significant challenges exist due to time constraints such



building design and costing. Kerrie Wise has agreed to a Meeting with Museum Chairperson to assist with Grant application.

8/ **Xmas Decorations:** Judges for Business houses competition confirmed.  
Winners: Business: 1<sup>st</sup> Henty Library, 2<sup>nd</sup> Henty Pharmacy, Equal 3<sup>rd</sup>: Henty Automotive, Weston Automotive  
Residential: 1<sup>st</sup> Lyn Lieschke, 2<sup>nd</sup> Jason Morey  
Good result with 30 people voting for residential comp.  
Business voting was close so it was decided to award an equal third place.  
Bendigo Bank has indicated they will consider sponsorship for another comp in 2021.  
Main Street Decorations received good comment.

FROM THE FLOOR:

Discussion re Plinth at cemetery update- Send enquiry to GHC Colin Kane

Next Meeting: 6.30pm Monday 1<sup>st</sup> March 2021

Meeting Closed: 7.10pm



**Softwoods Working Group Inc.**  
**South West Slopes Forestry Hub**  
 27th<sup>nd</sup> Nov 2020  
 ZOOM MEETING #3  
 10.00 am

## MINUTES

<b>Attendees</b>	Heather Wilton (GHSC) Phil Clements (SWG) Margaret O'Dwyer (NSW P&C) Dean Anderson (FCNSW) Julia Ham (SVC) Edwina Hayes Rab Green (AKD) Carlie Porteous (Visy) David Bardos (PoMelb) Mike Clancy (Groves Logging) Marg O'Dwyer (Regional NSW) Jake Lazarus (Hume Forests) Ab McAllister (CGRC)	Diana Gibbs (DG Partners) Anne Partridge (HVP) Belinda Legenberg (Hyne) Michael Clancy (Groves) Matt Stubbs (SCGRC) Campbell Sanderson (Visy) Kylie Bradley (SVC) Owen Trumper (AKD) Marriane McCabe (Next Gen SH2) Aaron Reed (Next Gen SH2) Craig Deatliffs (Next Gen SH2) Birgit Schonafinger (Fishbowl PR)
<b>Apologies</b>	Theresa Lonigan (Lonigan Harv) Ray Kripner Dean Hawkins (Visy) David Graham Phil McMurray	Mary Hoodless (RDA Murray) Peter Crowe (SWG) Bruce Wright (SVC) David Graham (CGRC) Glen McGrath (SVC)

**1. Meeting opened by A/Chair Clr Heather Wilton.**

A warm welcome to you all today. Great to see the large group of people on-line for this session.

**2. Apologies:** Accepted as listed above Blackie/Hayes **CARRIED**

**3. Previous Minutes (SWG):** Moved – Clancy/Hayes **CARRIED**

**4. Business Arising:**

- a. Covered by Agenda

**5. 2020 Fire - Recovery Progress**

- a. FCNSW (Dean Anderson)
  - i. It looks very similar theme to our last meeting. It's just a real spirit of cooperation that's enabling us to make fantastic progress.
  - ii. The only hiccup that's occurred in recent times is the export market. People may be aware there's been warnings for a couple of years about bugs and the containers that

were making their way to China that hadn't been addressed to their satisfaction. So originally there was a ban on the Port of Brisbane and then it was closely followed up with a ban on Victoria and the vast majority of our export goes out of the Port of Melbourne and containers, so that's put a pretty significant halt. In that area and the logs that were being exported were the youngest smaller logs. Where the largest source of what we're making the way to hide Hyne & AKD and the smaller material has been going to visy and Borg, so we're not giving up hope and there's a lot of work going on in the background at the federal level and also commercially to see if there are other markets.

- iii. With Australia exiting China to fair degree, that's a plus for New Zealand, which gives an opportunity for the gaps that potentially left in Korea and India, so it just a bit of a juggle going on at the moment
- iv. In terms of re-establishing the guys have done a terrific job with 3800 hectares, which would be a good year in itself, but that's halfway through the year. So we should have about 7000 hectares ready to go for next planting season.
- v. We've got enough seedlings lined up for six thousand two hundred hectares.
- vi. Wood quality is going okay, a bit of variability so there's close monitoring.
- vii. With this heatwave conditions that are coming through at the moment, the dryness of the logs is fairly variable across the estate and probably the variability that makes it hard for the sawmills
- viii. This was always the pointy end. Generally in Australia getting six months. It's a good effort getting the nine months that we've had so far. It's been a terrific effort, which is going to have to monitor it closely and stay in close contact with the customers.
  
- ix. Another important issue especially over Christmas is to do with Blowering.
  - x. We went to the market to see if we could get some more steep country harvesting.
  - xi. There's a lot of interest in the wood, but there is just no interest in the amount of capacity we needed to recover that wood in a safe manner.
  - xii. Won't be making a big dent in that area. We spent \$1.3 million already in that area in terms of tidying up roads, clearing silt dams that were all full.
  - xiii. They did their job and have protected the dam quite well during this crisis.
  - xiv. We've had soil specialists and engineers, involved with Yellowin road, which we've repaired once already and has suffered further damage.
  - xv. Silt traps & pipes are full again as the road's been overtopped because all the hardwood above it is just absolutely bare. (but they're starting to recover). But we still get a lot of watershed and sediment movement.
  - xvi. Est we may need to spend another \$5M in the future.
  - xvii. It can't be done quick enough for Christmas and the fallen/falling trees and road infrastructure is too dangerous to allow public access this holiday period.
  - xviii. Disappointing we know but no alternative but to keep the area closed.
  
- xix. Query re impact of smoke on staff members?
  - We've had nothing come forward in terms of smoke. There was a change in the workers comp legislation in New South Wales where a number of smoke related cancers were accepted.
  - the area that we're focused on more is the mental health aspect, as we talked earlier.
  - The emotional impact takes its toll on a lot of people.
  - Concern that everyone thought they could do more, but weren't able to do so under those terrible weather situations

- Trying to give them the skill set to be able to cope with the concept that you can't save everything.
- A lot of effort is going in to the mental health aspect.

**b. Hume Forests (Jake Lazarus)**

- i. Our salvage continues to progress reasonably well
- ii. The high value timbers is now in.
- iii. And our focus is continuing in the small sawlog
- iv. The fact that the timber is holding on is remarkable.
- v. Will continue to do that until the wood quality starts to degrade.
- vi. Had to carve out some plantations that are no longer salvageable. The wood quality has dropped away for various reasons.
- vii. Replant program for next year is quite large that'll be just under 5000 hectares for 2021.
- viii. The seedlings are being grown at the local nurseries which have both expanded their operations.
- ix. This next couple of years will be the potentially be the largest planting program seen in the region. It involves a lot of people & a lot of planters.
- x. A quick shout out to the Greater Hume Shire Council for their work on Coppabella roads. The communication has been excellent This is a critical link for our fire suppression as well as operations as we base standby crews and tankers in that area.

**c. HVP (Anne Partridge)**

- i. a similar story to the other growers, the vast majority of our fire salvage has been completed and like Dean and Jake both said, it's been absolutely amazing.
- ii. The fact that the wood quality has held as long as it has this time around has helped enormously.
- iii. The cooperation by all the customers has been fantastic.
- iv. We've just got two crews in fire salvage basically cleaning up the rats and mice, largely small sites, largely around the Carbul area
- v. The greatest amount of the higher value products being salvaged already.
- vi. Many of the crews have returned to green harvesting and district foresters and harvesting crews are really enjoying being back in the green after so long in the black.
- vii. We're carrying quite high stocks of wood at the moment as a result of coming out of the fire salvage and trying to get back into our thinning programs.
- viii. Planning to take a bit longer of a Christmas break with our contractors now because we've got a lot of wood roadside already. So that'll be a well earned break for everybody.
- ix. I guess the only spanner in our work recently has been the observation that a lot of the green tops and green trees that we've worked around in the fire salvage area are starting to see a lot of the trees starting to die and the wood in sample trees is quite dry.
- x. Hence a focus for us in the new year is to go back into some of those areas that look like they're going to go off and start salvaging some of those.
- xi. For our replanting program we completed 1000 ha last winter and we're looking to do 2000 ha in each of the winter of 2021 & 2022, which will be the whole fire replant area.
- xii. That's on top of our green program, of course. And we're continuing quite a strong effort in the environmental and rehab area as well.



**d. Visy (Campbell Sanderson)**

- i. last quarter for us, has been a very busy one, the major shut was a really successful exercise for us. And again, a big shout out to everyone involved. It was a massive undertaking for Visy with great support from the councils, industry and internally.
- ii. The start-up from the shut went really, really well.
- iii. Paper production has been excellent. I think the measures we put in place around covid and the structures we have to put in place to manage that actually really helped draw some improvements through the process.
- iv. Part of those works was the upgrading of both weigh bridges to accommodate larger vehicles (inbound and outbound trucks). Thanks to the forest growers & contractors for their support over the last couple of weeks as we managed through that process
- v. Market update. The paper prices are probably a bit softer of where we'd like it to be.
- vi. Examining our exposure to Chinese markets and we're looking at some options there to manage that strategy going forward.
- vii. Since January and through to the end of October, we received 1.3 million tonnes of fire affected wood, and that represents about seventy two per cent of our mix so far.
- viii. A big effort from everyone in the industry and some really good numbers. We're very pleased that we've been able to process that amount of wood.
- ix. Currently sitting at about 70%, so it's coming down a little bit.
- x. We have started to see the wood turn and we are actually having some challenges in the pulping process for some of this product coming through.
- xi. The big spikes and variability with dry wood coming in is really starting to affect our productivity from both a chipping and pulping process.
- xii. Visy is committed to go as long as we can. But certainly we're getting the first signals that it's starting to potentially wind down. However we're working with growers as well as internally to see what more we can do to extend it.

**e. Hyne (Belinda Legenberg)**

- i. Generally going well
- ii. Continuing to salvage about 70% of our mix as burnt log.
- iii. The mills operating at full capacity and has been for the whole year, which has been great.
- iv. The market has remained strong, which has helped us support the continuation of the salvage operations, particularly from State Forest.
- v. Expect to be continuing in burnt wood through to February and may get a little bit longer, depending on when that volume either runs out or quality becomes an issue.
- vi. So far, quality, has been surprisingly good. We've only had a couple of compartments that have had some issues and we've been able to move or to work around that. So that's been really appreciated and a really great outcome.
- vii. I certainly didn't expect us to be still in salvage at this sort of proportion at this time of the year. This means we're keeping more wood on the stump for the future.
- viii. stimulus efforts with some of it?
- ix. We think at least some of the demand is being driven by the stimulus programs that have been put in place. This does make us a little bit nervous about what that means going forward, because it's potential that just some of that demand has just been brought forward to take advantage of that stimulus. However for now, we're happy with the level of market demand.

**f. AKD (Rab Green)**

- i. Mill still running really well. Probably pushing up around 460 to 500k tpa which is pretty high for us. Highest level in about 10 years.

- ii. We have come back a bit in the last couple of weeks.
  - iii. Thanks to all at FCNSW and all other suppliers in regards to the quantity & quality of the volumes we are getting.
  - iv. It's a huge effort by all the Mill team and we need to make sure we're doing it safely as well as making sure that we are running as hard as we can. The amount of hours that the team are working is providing a real opportunity for us to get these great results.
  - v. No major changes in grade at the moment. Seeing a slight change in density affecting grade at the back end of the mill, but we are adjusting our schedules to make sure that's OK.
  - vi. No dislocations at the moment. We have been in a position to help out a couple of businesses in regards to ensuring that we get their residues right as well.
  - vii. From a social license perspective, our community involvement and our environmental work in regards to capturing any site discharges etc. has been positive. Good support & understanding from EPA & our neighbours.
  - viii. The stimulus package has helped.
  - ix. Focus on keeping people safe, getting to Christmas & giving all of us a badly needed break. Mill closing from 23/12 to 4/1
  - x. Will undertake some maintenance and a bit of environmental compliance work. Probably shortest for a number of years.
  - xi. Next year is probably a bigger challenge than this year for AKD.
- g. Contractors (Michael Clancy- Groves)**
- i. We've just completed the 10th month of Salvage
  - ii. It's a bit of a turning point through the month as it has become a lot more difficult to get the recoveries we really need. And it's
  - iii. So far, over 2M tons has been recovered. We are seeing some deterioration of wood and we are actually working in more difficult areas as we come out of winter and spring, which also adds to the complexity.
  - iv. The loss of the Chinese market was a major blow. The positive part of that is at least we had it for 9 months as they took a lot of the product that nobody else could actually process here locally.
  - v. staff are looking forward to the Christmas break. Many of them haven't actually taken leave this year to make sure that we maximize the recovery. And we look forward to starting back on the 4th of January.
- h. SVC (Clr Julia Ham)**
- i. My main comment is from just driving around the district. Someone said the word Herculean, and I think that's very applicable given the amount of wood that's being processed. (It's mind blowing to me).
  - ii. Congratulations to everyone on a fantastic effort.
  - iii. The collaboration between everyone has been amazing. I've noticed that as well.
  - iv. From our perspective, we are still in recovery.
- i. SVC (Kylie Bradley)**
- i. We're winding up for the end of the year to shut down for the two weeks starting on the 18th of December.
  - ii. A lot of work going on, as you know, with the roads and also continuing with grant applications for some other projects that may have some benefit to the softwoods industry as well.
  - iii. In regards to the establishment being undertaken next year, we've received some funding for the caravan park and we're hoping we'll have some more accommodation in

place for any contractors that need to be brought in from out of the region for the planting season for next year & beyond.

## 6. Govt Funding Updates (MOD)

- a. Lot of funding
- b. BFRec & Resilience fund
- c. Certain amount allocated to shires
- d. Applications open to Dec 11
- e. Bushfire local economic recovery fund. (actually Commonwealth money that's being administered by NSW. Eg. some funding announced for the upgrade of the Tumut airport that came out of this fund.
  - i. Total pool was \$250M (Min \$200k/Max \$4M)
  - ii. Eligible applicants can be LGA's, JO's, NFP's, research or academic organizations, state government, corporations, local Aboriginal land councils, businesses and state government agencies
  - iii. Application period extended to 28/1.
  - iv. Projects to be completed by 2023
- f. Other funds also available (mixture of state & federal)
- g. Examples include clean-up; back to school; mental health, legal assistance.
- h. DG- Would the BLERF be a possibility to apply for road upgrades?

## 7. Industry Market Updates

- a. No further Updates

## 8. Snowy Hydro 2 Report

- a. See separate presentation

## 9. Community Engagement Project Update (Birgit Schonafinger)

- i. Some consultation & research has been undertaken for the development of a communication strategy.
- ii. Survey results provide an overview & feed into the communication strategy and prioritisation of the next steps.
- iii. 47% of respondents hadn't heard of the Hub before
- iv. The majority self-assessed as having medium levels of knowledge of the industry.
- v. Some queries as to how do people contact plantation owners and others in the industry?
- vi. Other issues included: pine pollen pollution; opportunities for co-energy production; short rotations; options for timber and partnerships with regional groups.
- vii. The top five areas of interest were fire preparedness; feral plant and animals; impacts on agricultural land being used for plantations; need for a 'good neighbour' charter.
- viii. Industry importance to the region was rated highly by 70%.
- ix. Communication preferences were for community newsletters, email & Facebook.
- x. 40 members of the community interested in signing up for receiving further information.
- xi. Of the respondents, more than half were from outside or not dependent on the industry.
- xii. 3 objectives identified for the communication strategy. Increase awareness and understanding; build relationships more broadly; innovation and trying new ideas.
- xiii. There's definitely supporters for the industry that responded and also that we spoke to in one on one interviews, however even among the supporters, there is concern.
- xiv. So the priorities are then to inform and engage the community and make it easy for them to find information.

- xv. Need to introduce the communication tools and plan an awareness raising campaign and involve the Victorian members of the Hub.
- xvi. Get the community and the industry reps around the table through one or more workshops about how the industry can make a commitment to taking action on key priorities.

## 10. Other Reports:

- a. **Local Government**
  - i. Covered in Roads session
- b. **FIC**
  - i. AFCA accreditation pilot has been postponed to next year
  - ii. TAFE have repositioned & getting started again
  - iii. Load Restraint guide (v4) concerns
  - iv. Phone tower at Bondo
  - v. Bombowlee bridge badly needed as it will carry the majority of operations once operations moved from salvage to routine.
- c. **Dept of Regional NSW Riverina & Murray**
  - i. Nil
- d. **RDA Riverina & Murray**
  - i. Nil

## 11. Road Issues

- a. **Growing Local Economies Program- Operational Updates**
  - i. GHSC
    - Coppabella going well
    - Drainage works done
    - 50% of earthworks completed; stabilisation of the subgrade; bridge work about to commence.
    - Well underway for completion in March
  - ii. SVC
    - Broadleaf Park due to commence by late Feb followed by Taradale complex
    - Bombowlee Ck Bridge still working on cultural heritage assessment
    - Wondalga Rd reconstruct area to start March/April
  - iii. CGRC
    - Started with no rain now wet in the hills & caused a delay to the start of works
    - Red Hill & Nanangroe underway
    - Month behind but progressing well now
- b. **Road Haulage Study v7**
  - i. List sent to forest growers for review
  - ii. Long list that needs to be prioritised
  - iii. RHS7 Nominees include:
    - Jingellic Rd
    - Yarrara Gap to Coppabella Rd
    - Coppabella Rd to Jingellic
    - Yensches Rd
  - Difficulties associated with roads that are not for the future but damaged as a result of salvage operations
  - Need to prioritise 3 key projects

- CBA's to be completed including incorporation of safety & other data
  - Some programs close in Jan & ability to complete applications could be difficult.
  - Further thoughts & ideas needed from Engineers & Growers
- iv. GB: Extensive damage to road from salvage on Jingellic Rd
    - No. of grant funds being sourced
    - Significant issues
  - v. Access to available funds will be critical
  - vi. GB: Failures on Jingellic Rd;
    - under speed limits; work happening now;
    - 5 projects worth \$22M being lodged at the moment....mainly Jingellic; other funding coming; delays in announcements;
    - Tranche 2 for FCRoads....supposed to be announced 1st June; very disconcerting across the board; need to make well known to Justin Clancy; No details coming to Dept Regional NSW; applications could trip over each other; lots of challenges administratively.
    - Funding received under Bridge renewal program and HV Safety and Productivity program
  - vii. Update from GHSC re salvage from Jingellic Rd
    - Failures on Coppabella Rd required speed limit restrictions
    - Heavy patching underway till Xmas
  - viii. Undoubtedly a lot of frustration with many issues associated with the funding programs.
  - ix.

## 12. SWSFH

### a. Operational Report

#### b. Annual Report 2020-21 & Budget for 2021-22

- i. This was completed as a draft for the Dept Ag. And subsequently approved.

### c. Projects Update

#### i. Community Engagement

- Covered previously

#### ii. Risk Management Project

- Assistance from Carli Porteous & Dean Hawkins
- Info circulated previously
- Has been scoped out & waiting to get some pricing back for the external advice that will be required
- Reminder that , this risk management project was about looking at the effects of everything from climate change to other aspects of plantation development and establishment right across the landscape. Aim to achieve a more realistic determinate of what areas will make the best plantation sites within the Hub area
- Something of a landmark project to be undertaking

#### iii. Other Strat Plan Pillars include: People; Infrastructure & Resource Security

- See separate Projects list

#### iv. Mobile Phone Coverage in Plantations



- Discussions well progressed with Telstra in regard to potential options & costs. Expect a presentation at next meeting.
- Benefits extend beyond just phones and could include Smart Technologies as well.

v. SWSFH keeping include in the Smarter Regions CRC

### **13. General Business**

#### **a. Succession Planning**

- i. Peter asked for the matter to be raised as it is likely that this will be his final year in the Chair.
- ii. Concept of a rotating chair between Growers; Processors; LGA's has been suggested
- iii. To be dealt with at a future meeting.
- iv. WE have 2 entities in the SWG and SWSFH. The Hub has a limited lifespan (2 more years); SWG will continue.

#### **b. FWPA Carbon & Energy proposal**

- i. In the pipeline; no action at this stage

#### **c. Future meeting structure**

- i. Need to split the meeting between the 2 entities and possibly extend the time (a lot of activity happening)

The A/Chair wished all members & colleagues a Merry Christmas and a well earned break over the festive season

Meeting Closed 12.00

### **14. Next Meeting:**

**26<sup>th</sup> Feb 2021** (SVC)

**Heather Wilton**

**A/Chair**



**MINUTES OF THE HOLBROOK SUBMARINE MUSEUM COMMITTEE**  
**MEETING HELD IN THE SUBMARINE MUSEUM ON TUESDAY**  
**2 MARCH 2021 AT 05.00 p.m.**

**MEETING OPENED AT 5.32 pm**

**Present:** Cr H. Wilton, Ms K Wise, Tourism and Promotions Officer GHC, Ms C. Mann, Mr M. Jeppesen and Mr M. Carew.

**Apologies:** Mr D. Turner and Mr G. Mann.

The meeting opened with an Acknowledgement of Country address by Cr H. Wilton.

**Adoption of Minutes of 22 Feb 20 :** C. Mann / M. Jeppesen.

**Correspondence:** Nil.

**Reports:**

**Voluntary Curator:** Report Attached.

**Tourism and Promotions Officer (TPO):**

- A costing for the walkway from the Museum to the AE 2 – **Action:** TPO.
- Donation Box requires an upgrade – **Action:** TPO to obtain a plan/quote from S. Piltz.
- Museum Entrance Cost: After discussion it was decided to keep the current costing, Review in 6 months.

**Financial Report:** Tabled and copy attached.

Resolved that the Reports be received and noted: Cr H. Wilton, C. Mann.

**General Business:**

- **New Volunteers:** The Committee endorsed Mr M. Carew as a member of the Holbrook Submarine Committee and the Curator is interviewing a volunteer on Wednesday 3 Mar 21.
- **Mrs Holbrook and ANZAC Day:** Due to COVID restrictions, the RSL Sub-Branch will not be conducting ANZAC Day Services. As some ex-Submariners will be holding a private service at the RS Club it was proposed to place a notice in the Holbrook Gazette and request the submariners include a foreword about Mrs Holbrook's support of the *Orway* - **Action:** M. Jeppesen.
- **Friends of the HSM:** Mr M. Carew will liaise with the Friends and TPO was requested to link the Friends to the HSM Minutes after adoption by Council - **Action:** TPO.
- **SUBCON 2021:** SUBCON Committee has requested Expressions of Interest from the Submarine Committee by 21 May 21, further advice after this date.
- **Submarine Masts (spare):** A long term policy for use or sale was discussed - **Action:** M. Carew to advise at a future meeting.
- **AE 2 Replica Relocation Update:** The move was completed today.
- **Free Admission to GH Residents on Sundays:** Current policy for admission to remain.

- **Strategic Plan:** Committee members to review current plan – **Action: TPO (dist copies).**
- **Straws in the Wind:** after discussion about the book written by CMDR H. Stoker D.S.O. it was decided to purchase a copy for display in the museum – **Action: M. Jeppesen.**
- **Boards of Gratitude:** after discussion it was agreed that a Board be placed in the future walkway to acknowledge sponsors – **Action: C. Mann.**
- **Submarine Lights:** TPO advised that G. Tuck was investigating a quote for upgrade of the *Otway* lighting and advised that this could be subject to a grant application – **Action: C. Mann.**
- **AE1 & AE2 Plaques:** the likely position of these plaques was discussed, the Committee agreed to have them mounted either side of the AE2 walkway.
- **AE Submarine Prints:** M. Carew has obtained a print of the E Class submarine plan and it was decided to get 50 copies printed and mailing tubes purchased – **Action: C. Mann.**
- **Jim Redwood Room:** it was proposed that the room name be changed to “The Oberon Room” with a Board of Gratitude acknowledging the work done by Jim Redwood and others to bring the museum to the current standing. The committee agreed unanimously, the board names will be discussed at the next meeting – **Action: Curator/TPO and M. Jeppesen.**
- **Colleen Munslow:** A date for a morning tea for Colleen will be advised – **Action: TPO.**

**Copies of SUBCON 2021 Report, Mayoral Minute regarding Mrs G. Holbrook and the Submarine Institute of Australia tribute are attached.**

**Meeting Closed: 1900.**

**Next Meeting: Tuesday 20 April 2021 at the HSM at 2.00 p.m.**