



Jindera Residential Land Use Strategy

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prepared for

Greater Hume Council



Greater
Hume
Council

Acknowledgement

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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.

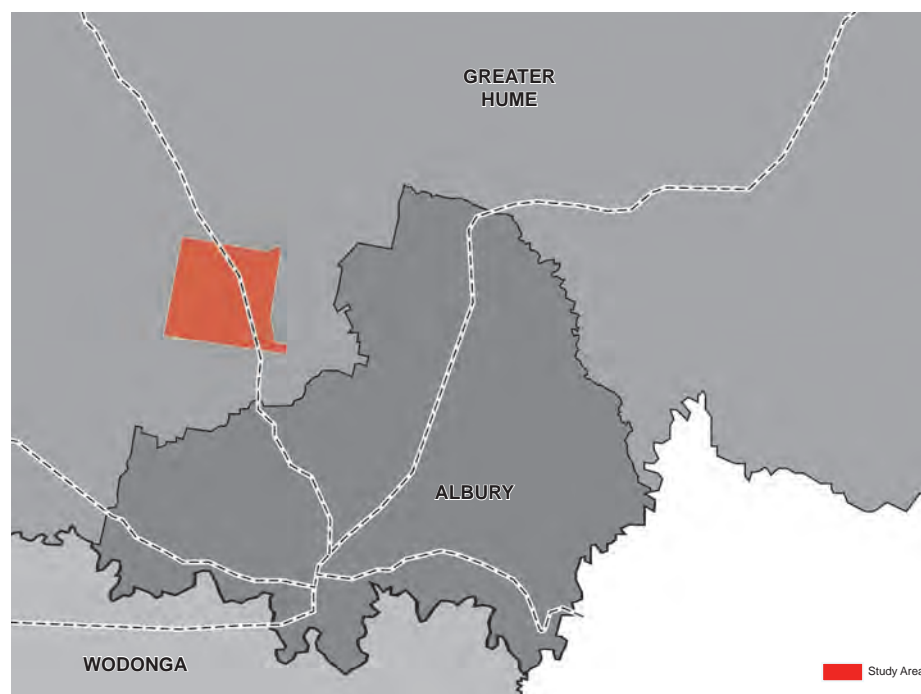


Figure 1 - Site Context Plan

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 outline 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 in November 2021.



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.

During this public exhibition stage, Council received a number of submissions, primarily in relation to the identification of a possible future industrial expansion area on the eastern side of the existing brick pit.

A submission was also received requesting the inclusion of additional land on the eastern side of Jindera for R5 Large Lot Residential zone purposes with a 2 hectare minimum lot size. Upon review, this submission was considered to have strategic merit and has been included as an addendum in the final Strategy.

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.

An additional area located on the eastern side of Jindera and outside of the Study Area on Molkentin and Funk Roads was identified during the public exhibition process and has been included via addendum.

See Section 7 for further details.

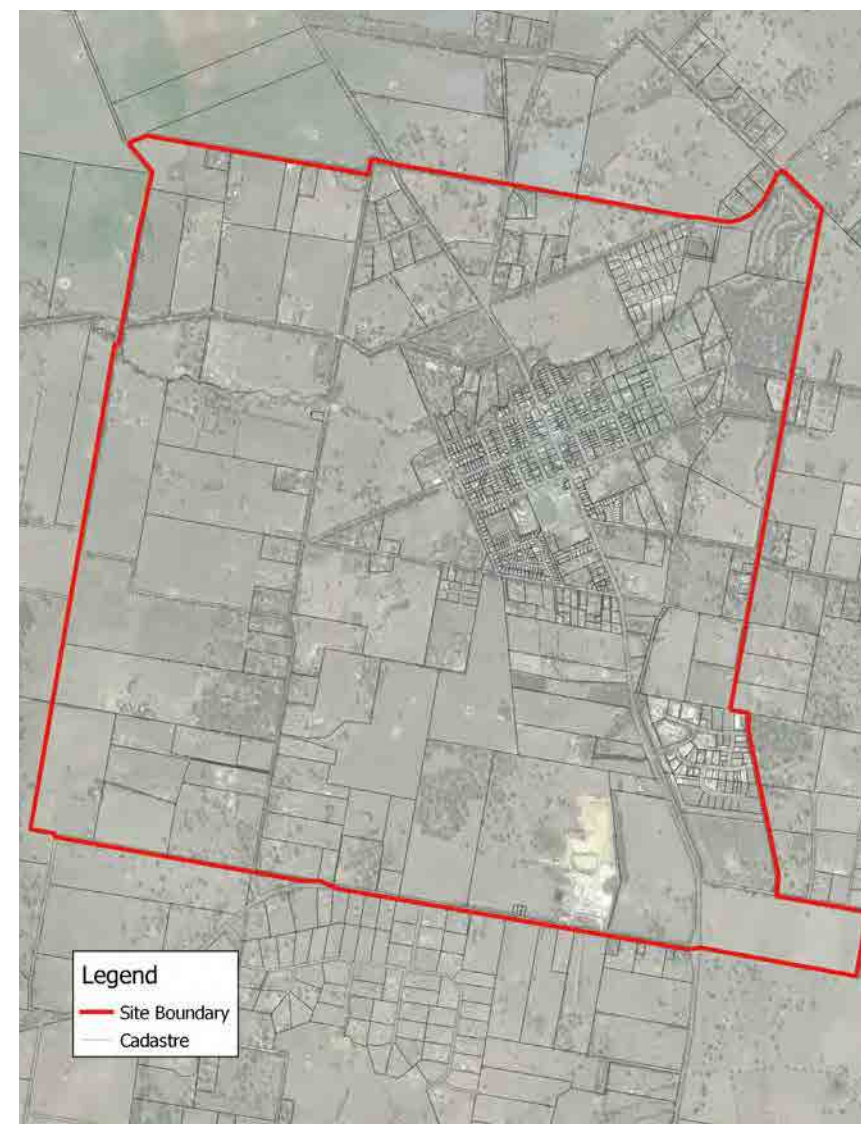


Figure 3 - Study Area

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, dwelling approvals and occupancy rates.

Population figures and growth rates for Jindera are summarised in Tables 1 and 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 ¹
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.

210 new residential dwellings have been constructed in Jindera since 1 July 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 35 new residential dwellings per annum since 2015.

Since 1 July 2018, this figure has increased to an average of 42 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 (29%) and large lot residential properties (23%), 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.

This equates to an average of 58 new dwellings each year.

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	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total	Percentage
RU5 Village	13	10	6	10	17	19	75	35.7%
R2 Low Density Residential	3	7	15	8	11	16	60	28.6%
R5 Large Lot Residential	9	4	6	7	13	9	48	22.9%
RU4 Primary Production Small Lots	4	4	3	2	6	8	27	12.8%
Total	29	25	30	28	46	52	210	100%

Source: Greater Hume Council, Development Application and Complying Development register dated 27 August 2021

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 16 April 2021 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 approximately 9.6 years supply of residential zoned land based on an average take-up rate of 35 dwellings per annum since 2015-16.

When considering the population projections outlined in Table 3 above and using the average take-up rate of 42 dwellings per annum since 2018-19, the level of residential land supply is reduced to 8 years.

Using the figures outlined in Tables 2 and 6, there is a significant shortfall in R5 Large Lot Residential zoned land with only approximately 2.7 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 ²)	121	12.5	9.7
R2 Low Density Residential (2,000-4,000m ²)	193	10	19.3
R5 Large Lot Residential (2ha+)	22	8	2.7
Total	336	35	9.6

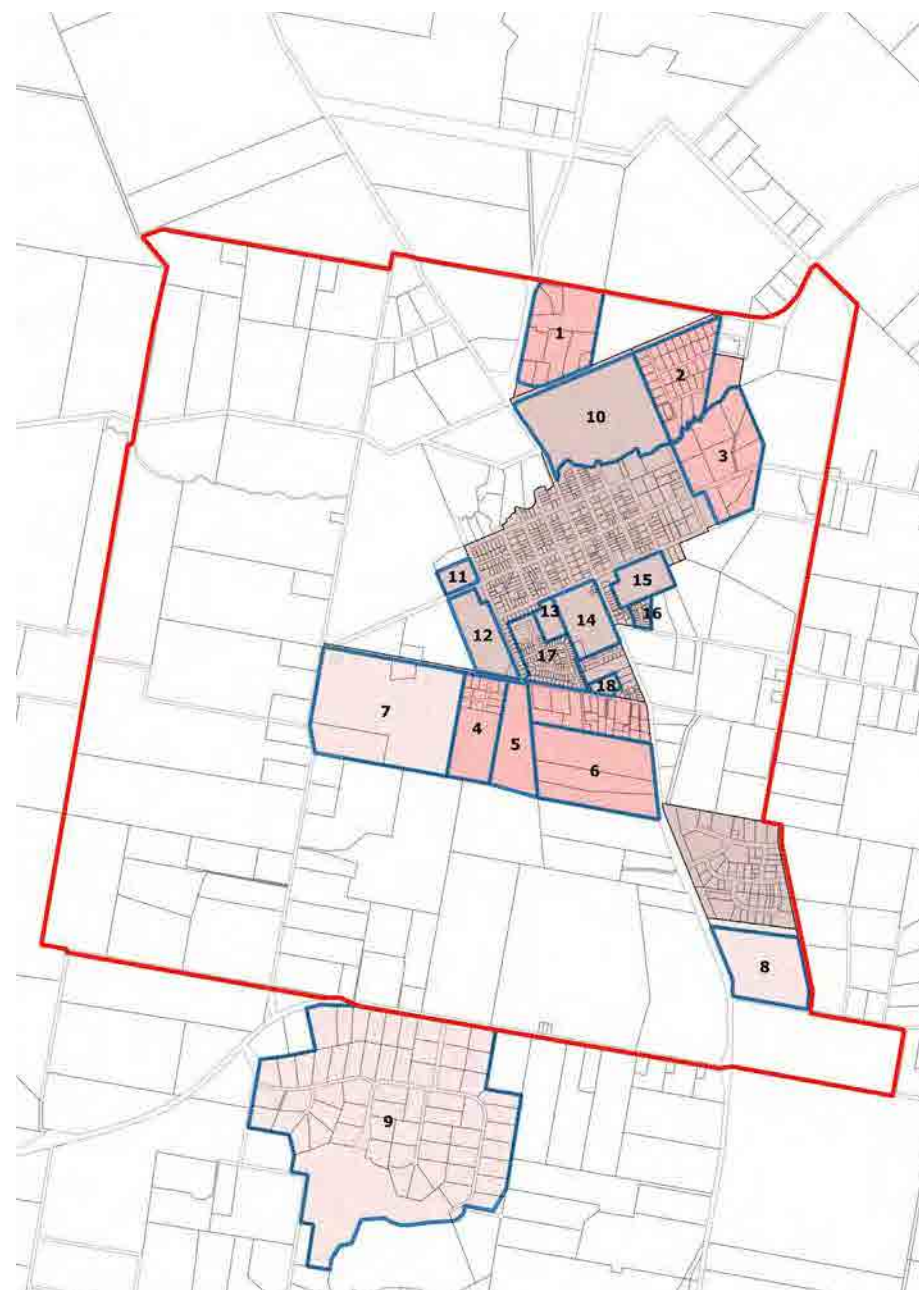


Figure 4 - Residential Land Supply Map

Table 6 - Residential Land Supply

Ref No.	Name/Address	Minimum Lot Size	Area (ha)/Approved Number of Lots	Comment	Vacant Land Supply (lots)*
R2 Low Density Residential					
1.	Drumwood Road (north)	4,000m ²	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 ²	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 ²	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 ²	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 ²	53 approved lots	Recently approved subdivision comprising 53 lots. Stage 1 comprising 22 lots was constructed in mid-late 2020. Of these, all have been sold.	31
6.	Jindera South Master Plan Area (balance)	2,000m ²	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
R5 Large Lot Residential					
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 ²	20ha	Vacant large lot residential zoned parcel of land. Council however have recently prepared a planning proposal to rezone this property industrial. For this reason no residential land supply has been indicated for this property.	0
9.	Glenholm Estate	2ha	73 approved lots	Large lot residential subdivision comprising 73 lots. Last stage of Glenholm Estate has recently been constructed and all lots have now been developed and sold.	0

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 ²	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 ²	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 ²	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 ²	3ha	No further development opportunity as property has been developed for a primary school.	0
14.	Jindera Recreation Reserve	600m ²	11ha	No further development opportunity as property has been developed as a a multi-faceted recreation reserve.	0
15.	71-91 Dight Street	600m ²	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 ²	16 approved lots	Recently approved and constructed residential subdivision.	2
17.	Pech Avenue Estate	600m ²	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 ²	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 = 336

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 Transport for NSW 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 600m² 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.

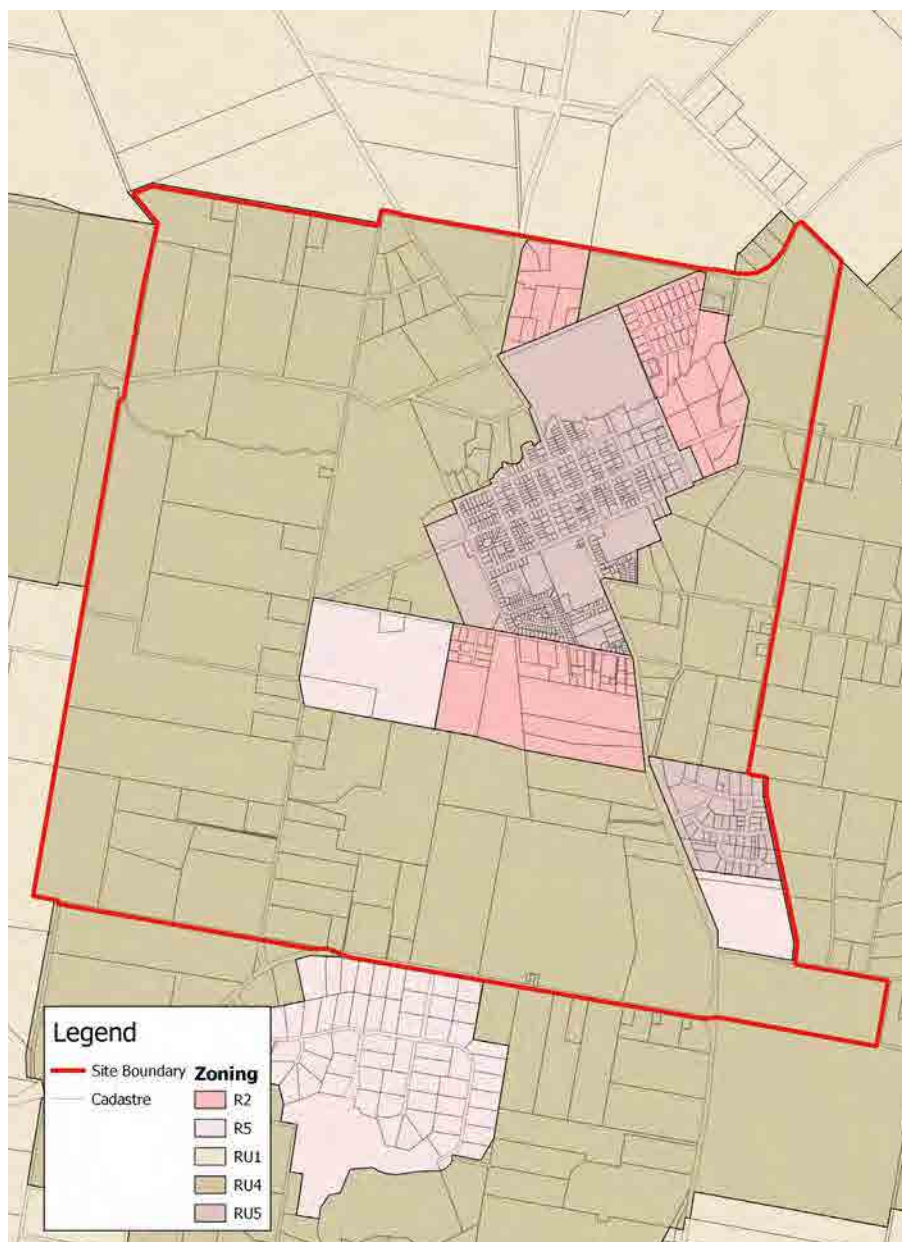


Figure 5 - Existing Land Zoning Map

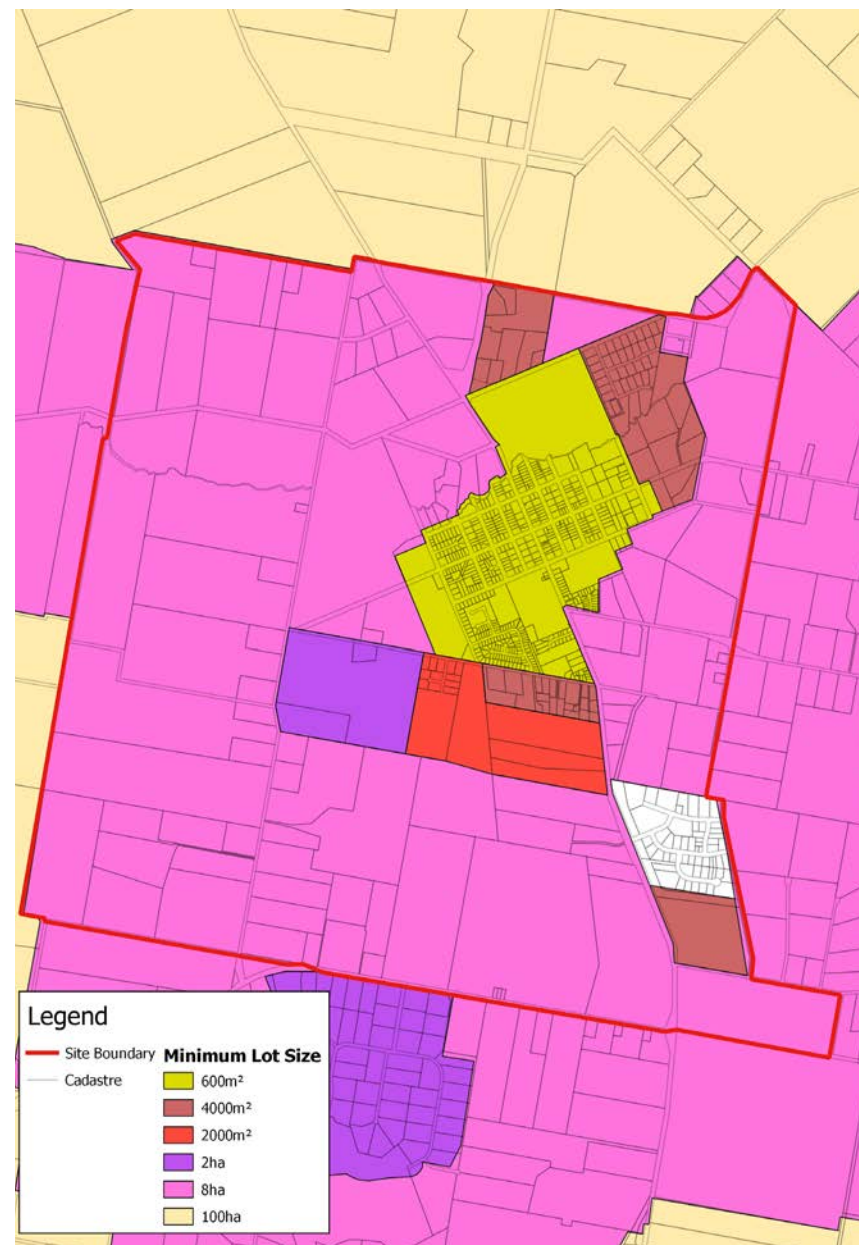


Figure 6 - Existing Minimum Lot Size Map

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.	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

Direction 27: Manage rural residential development	<ul style="list-style-type: none"> • 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. • Action 27.2: Locate new rural residential areas: <ul style="list-style-type: none"> 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; o to avoid or minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; o to avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards. • Action 27.3: Manage land use conflict that can result from cumulative impacts of successive development decisions.
Direction 28: Deliver healthy built environments and improved urban design	<ul style="list-style-type: none"> • Action 28.2: Promote high-quality open spaces that support physical activity, including walking and cycling networks, in the design of new communities. • Action 28.3: Reflect local built form, heritage and character in new housing developments.
Direction 29: Protect the region's Aboriginal and historic heritage	<ul style="list-style-type: none"> • Action 29.2: Consult with Aboriginal people and the broader community to identify heritage values at the strategic planning stage. • Action 29.4: Recognise and conserve heritage assets that have community significance in local plans.

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:

- *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.

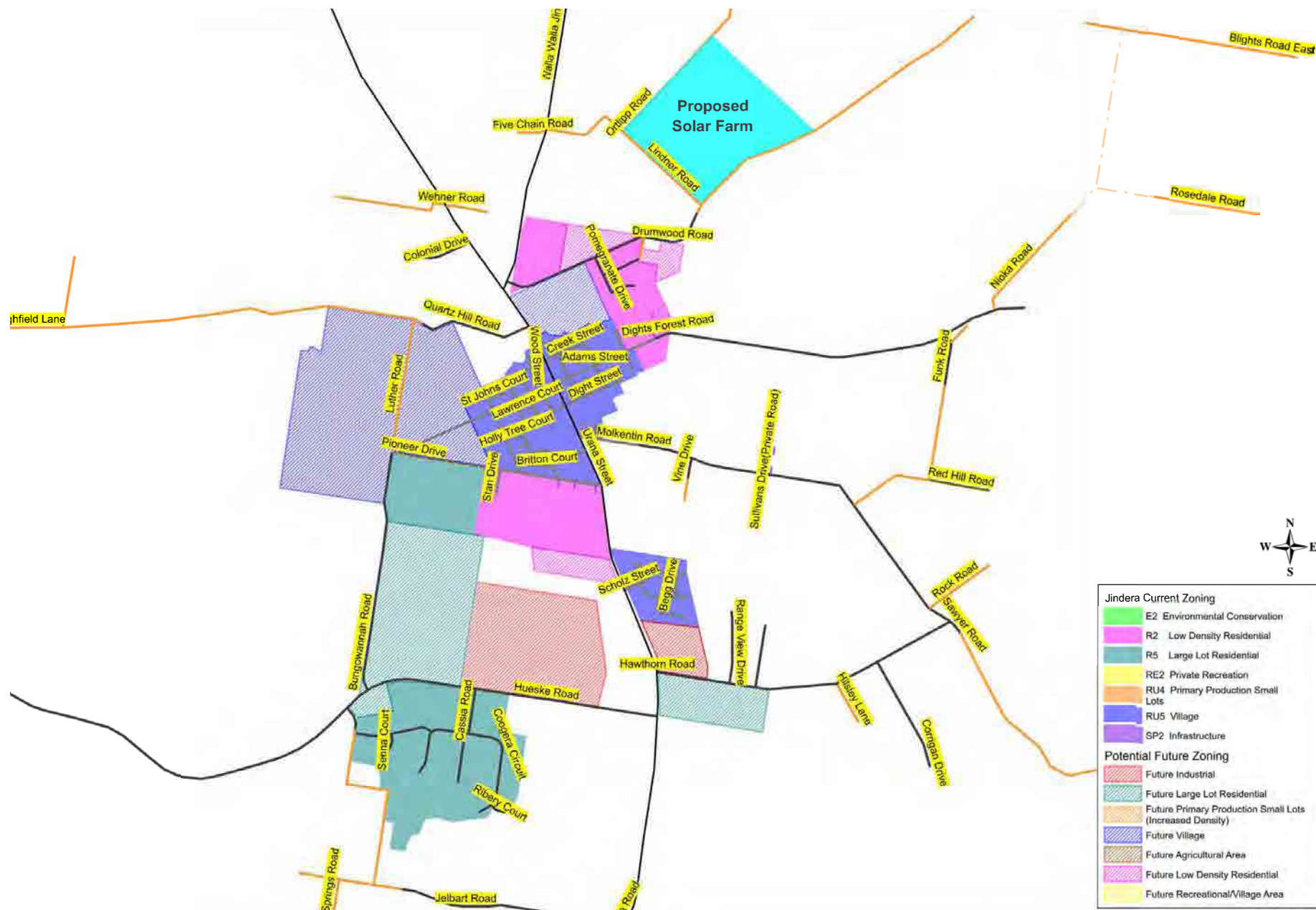


Figure 7 - Jindera Map contained in the Greater Hume Local Strategic Planning Statement

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 lots 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

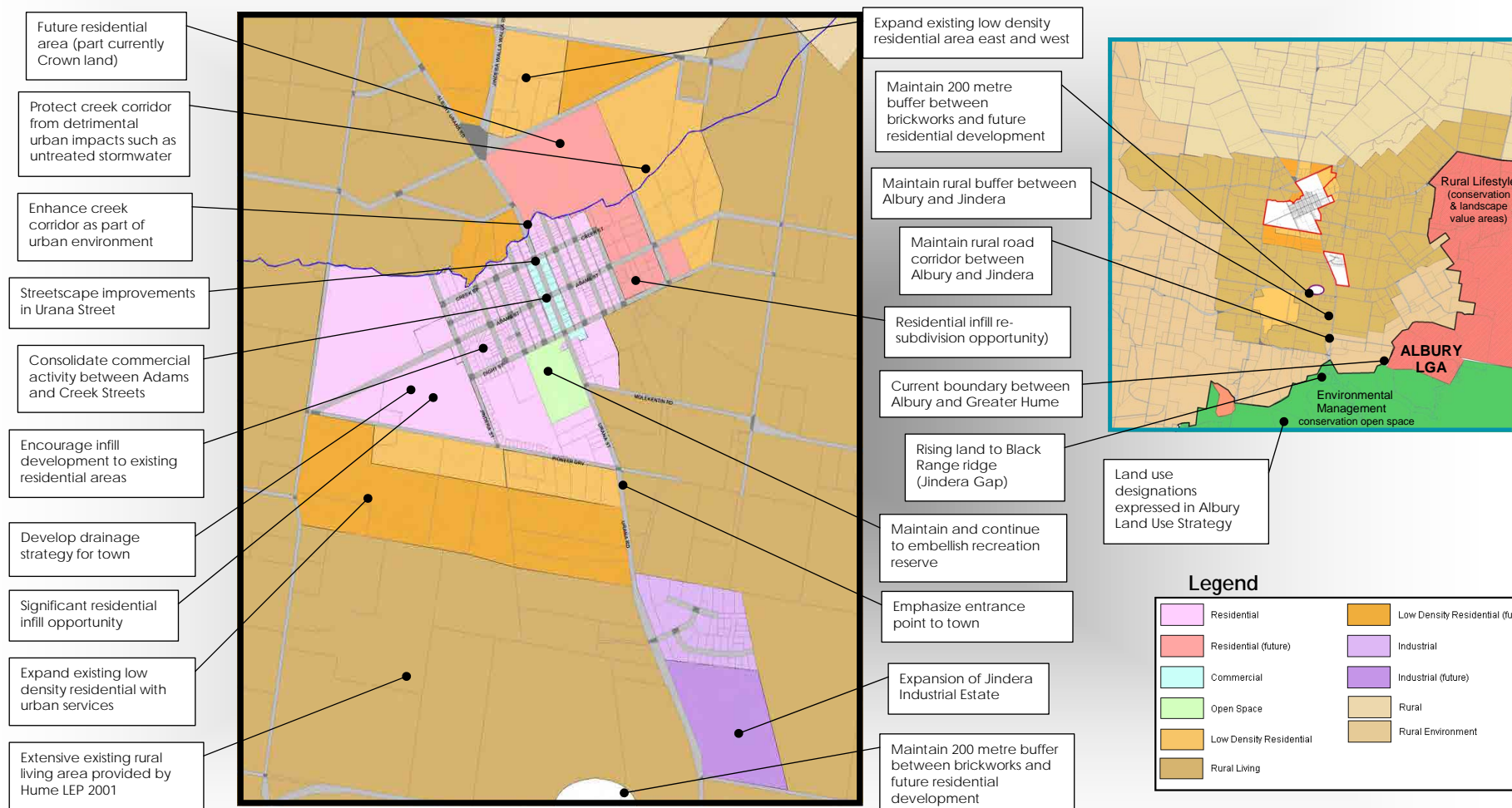


Figure 8 - Jindera Strategic Land Use Plan

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 township.

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 2,000m² versus 4,000m².

The report recommends a minimum lot size of 2,000m² 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 9.



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-4,000m²) 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) 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.

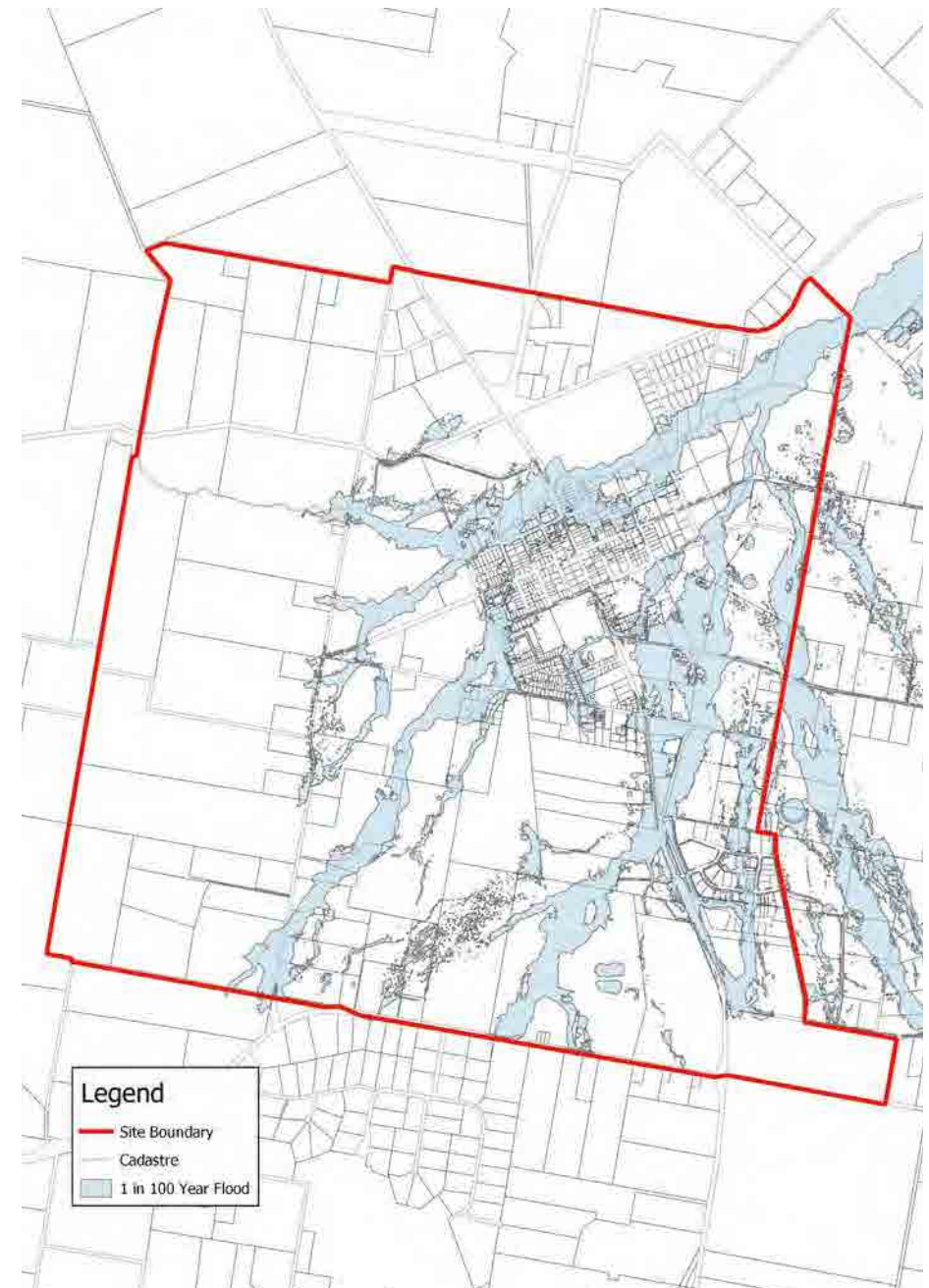


Figure 11 - Flood Prone Land Map

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).
- Vegetation Buffers, which apply around a bushfire hazard (yellow).

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.

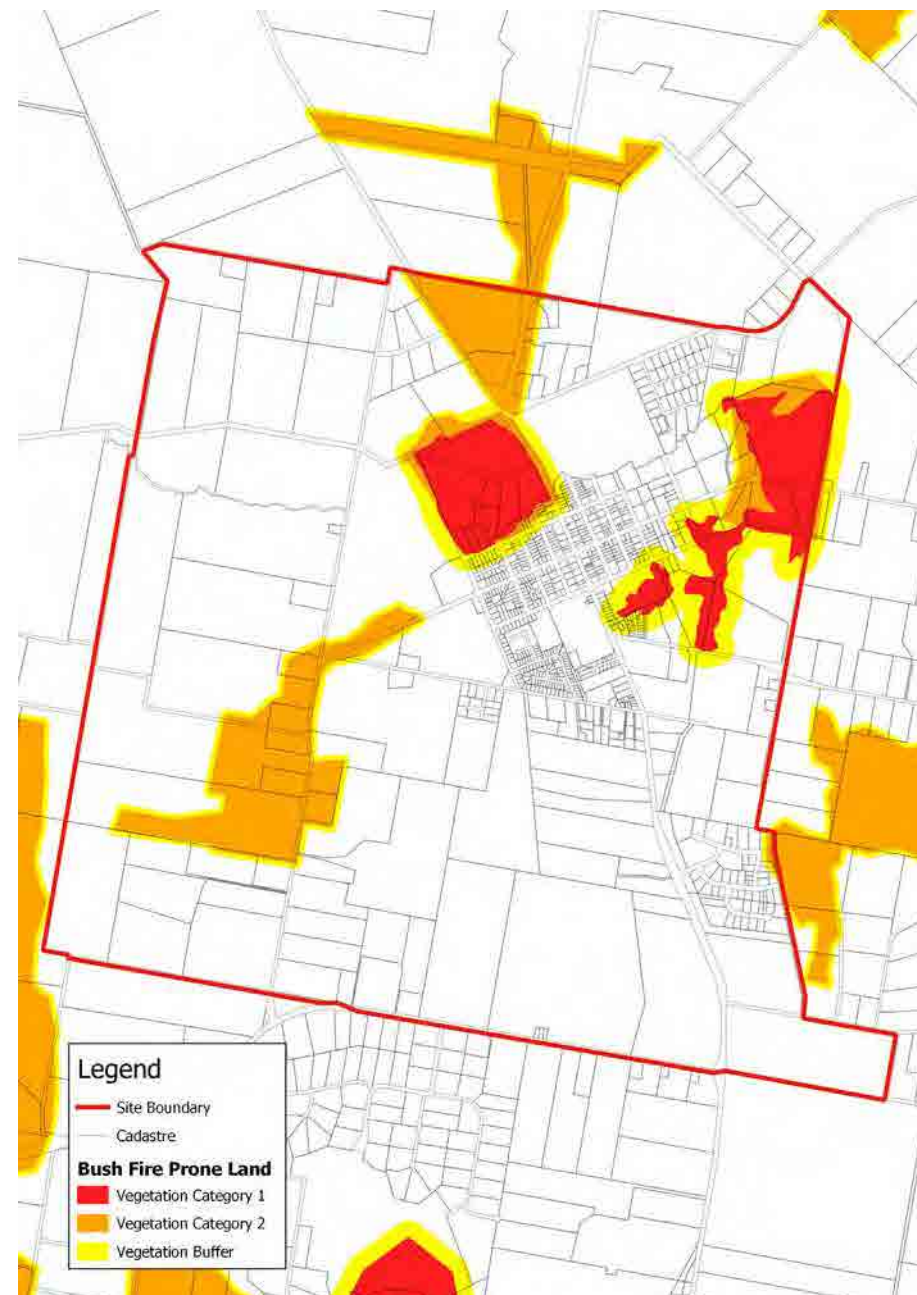


Figure 12 - Bushfire Prone Land

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.

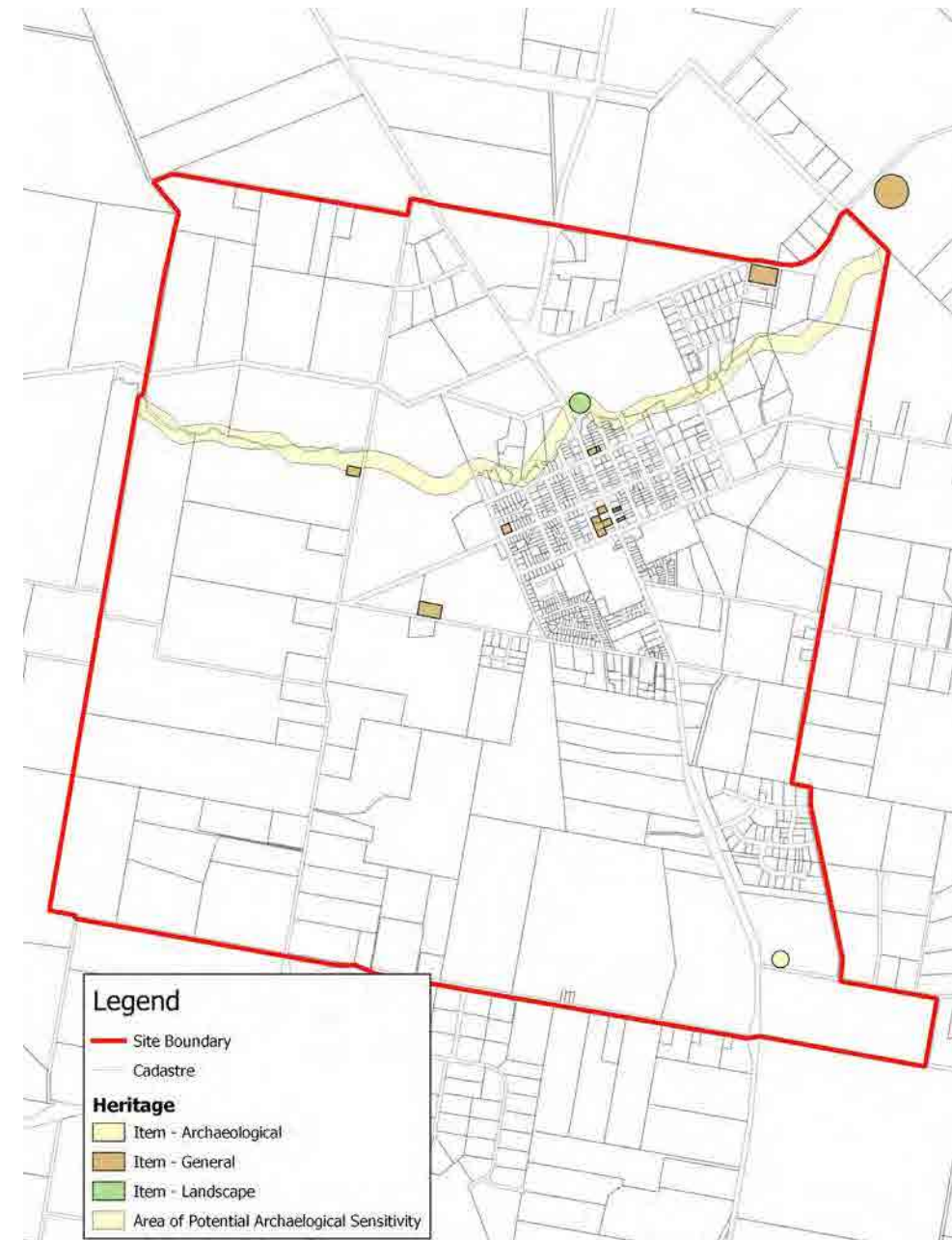


Figure 13 - Heritage Map

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.

Similarly, land management for native vegetation removal in the rural zones is undertaken in accordance with the Local Land Services Act 2013. For the purposes of this Study, much of the land surrounding the main Jindera township is classified as 'Category 1 Exempt Land' as it was cleared of native vegetation as at 1 January 1990 (Figure 14).

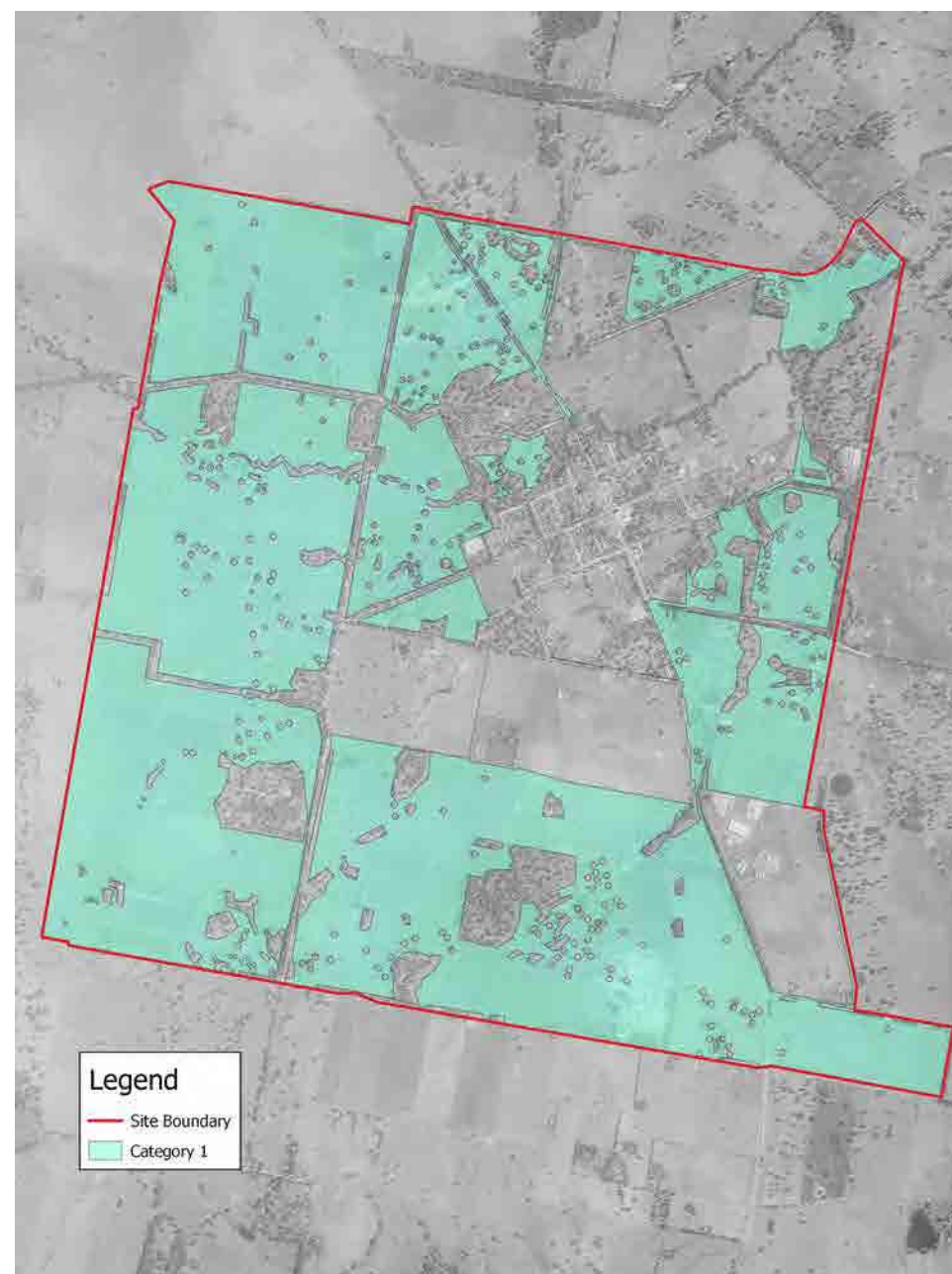


Figure 14 - Category 1 Exempt Land Map (Aerial Photograph 1990)

4.4 Traffic and Transport

The Jindera township is serviced by a number of major road connectors (Figure 15) 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 into the future depending on traffic demand volumes and future development.

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 plans 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.

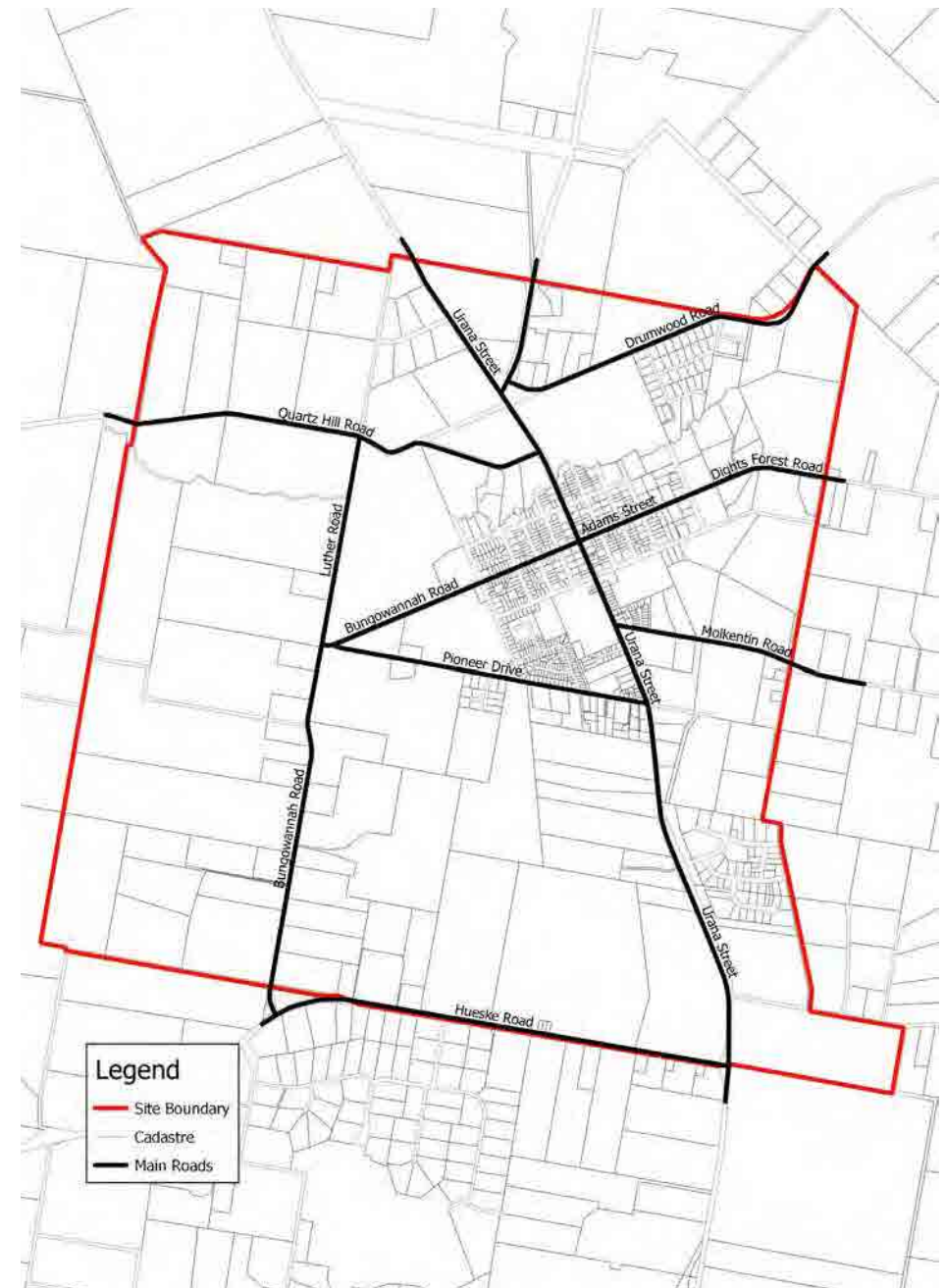


Figure 15 - Traffic and Transport Map

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.

A plan showing the current reticulated water and sewerage network is provided in Figure 16.

Table 8 - Summary of Infrastructure and Services

Infrastructure	Infrastructure
Water	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. There are no supply issues with the current water network although augmentation will be required to accommodate Jindera's growth.
Sewerage	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. 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. These upgrade works will be dependent on the location of expected future growth and topographical constraints. Outside of the main urban areas, properties are connected to on-site effluent disposal systems (septic, aerated etc).
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 a Transport for NSW 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.



Figure 16 - 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
6. Possible future industrial expansion area (to be investigated)

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 17.



Figure 17 - 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 18.

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

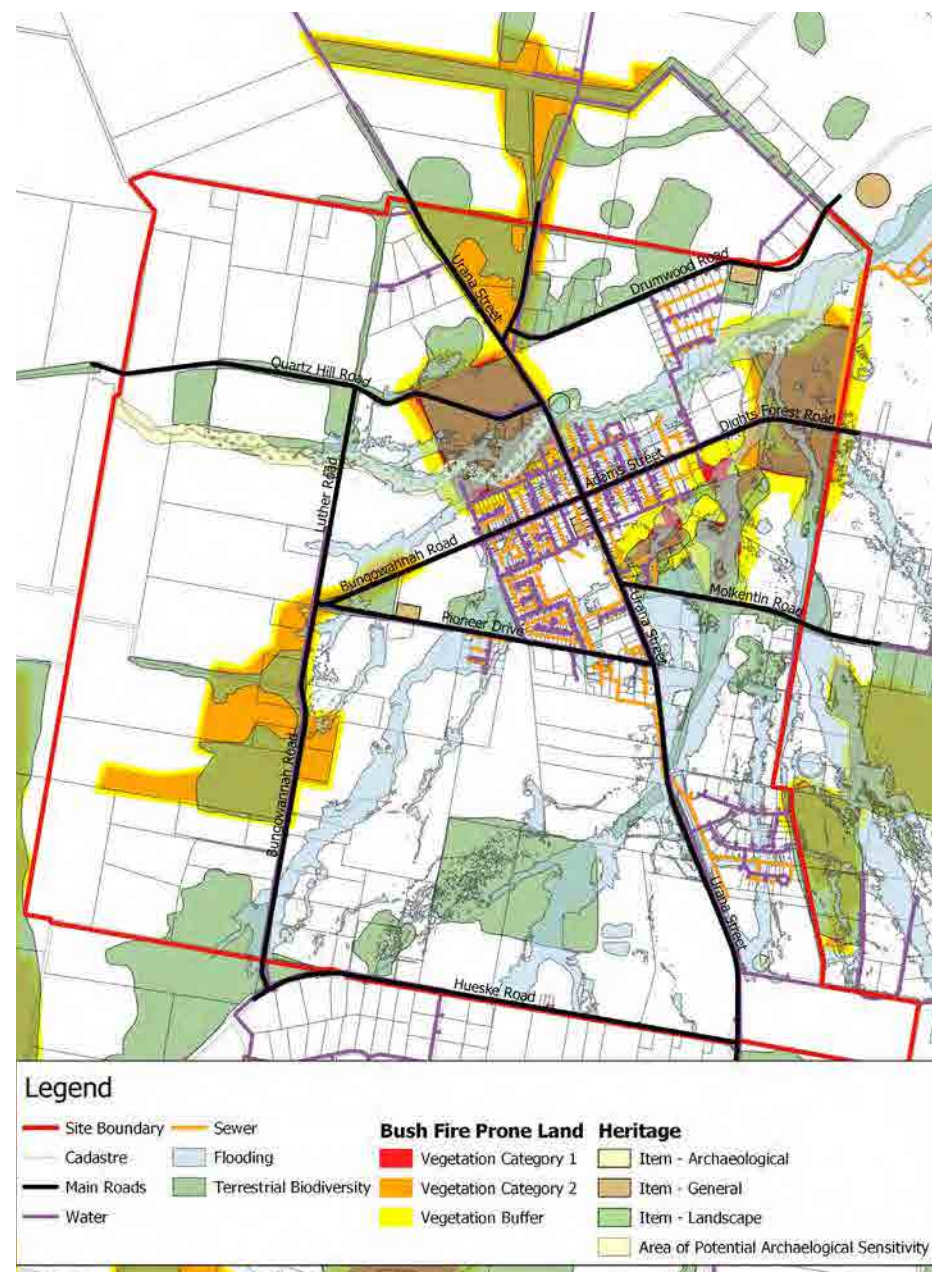


Figure 18 - Combined Constraints and Opportunities Map

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 19.

These parcels of land are described as follows:

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

The recommended rezoning of this land is 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 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.

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* (Figure 14).

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;
- Flooding;
- Aboriginal cultural heritage;
- Infrastructure provisions and upgrade requirements;
- Open space and landscaping;
- Development staging and sequencing;
- Urban design controls.

Further details regarding design guidelines are discussed in Section 6.3 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 46 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.

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.

5.2 R2 Low Density Residential

The Strategy has identified five 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);
- Wagner Drive (part), 1017, 1019 & 1037 Urana Road, (Part Lot 100, DP1267384, Lot 2, DP240938, Lot 1, DP778051 and Lot 1011, DP1068269);
- 105 Drumwood Road (Lot 203, DP753345); and
- Hawthorn Road (Lot 88, DP753345).

A plan identifying these properties is provided in Figure 19.

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 190 hectares

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 2,000m² and 4,000m² respectively.

The latter 4,000m² minimum lot size is proposed for the land located to the north of Drumwood Road opposite Pomegranate Estate and land zoned RU5, as well as at the western end of Pioneer Drive to reflect the generally larger lot size pattern in these areas and to provide a transition to larger lot sizes to the north, south and west.

Similarly, a 4,000m² minimum lot size is also recommended for the property located on the southern side of Hawthorn Road to reflect the peripheral location of the property and its proximity to current and future industrial zoned land.

All the other remaining candidate sites are proposed to have a 2,000m² minimum lot size.

The rezoning of this land could create 556 additional lots, which equates to approximately 55 years' worth of R2 zoned 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 of developed residential lots artificially preventing higher take-up rates.

5.3 R5 Large Lot Residential

The Strategy has identified two candidate sites for rezoning to R5 Large Lot Residential in the short term 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 Quartz Hill Road, Walla Walla Jindera and Wehner Road; and
- Land bordered by Hueske Road to the south and 313 & 315-323 Pioneer Drive (Lot 2, DP1064969 and Bungowannah Road to the east.

A plan identifying these properties is provided in Figure 19.

The recommended rezoning of this land is generally consistent with previous strategic planning investigations and recommendations identified in Council's LSPS (Figure 7) and the environmental constraints of the land. The properties are currently zoned RU4 Primary Production Small Lots.

These two properties have a combined total area of approximately 190 hectares and are largely unconstrained from an environmental and biodiversity perspective.

It is noted 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. As a result, it is acknowledged however that the land is highly fragmented, which will provide a constraint on further development.

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 and 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.

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.

The rezoning of this land could create 48 additional lots, which equates to approximately 6 years' worth of R5 zoned land supply based on current residential take-up rates.

It is noted that a request was received to include an additional 187 hectares of land for R5 Large Lot Residential purposes. Upon review, the inclusion of this land has strategic merit and has been included within the Study Area. The subdivision of this land could create approximately 75 additional lots, thereby increasing the supply of R5 zoned land by approximately 9 years. Further details regarding these properties is provided in Section 7.

In recognition of the low level of supply of R5 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 in 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. The combined total of these two areas is 280ha, which equates to a potential lot yield of 112 lots, or 14 years supply of land,

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 19 and 20.

Based on the land zoning and minimum lot size recommendations of the Strategy, this land has the potential to cater for up to approximately 1,259 additional residential lots as outlined in Table 9.

Based on the average take-up rate of dwellings for the last 6 years (35), this equates to a residential land supply of approximately 35 years.

When considering the average take-up rate since 2018-19, being 42 dwellings per annum, this level of residential land supply is reduced to approximately 30 years.

Table 9 - Proposed Residential Land Supply*

Zone	Minimum Lot Size	Area	Proposed Residential Land Supply (lots)	Years Supply
RU5 Village	600m ²	72ha	580	46
R2 Low Density Residential	2,000m ²	88ha	352	35
	4,000m ²	102ha	204	20
R5 Large Lot Residential	2ha	377ha	123	15
Total		624ha	1,259	36

* This figure excludes land identified as future residential and shown hatched in Figures 19 and 20

5.5 Development Staging

Given the need to coordinate land development and the provision and extension of infrastructure and services, 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 road 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 and Jindera Industrial Estate as existing infrastructure and services have recently been extended to these areas and are readily available.

Given the relatively low level of supply of R5 Large Lot Residential zoned land, it is recommended that both 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 undertaken before this land is considered appropriate for rezoning to avoid 'leapfrog development'.

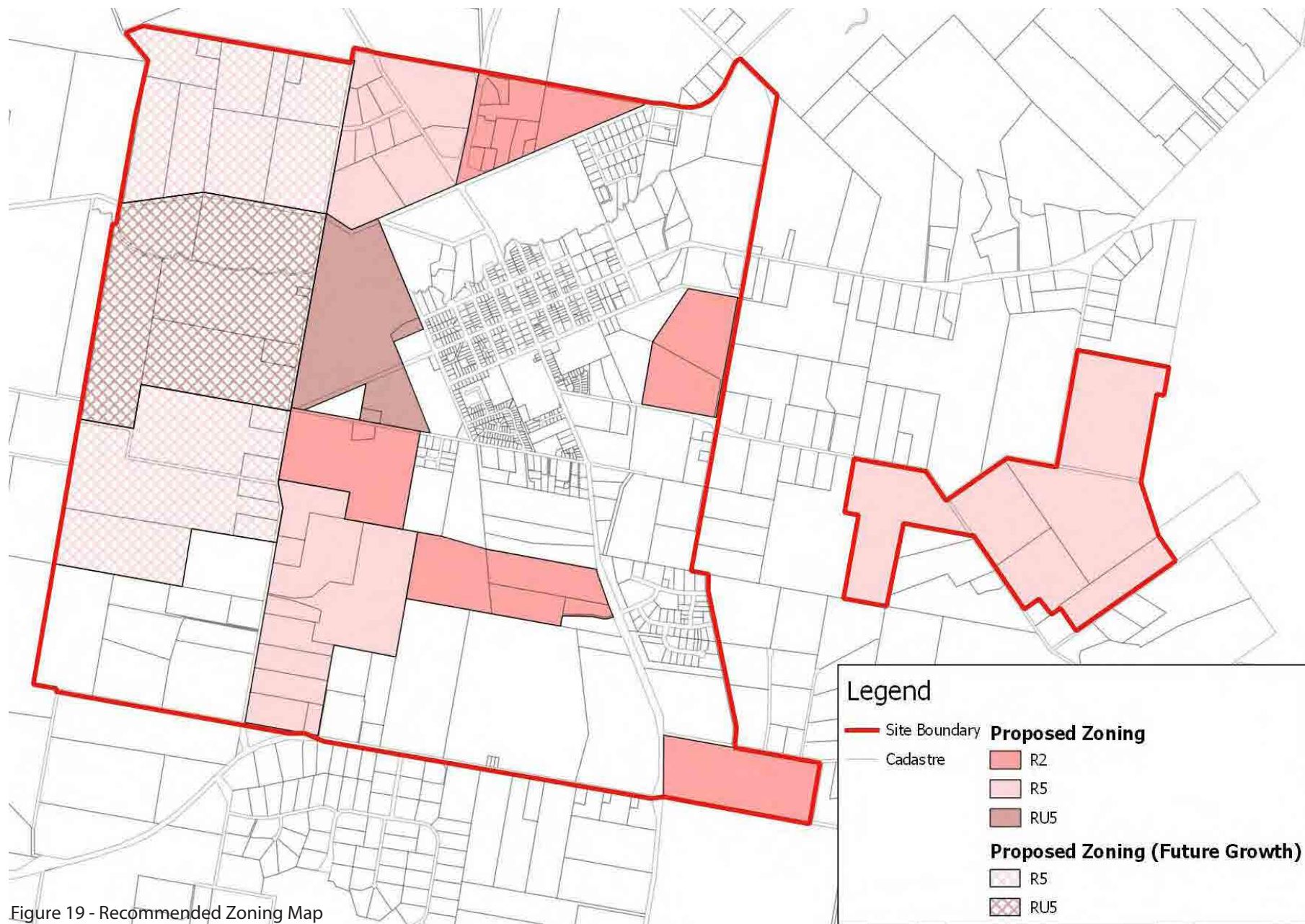


Figure 19 - Recommended Zoning Map

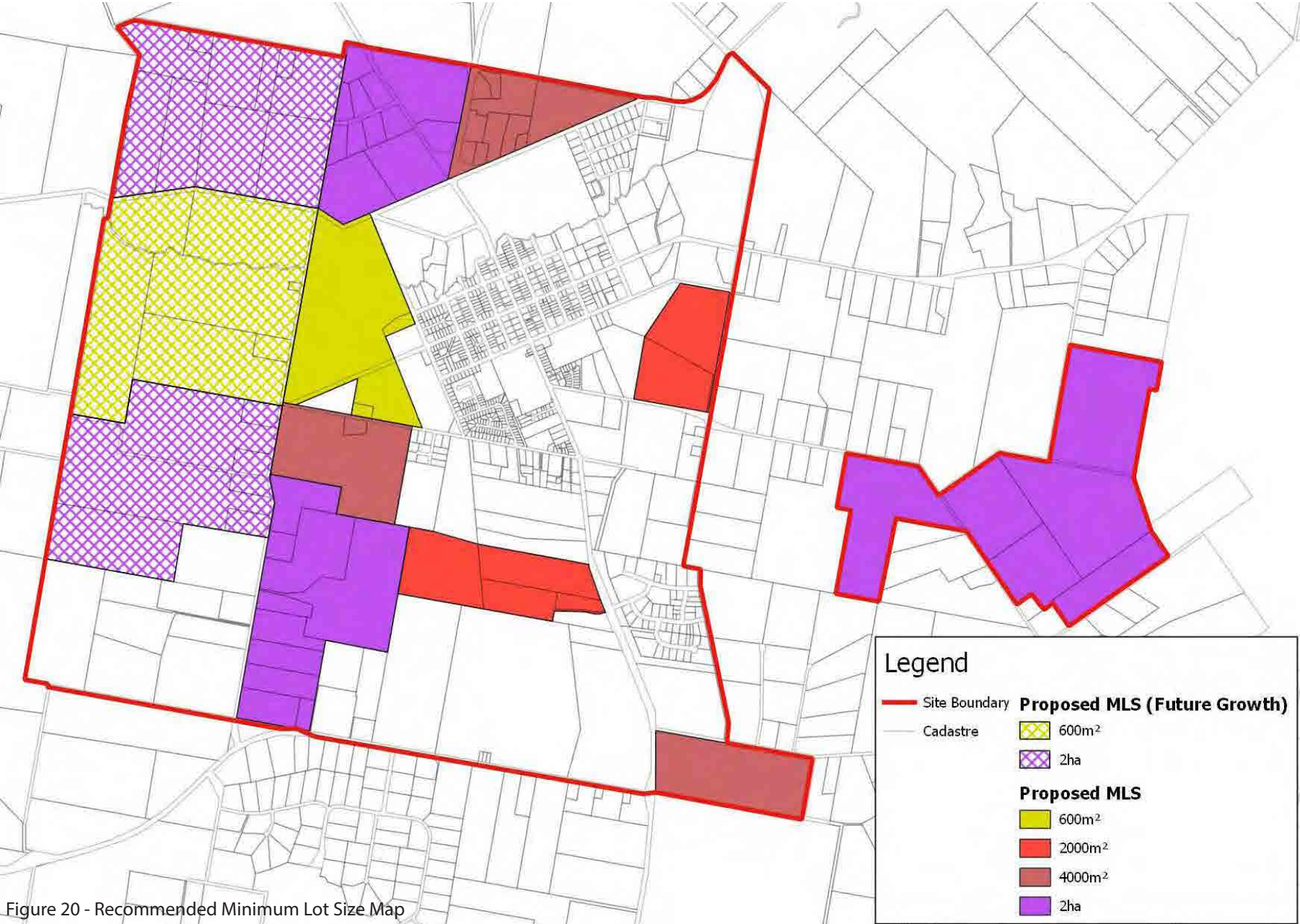


Figure 20 - Recommended Minimum Lot Size Map

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	<p>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.</p> <p>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.</p> <p>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.</p>
Sewerage	<p>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.</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>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.</p> <p>For those properties zoned, R5 Large Lot Residential, sewerage will be disposed of on-site.</p>
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	<p>There are no servicing or capacity issues associated with the provision of waste management.</p> <p>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.</p>
Roads	<p>New residential subdivisions will be required to construct all new roadways in accordance with Council's engineering design guidelines.</p> <p>Furthermore, the western portion of Pioneer Drive will need to be sealed as part of the future development of this land.</p>

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 a 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 21.

An additional area of active open space is also recommended to the north east of the main township to service this large RU5 zoned parcel of land. Furthermore, a linear corridor of open space is also proposed along Four Mile Creek, which will link to other open space areas to the west.

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.

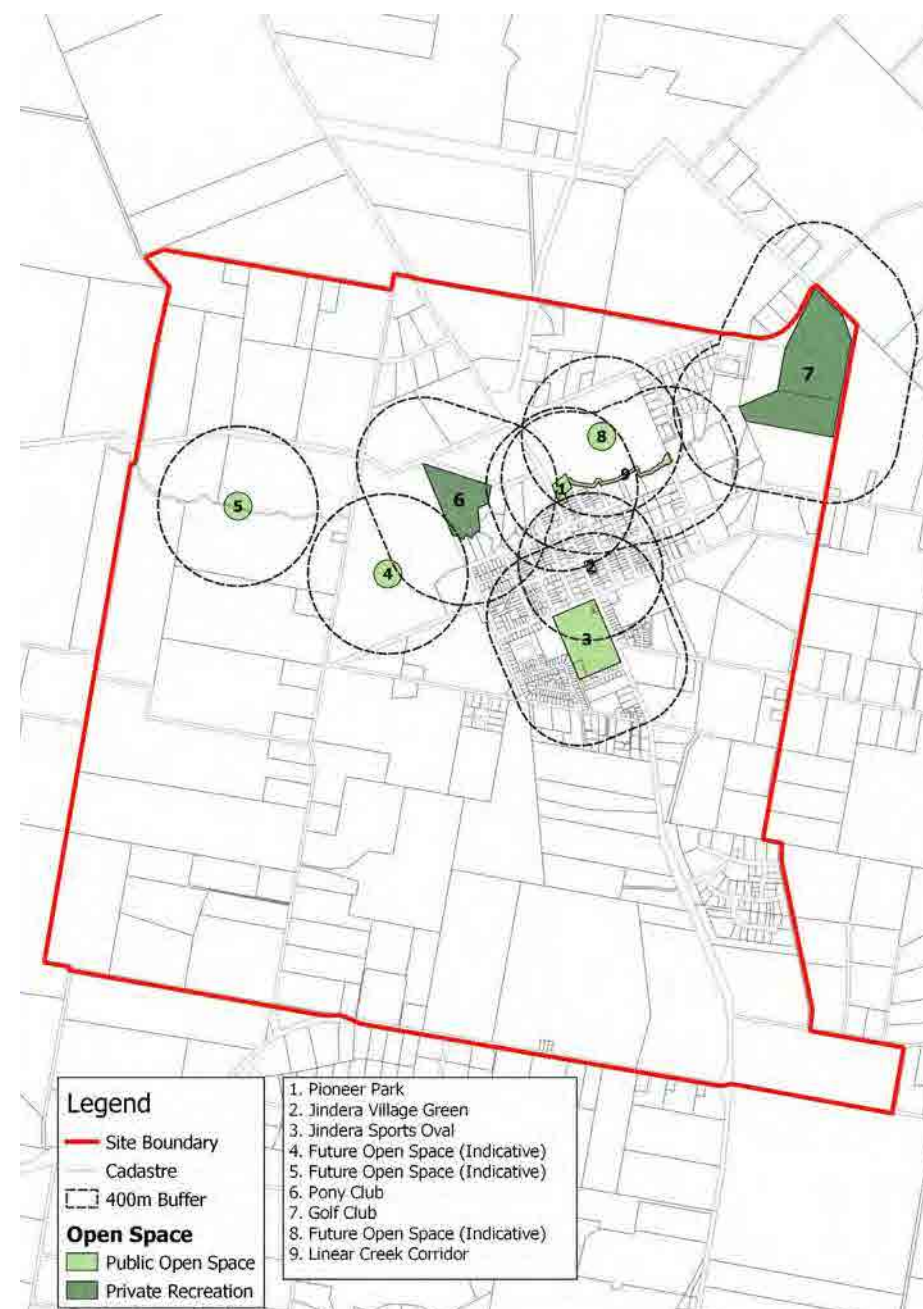


Figure 21 - Open Space Plan

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 shape 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 development site.
- 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 21.
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 reduce the rate of run-off 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 subdivisions. 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 22;
 - 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.

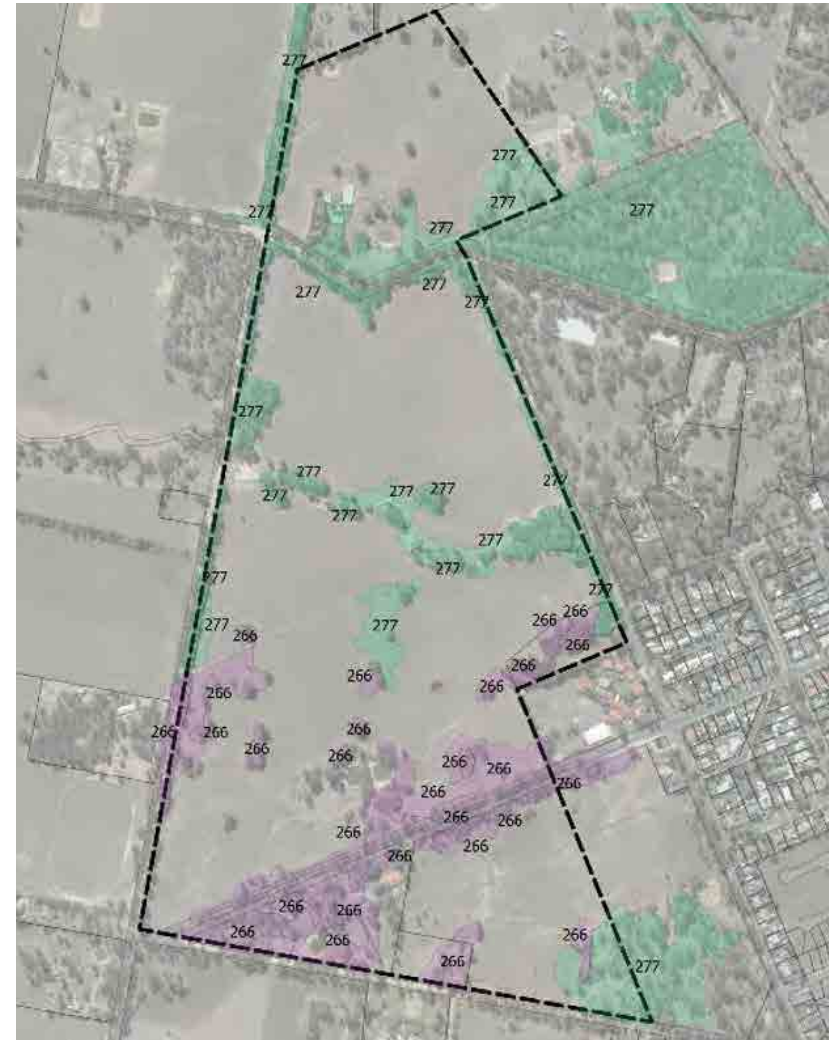


Figure 22 - Biodiversity Values Map

7.0 Addendum

7.1 R5 Large Lot Residential

Following the completion of the public exhibition period, Council received a submission seeking the inclusion of additional land on the eastern side of Jindera as part of the Study Area for R5 Large Lot Residential zone purposes.

These parcels of land are identified in Figure 23 and described as follows:

- 344 Molkentin Road, Jindera (Lot 5, DP260275);
- 167 Funk Road, Jindera comprising;
 - o Lot 22, DP635058;
 - o Lot 121, DP753345;
 - o Lot 122, DP753345;
 - o Lot 153, DP753345.
- 111 Funk Road, Jindera (Lot 1, DP785168).

Combined, these properties have a total area of 187 hectares, which is held across three individual landowners.

Further details are discussed in Section 7.2.



Figure 23 - Addendum to Study Area

7.2 Constraints and Opportunities Analysis

Environmental Constraints

A constraints and opportunities analysis has been undertaken consistent with the process undertaken in Section 4.

Following a review of all relevant environmental constraints, only the south western portion of 344 Molkentin Road is subject to a bushfire and terrestrial biodiversity overlay. All other land is unconstrained.

Native vegetation found in the addendum area includes remnant PCT 277 Blakey's Red Gum – yellow box tall woodland of the NSW South Western Slopes Bioregion. Other identified native vegetation includes PCT 633 Speargrass - Redleg Grass derived grassland on hills in the Jindera to Holbrook region, southern NSW South Western Slopes Bioregion.

Notwithstanding the above, given the relatively scattered nature of this vegetation and the proposed density and development outcomes sought on site (R5 zone with a 2 hectare minimum lot size), opportunities are available to avoid or reduce impacts on this vegetation.

Infrastructure and Services

An assessment of infrastructure and services has confirmed that the subject land has access to the reticulated water supply network along Molkentin Road. Given the size of the lot sizes sought (2 hectares), sewerage will be disposed of on-site.

All other infrastructure is adequate and can service this area.

Supply and Demand Analysis

The addendum seeks to include the subject land for R5 Large Lot Residential purposes. The land has a combined total area of 187 hectares, which could create approximately 75 additional lots. This will result in an increase in the supply of R5 zoned land by approximately 9 years.

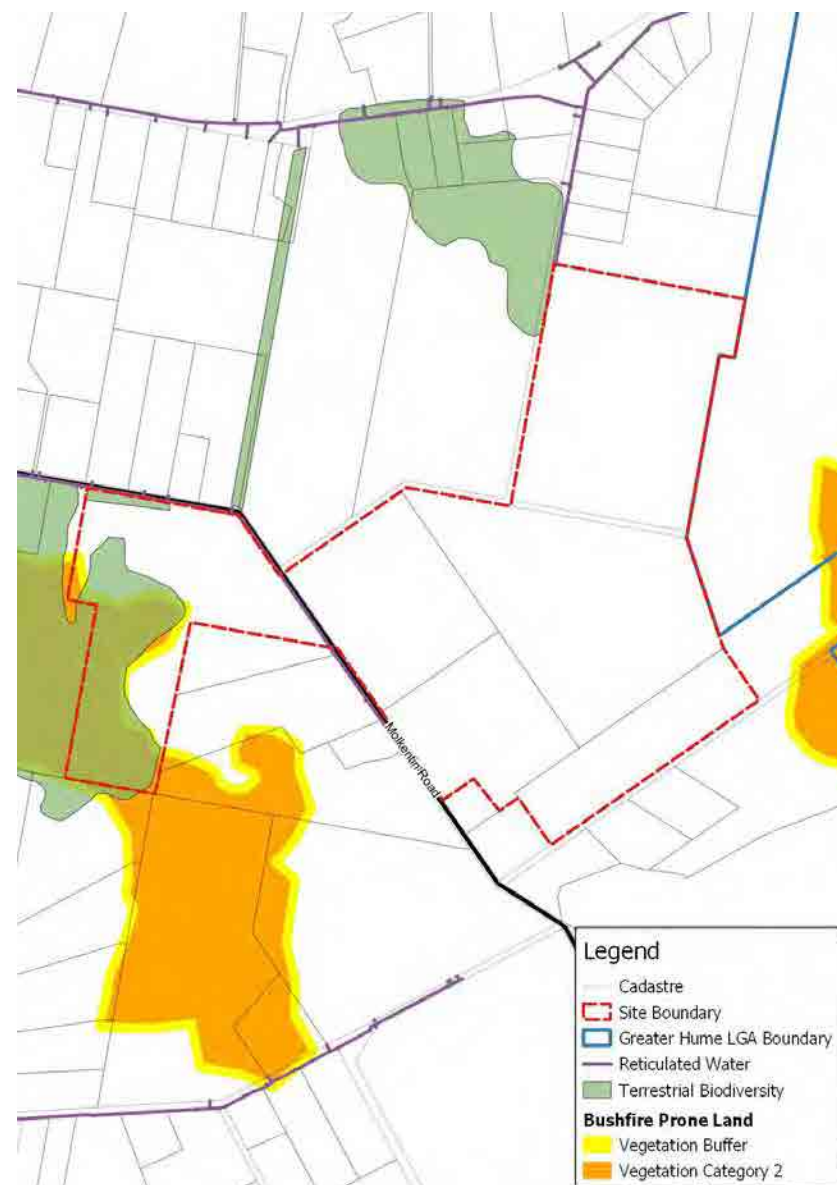


Figure 24 - Constraints and Opportunities Analysis

7.3 Recommendation - Addendum

Following further investigation of these properties, it is confirmed that the land is largely unconstrained from an environmental perspective with the exception of several patches of PCT 277 and 633.

Notwithstanding the above, given the relatively scattered nature of this vegetation and the proposed densities sought on site (2 hectares), opportunities are available to avoid or reduce impacts on this vegetation.

The subject land also has access to all necessary infrastructure and services, namely water supply along Molkentin Road. The rezoning of this land will not require connection to the reticulated sewerage network as effluent will be disposed of on-site and all other infrastructure is adequate and can service this area.

The rezoning and subsequent subdivision of this land would result in the creation of approximately 75 additional lots. Based on current take-up rates this equates to a land supply of approximately 9 years.

In recognition of the large size of these lots, their unfragmentated nature and a general lack of R5 zoned land (current and proposed), it is considered appropriate to include these properties as part of this Strategy via addendum.

More specifically, it is recommended that this land be rezoned R5 Large Lot Residential with a 2 hectare minimum lot size as per Figures 19 and 20.

#437427

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 13 May 2021, 7:29PM

Receipt number: JRLUSWEB7

Related form version: 3

ENTERED

Have Your Say - please provide your comments/suggestions/opinions on the following:

I am opposed to parts of the land use strategy, most particularly regarding the future development of the area East and West of the Brickworks on the Northern side of Hueske Road marked for "Future Industrial". My objections can be noted in the "Land Use Objection" emailed through to the above email addresses (mail@greaterhume.nsw.gov.au and ckane@greaterhume.nsw.gov.au).

What is your name (first and surname)?

Michelle Milthorpe + Brent

What is your phone number?

+61438428678

What is your email address?

milthorpem2@ww.catholic.edu.au

What is your address? (inc Street/Rural Number)

11 Cassia Rd

I live in

Jindera

If other, name town/village/area

Jindera

Your Suggestions and/or Comments

Please refer to the objection emailed through.

H437426

[Show header](#)


Land Use Response

From : Michelle Milthorpe 'milthorpem2@ww.catholic.edu.au'

To : MailMailbox 'mail@greaterhume.nsw.gov.au'; Colin Kane 'CKane@greaterhume.nsw.gov.au'; Brent Milthorpe 'brent.milthorpe@jossgroup.com.au';

Cc : Brent Milthorpe 'brent.milthorpe@jossgroup.com.au';

Sent : 13 May 2021 19:20:09

Attachments :  [Land Use Objection Final.pdf](#) (2930KB)

To Whom this Concerns,

Please see the attached response supported by over 80 signatories in objection to parts of the recent Draft Jindera Land Use Strategy.

Kind Regards,



150 Years in Catholic Secondary Education

Michelle Milthorpe
Diverse Learning Coordinator

Email milthorpem2@ww.catholic.edu.au
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Review of the Jindera Residential
Land Use Strategy – Draft March 2021

Objections to the Rezoning

DP753345 & DP581243 from RU4 to
Industrial Use

Brent and Michelle Milthorpe

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Introduction

It was brought to the attention of the residents of Glenholm Estate and residents along Hueske Road Jindera, that properties DP753345 & DP581243 have been ear marked as "Potential Future Industrial Zoning"

This report is written with the purpose of expressing concern over some of the contents of the Jindera Residential Land Use Strategy compiled by Habitat Planning (March 2021-draft). Of most particular interest is the potential rezoning of the parcels of land to the North of Hueske Road, West of the current Brick works and East Bungowannah Road- identified as lot numbers DP753345 & DP581243. Page 21 of the report suggests a future rezoning of "Future Industrial" from its current zoning of "RU4 Primary Production" (page15). We note that although the Jindera Residential Land Use Strategy (March 2021) only makes one reference to the rezoning of lot numbers DP753345 & DP581243 (page 21 figure 7) - this brief mention of it, has caused significant concern to the residents in the immediate area.

This report, in objecting to the rezoning of DP753345 & DP581243, will highlight the reasons why this land should remain zoned as it is or be listed as "Potential future Residential" zoning of minimum 2 Hectare size properties (R5)- as is consistent with the current development in the immediate vicinity. These reasons are taken from the contents of the Habitat Planning report itself, with particular reference to the impact on the environment, infrastructure and current land owners as identified in the report.

As an outcome of raising these objections, we seek confirmation from the Greater Hume Shire Council as to what the properties DP753345 & DP581243 are looking to be zoned for in the future. The undersigned would like to make their objections known to this particular rezoning, with the reasons being outlined in the following pages.

The Land in question

The zone map in the Planning Habitat report is consistent with the map registered with the Local Environmental Plan – “Land Zoning Map – Sheet LZN_002C which confirms an RU4 (Primary Production Small Lots) zone for the land lots DP753345 & DP581243, (Greater Hume Shire, 2021).

Since the beginning of writing this report, residents opposite DP818605 have asked that their objections to the development of this land as “Future Industrial” also be noted.

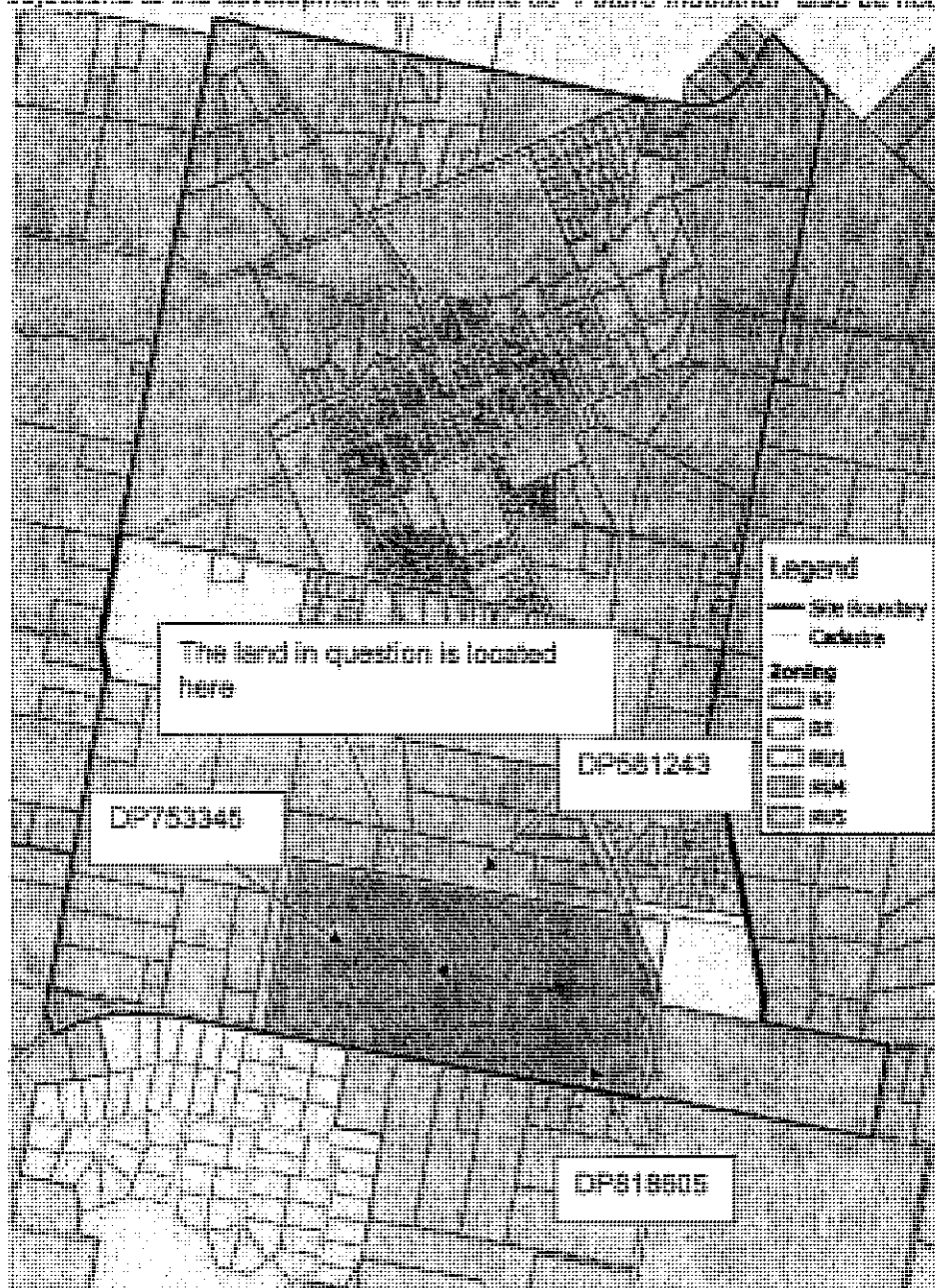


Figure 5 - Existing Land Zoning Map

Habitat Planning, 2021.

Definitions of Zones

Rural Zones

RU1 Primary Production

RU3 Forestry

RU4 Primary Production Small lots – 8 ha

RU5 Village – (600m²)

Residential Zones

R2 Low Density Residential (2,000 4,000m²)

R5 Large Lot Residential (2ha+)

Special Purpose Zones

SP2 Infrastructure

SP3 Tourist

Recreation Zones

RE2 Private Recreation

Environment Protection Zones

E1 National Parks and Nature Reserves

E2 Environmental Conservation

Waterway Zones

W1 Natural Waterways

W2 Recreational Waterways

Source: Habitat Planning Report 2021

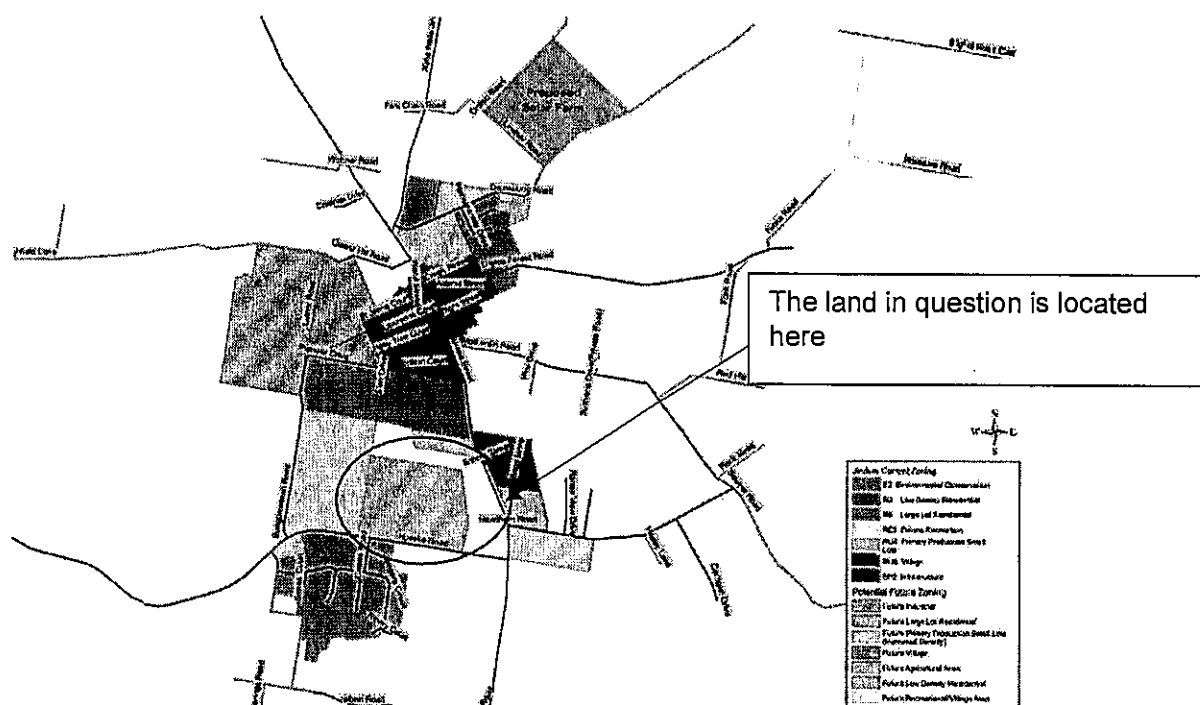


Figure 7 - Jindera Map contained in the Greater Hume Local Strategic Planning Statement

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Habitat Planning, 2021

Extract from the Habitat Planning report page 21

This is the only reference to the properties in question within the report being zoned "Future Industrial".

Limitations

Given the quick turnaround for feedback, the writers of this report are limited to the data included within the Habitat Planning report titled "Jindera Residential Land Use Strategy (draft) March 2021 to note their reasons for objection to the rezoning of lot numbers DP753345, DP581243 and DP818605.

A list of references of external documents available publicly have also been used (see references).

This response to the disputed potential rezoning has used the power of the residence affected, with those available signing their support for this document – Appendix A.

Background to the Objection

The following information aims to identify the conflicting information that is given in the Habitat Planning report and to demonstrate the validity of our objections.

1.2 Purpose

On page 4 of the report, one of the purposes identified for the report was *“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 development”*. Our objections are based on the notion that all residents in the area identified have purchased and developed their homes as “lifestyle properties”, giving consideration to the surrounding area. Homes built on the higher ground have views of Table Top Mountain and surrounds, whilst those on the flats enjoy the serenity provided by the farmland existing on the Northern side of Hueske Road. To rezone the area in the foreground as industrial would have a significant impact on the current land owners- causing *“conflicts with existing development”*.



View from Southern side of Hueske Road over existing farmland.

1.3 Preparing the Strategy

Clause 1.3 of the report notes the following:

"Stage 2 of the project involved Council seeking Expression 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."

We question if Greater Hume Shire Council (GHS) has limited their potential investigation of future land use/rezoning directly with the expression of interests received or will they consider all land in the Jindera surrounds that best suits the potential growth of Jindera in addition to the EOI's received for potential land rezoning? The GHS may have to look at some "buy back" options for the need to best accommodate Jindera's future growth in line with the needs and expectations of current residents.

3.0 Demographic and Land Use Context

Clause 3.0 of the Habitat Planning report limits the data for the demographic analysis to a 5km radius of the main urban area. Whilst the data of the future growth within the Jindera area seems in line with current growth rate at 4%, it seems feasible that provisions for future growth need to be addressed and plans laid out. At face value the 5km radius appears appropriate, but given the growth of the area, a radius of 6-7km away could be applied. We can only guess the brief given to Habitat Planning from the (GHS) set this parameter. Maybe, GHS may have to look further than a 5km radius if land is hard to source, rather than have a significant impact on current landowners by limiting the scope.

Local Environmental Plan (LEP)

The report makes mention of maintaining the integrity of the current residential environment. The LEP states that:

"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". (Pg 14).

With this in mind, there appears to be conflicts within the report about upholding the current state of the area and mentioning rezoning the area to industrial in the future.

Conflicts within the report

Whilst one agrees there needs to be future planning for all types of land zoning, this report demonstrates that to change this parcel of land from RU4 to Industrial not only conflicts with parts of this report but is not in the best interests for the residents of Jindera, Glenholm Estate, Hueske Road and more importantly, the environment, including our catchment areas, waterways and areas of Aboriginal significance in the Four Mile Creek catchment area.

There are several items identified within the report itself which suggest rezoning this parcel of land (DP753345 & DP581243) from RU4 to Industrial isn't the best outcome for this land. These have been broken down into 6 items- Waterways, Biodiversity, Infrastructure, Land Conflicts, Existing Property owners and Supply and Demand.

1. Water Ways

The image of the Flood Prone Land Map in figure 11 of the Habitat Planning report (extract below) has been developed using a 1 in 100-year flood event and highlighted those flood areas in figure 11 on page 28 of the same report. The land in question has clearly been highlighted as a potential piece of land which is at risk of flood events and a catchment area for Four Mile Creek which feeds into Bowna Creek, eventually emptying into the Hume Weir.

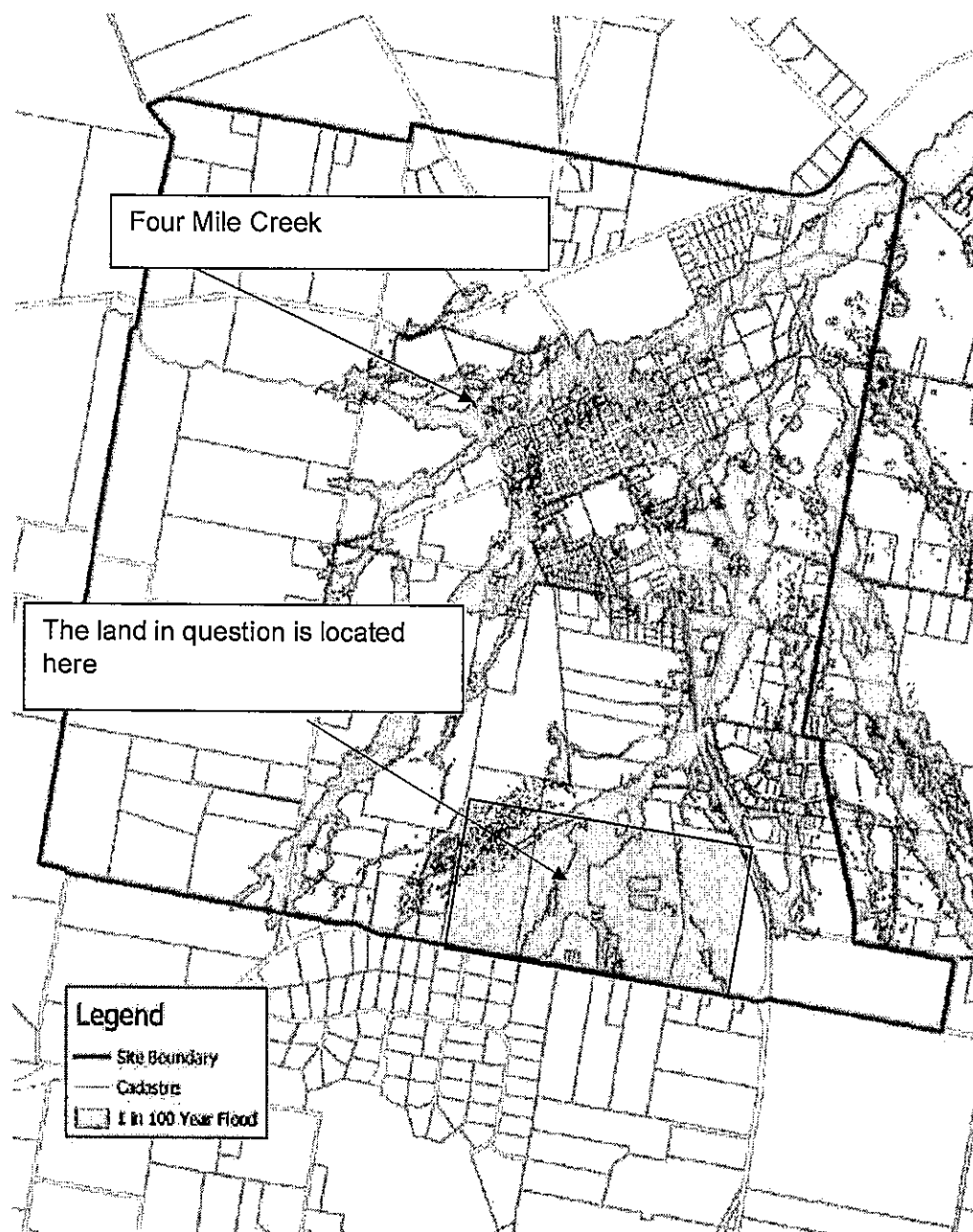
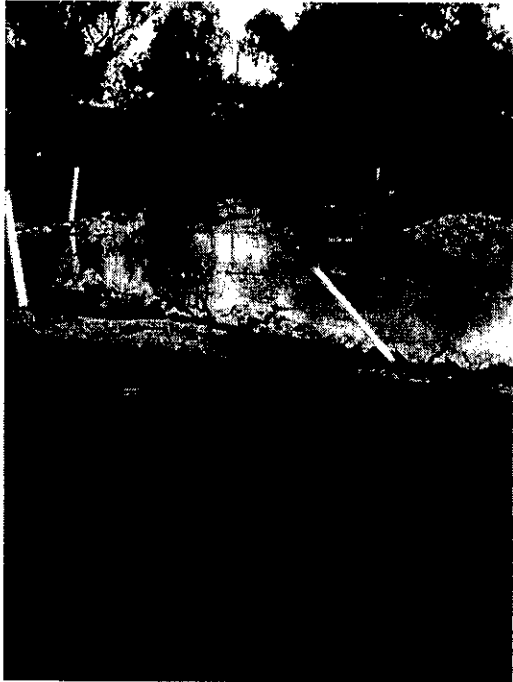


Figure 11 - Flood Prone Land Map

habitatplanning

We suggest that the land in question will be prone to more flooding due to the growth and direct placement of stormwater from Glenholm estate directly into the land proposed for rezoning. Currently all stormwater runoff from the Glenholm estate runs directly through this parcel of land.



Corner of Hueske Rd and Cassia Rd after rain



Storm Water runoff Cassia Rd (looking north)

Clause 4.2 of the Habitat Planning report expressly outlines what the future planning should try to achieve.

"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."

We must point out that rezoning this location to "Future Industrial" land seems to be in direct contrast with the NSW Floodplain Development Manual and puts future developments at risk in this area, both on the proposed rezoning site and surrounding properties and waterways.

Not only is the flooding a concern, with the new estate of Glenholm untested with the amount of water being directed through this property of DP581243, but what stormwater/flooding might be captured in the water ways from future developments if this were to be turned into an Industrial Zone. As an Industrial Zone the land area would be less permeable with larger buildings and external areas to the buildings being likely to have gravel or concrete hardstands or roads. Best endeavours might be put in place to house/store items like chemicals, contaminants, and hazardous material safely in future industrial facilities within this area. However, if a large flood event were to occur and contaminants were carried from this land it would end up in "Four Mile Creek" eventually, which under clause 4.1 threatens Biodiversity and under clause 4.3 threatens Aboriginal sensitivity of Four Mile Creek would jeopardise and potentially damage the creek beyond repair. If DP753345 & DP581243 were to remain as it is or turned into small acreage like Glenholm estate with a minimum 2 ha lots, there is still large amounts of permeable ground and less chance of hazardous threats.

2. Biodiversity

Clause 4.1 of the Habitat Planning report, outlines areas of “terrestrial biodiversity” within the LEP mapped area. More importantly this section of the report talks about the pressure on the environment and for future development to limit the impact to the area.

The report expressly states *“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 (2,000m²-4,000m²) and R5 Large Lot Residential Zone (2ha+) are proposed.”*

To list DP753345 & DP581243 as “Future Industrial” appears to contradict the report or at the very least disregard the recommendations around the impact of future works on the existing “terrestrial biodiversity” of the area. This location is the largest “terrestrial biodiversity” land area to the south of Jindera. For fauna within the study area- which includes Woodland Birds and Marsupials- and in recognition of the existing overstorey vegetation and limited native groundcovers and lack of permanent water sources, we see a change of zoning to “Future Industrial” as a high-risk to the environment. This will affect the fauna’s habitat directly but also their migration to other terrestrial biodiversity which could have a potential affect on the longevity of all species in question. With the inclusion of the Buffer Zone (see page 13), the build area for any “Future Industrial” area would be over this area marked as “terrestrial biodiversity”- posing a great threat to the existing biome.



Figure 10 - Land mapped for biodiversity value

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3. Infrastructure

While areas like the Glenholm Estate don't have town sewer infrastructure, if an industrial zone was to be rezoned to the land parcel in question, the sewer infrastructure to the south of the Jindera Township would need to be extended. Whilst this is not unachievable, one needs to question if this is the best outcome for present and future Jindera and Greater Hume Shire rate payers.

The land to the South and East of the current Jindera Industrial estate lends itself for more economical benefits of the future infrastructure expansion to accommodate a new Industrial Estate.

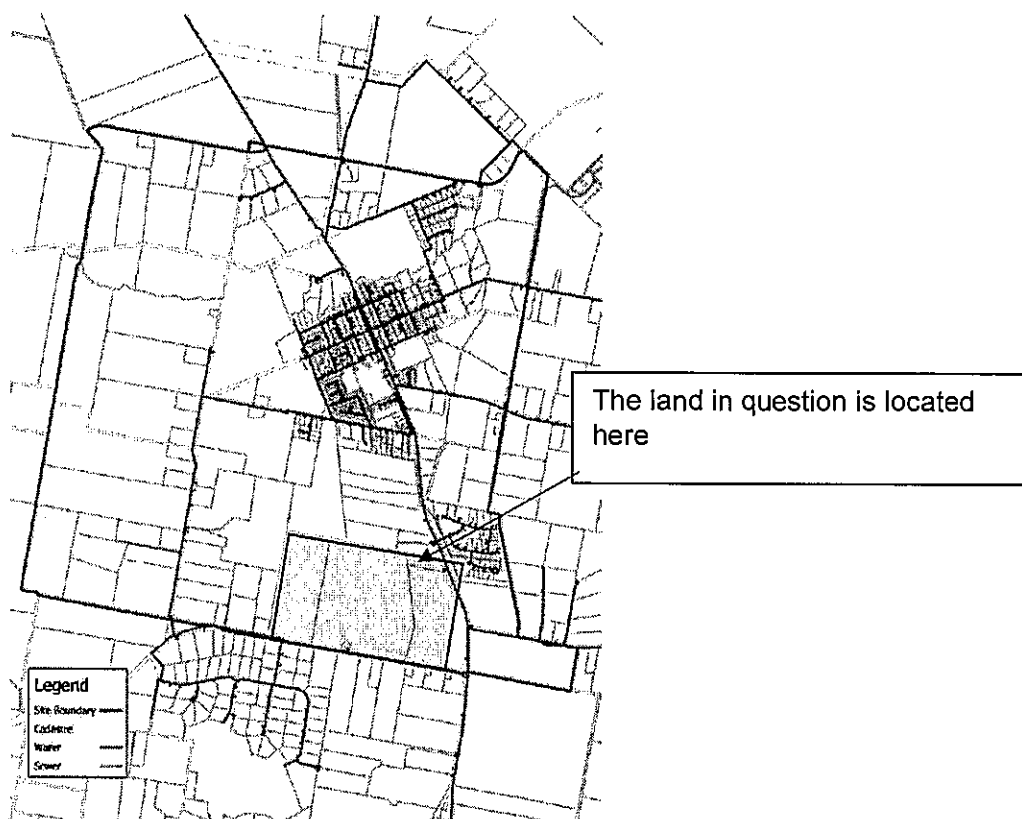


Figure 16 - Infrastructure and Services Map

34

Habitat Planning, 2021

In addition to this, will be the potential increase in traffic movement, especially larger vehicles like trucks. Hueske Road has, in recent times, been widened and upgraded to deal with the heavier flows of traffic, however, the road still remains quite dangerous for road users, including trucks entering and leaving the current brick works site. Put in additional entry points for future heavy vehicles and this will significantly increase traffic flows on an already busy road. Traffic concerns have already been raised with the GHS around the increased traffic, the inadequate bus stop, the lack of a safe verge on the end of the road for pedestrians (for example children walking from the bus stop to their homes down Hueske Rd) and no lighting at the corner of Urana and Hueske Roads. Adding additional traffic flow to an already ill equipped road, would be a foreseeable risk for council.

4. Land Conflicts – Buffer Zone

Looking at Figure 17 within the report, if the land in question is marked as “*Future Industrial*”, the assumption can be made that it has to have a 200m “buffer zone”. Is the intent to lose the buffer zone? If not rezoning the land to Industrial seems a waste of land given the amount of space required to act as a “buffer” for existing residents. Likewise the western boundary on DP753345 the most western block in question for the rezoning should also have a buffer zone to protect the owners on DP1245667 and DP 1130778. Additionally, the residence to the south on the other side of Hueske Road (DP1191674, DP1242012, DP1125130 and DP243541) should not be impacted by this new re-zoning and a 200m buffer zone should also be overlaid.

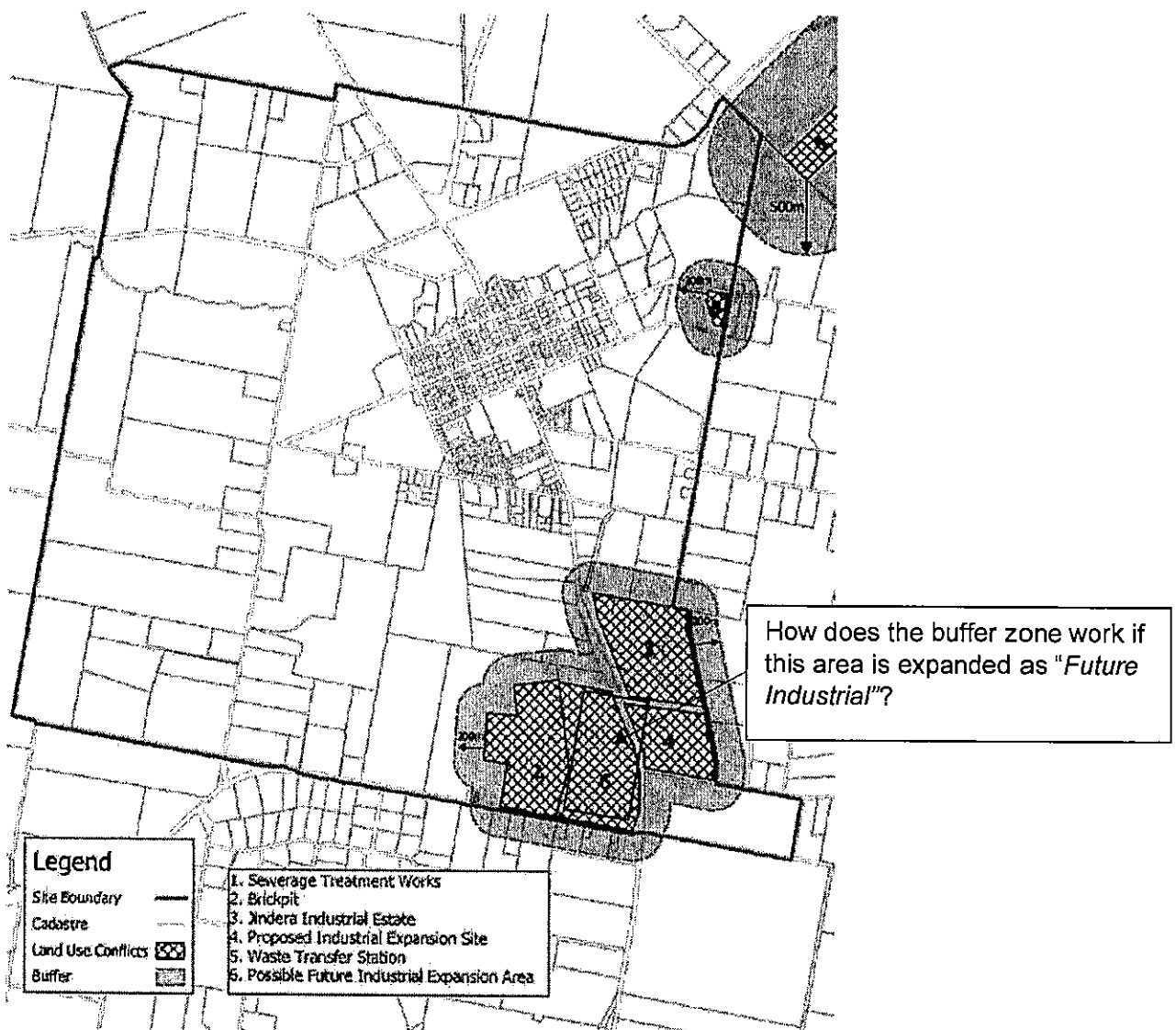
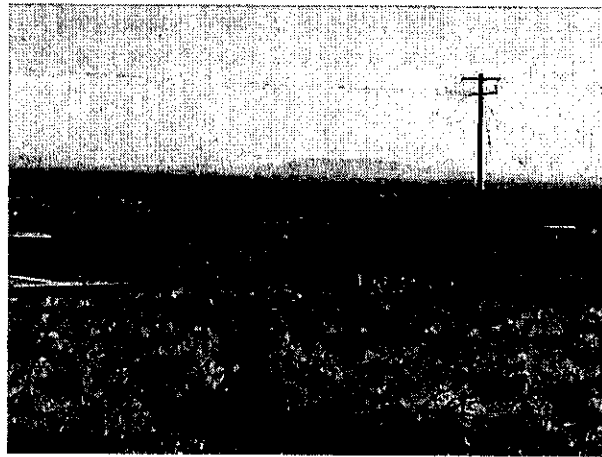


Figure 17 - Land Use Conflict Map

35

5. Surrounding Property Owners

Current residents to the West DP1245667, DP 1130778 and properties to the south DP1191674, DP1242012, DP1125130 and DP243541 will be directly impacted by any potential industrial estate in this area. There are 73 properties in Glenholm Estate with only 4 unsold at the time of this report (Nordcon, April 2021). All of these properties are 2 hectares or more and were bought as "*Lifestyle Properties*" by owners wanting to take advantage of the rural lifestyle the area affords.



If the land in question becomes "*Industrial*" this will impact the outlook of a number of these residences, as most of the properties in Glenholm Estate are situated on a gentle rise which elevates over the top of the tree line on the property proposed for rezoning. Not only does this take away from the aesthetics and tranquil country setting that these properties were purchased under, some of these residences house retirees and families with young children who are home all day, meaning any noise created from the proposed Industrial land will have an adverse effect on their lifestyle.



6. Supply & Demand

The Habitat Planning report clause 3.2 analysis figures outlined in Tables 2, 7 and 6 quote *“there is a significant shortfall in R5 large lot residential zoned land with only approximately 4 years work of supply remaining”*.

The Habitat Planning report clearly suggests that there is a short supply of large lots- 2 hectares or more- available to the market in the near future. It makes sense that if this land is going to be developed at all, it should remain consistent with the surrounds and be marked as R5 land in the future.

On Page 18 of the report it states *“The Strategy is consistent with the following planning priorities: Planning Priority One: Housing and Land Supply”*.

“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” (Pg 18).

If housing and land supply is a priority, why would the council even consider rezoning this area to *“Future Industrial”* when they’ve identified, as a priority, looking at ways to increase the density of current RU4 lots? We would like to see that council honour the idyllic rural lifestyle that is promised as part of their vision statement:

*“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”*

Habitat Planning, 2021 (Pg. 17)



Recommendations

We understand that there is a fine line between being progressive and not planning for the future and so put forward that if the land identified as lot numbers DP753345, DP581243 and DP818605 are the subject to future development, it should be zoned as lifestyle blocks similar to those in Glenholm Estate. As mentioned throughout the report, the reasons for this are:

Environment

Less likely to have the flora and fauna impacted as much, as there could either be a green belt left or restriction on the property development. As there will be larger permeable area with RU5 in lieu of an industrial estate, this will allow fauna to either habitat or migrate through.

Waterways

The risk of having Industrial workplaces in an area which is prone to flooding has the additional risk of causing harm to all water ways further downstream, like Four Mile Creek. Whereas lifestyle or Primary Production type zoning can incorporate the flood risk area.

Existing Residents

To be consistent with the land broken up in the immediate area, the land size should not be broken up in less than 2-hectare blocks for residential use. This would be consistent with the lifestyle properties directly adjoining DP753345 to the west which front Bungowannah Road, and also the blocks in the recently developed Glenholm estate, plus a number of lifestyle blocks developed in the immediate area to the West and South of DP753345 & DP581243 prior the development of Glenholm estate. There is in the vicinity of 100 landowners affected by this potential rezoning.

Consolidate the existing Industrial Estate

The existing Jindera Industrial Estate on the East of Urana Road, South of Jindera is a logical place for any future Industrial expansion. The basic infrastructure is already located within the area, less likely to impact on as many neighbouring properties, the flooding and biodiversity overlays included in the Habitat Planning report highlights that these areas directly neighbouring the existing Industrial Estate lends itself to growth.

Conclusion

Whilst the undersigned are receptive to progress and development of the community of Jindera, we want to ensure that the future development of lot numbers DP753345, DP581243 and DP818605 remain consistent with the area that they are located in. We look forward to a favourable response from the Greater Hume Shire Council as to what this development will look like into the future and the chance for consultation before any decision is made.

REFERENCES

Greater Hume Shire. (2012). *Land Zoning Map*. Available: file:///E:/Hume%20Shire/LEP%20zone%20map%20Jindera.pdf. Last accessed 28 April 2021

NSW Spatial Services. (2021). *NSW Government*. Available: <https://maps.six.nsw.gov.au/>. Last accessed 26 April 2021

Peter Meredith Consulting. (2016). *SOUTH JINDERA RESIDENTIAL MASTER PLAN*. Available: file:///C:/Users/brent.milthorpe/Downloads/Jindera-South-Residential-Master-Plan_Final%20(1).pdf. Last accessed 28 April 2021.

Nordcon (2021). <https://nordcon.com.au/wp-content/uploads/2021/04/NSW-LAND30april.pdf>. Last accessed 02 May 2021

Appendix A – Signatures of Support

Michelle and Brent Milthorpe

11 Cassia Rd, Jindera

Mat Harrington and Simmone Heather

57 Mulgrave Rd, Jindera

Kylie and Brad Whitehead

46 Mulgrave Rd, Jindera

Catherine and Jared Mistic

7 Coogera Cct, Jindera

Sam Jones

7 Gardenia Pl, Jindera

Rachael Graham

Bungowannah Rd, Jindera

Sally and Peter Collins

Coogera Cct, Jindera

Noirin Griffin

20 Cassia Rd, Jindera

Rebecca and Joel Border

47 Coogera Cct, Jindera

Tania and Brendan l'Anson

88 Coogera Cct, Jindera

Kristy and Richard Rodway

27 Gardenia Pl, Jindera

Bianca and Joe McDonald

15 Ribery Crt, Jindera

Enisa and David Elliot

"El Rancho Grande", Hueske Rd, Jindera

Linda and Matthew Sumbler

28 Mulgrave Rd, Jindera

Eve Desharnais and Tony McPhee

16 Senna Crt, Jindera

Reg and Marie Fuller

34 Cassia Rd, Jindera

Carina and Adam Hunt

21 Coogera Cct, Jindera

Sheree and Tim Richardson

135 Hueske Rd, Jindera

Josh and Brittany Bakes

51 Hueske Rd, Jindera

Wendy and Chris Brown

15 Senna Crt, Jindera

Tony Dinan

62 Mulgrave Rd, Jindera

Fiona and Mitchell Thomson

25 Mulgrave Rd, Jindera

Amanda and Aaron Van Werkhoven

4 Ribery Crt, Jindera

Adam Paris

20 Protea Crt, Jindera

Tracey and Daniel Hawkins
Coogera Cct, Jindera

Ryan and Georgia Gordon
118 Coogera Cct, Jindera

Jessica Krautz
6 Senna Crt, Jindera

Phil Walsh and Colleen Waters
54 Coogera Cct, Jindera

Leonie and Dave Cochrane
24 Protea Crt, Jindera

Renee and Sam Doolan
Hueske Rd, Jindera

Chanel Parmenter and Chris McDonald
193 Hueske Rd, Jindera

Skye and Amelia Jones
8 Wintersun Pde, Bandiana, Vic
(To reside at 15 Damson Crt, Jindera)

Robyn and John Jones
14 Warner Rd, Beechworth
(To reside at 15 Damson Crt, Jindera)

Mick and Kellie Fardy
38 Gardenia Rd, Jindera

Kristy and Richard Rodway
27 Gardenia Pl, Jindera

Josh and Brittany Bakes
51 Hueske Rd, Jindera

Ashleigh and Andrew Donaldson
44 Gardenia Crt, Jindera

Alison and Kenneth Griffiths
8 Protea Crt

Stacey Gander and Dennis Tot
217 Coogera Cct, Jindera

Deborah and Lindsay McGregor
7 Senna Crt, Jindera

Chris and Cynthia Goode
29 Coogera Cct, Jindera

Deanna and Stuart Balins
6 Cassia Rd, Jindera

Sylvia and David Parmenter
30 Hueske Rd, Jindera

Jason and Sharlene Croker
67 Coogera Cct, Jindera



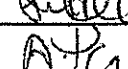
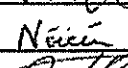
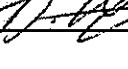
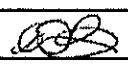
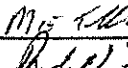
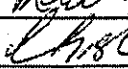
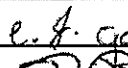


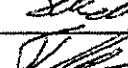
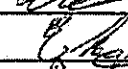


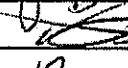

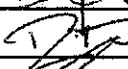
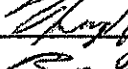


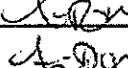
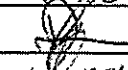
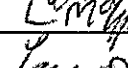
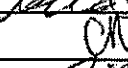
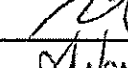
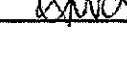


April and Brent Piltz
35 Coogera Cct, Jindera

Simon and Natasha Dedic
232 Coogera Cct, Jindera

Ryan and Georgia Gordon
118 Coogera Cct, Jindera

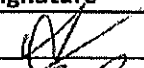
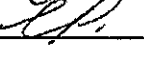
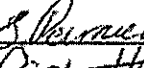
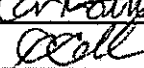
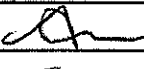
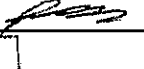

Objection to Rezoning to DP753345 and DP581243 - Signatures

Appendix A

No	Name	Address	Signature
1	Michelle Milthorpe	11 Cassia Rd Jindera 2642	
2	Brent Milthorpe	11 Cassia Rd Jindera 2642	
3	Simmonne Heather	57 Mulgrave Rd, Jindera	
4	ADAM PARIS	LOT 906 (20) PROTEA CRT, JINDERA	
5	NEIRIN GRIFFIN	20 Cassia Rd., Jindera	
6	David Cochrane	24 Protea Crt Jindera	
7	Leonie Cochrane	24 Protea Crt Jindera	
8	Wendy Brown	15 Senna Crt, Jindera	
9	Maria Fuller	34 Cassia Rd Jindera	
10	Reg Fuller	34 Cassia Rd Jindera	
11	Chris Goode	29 Coogera Circuit Jindera	
12	Cynthia Goode	29 Coogera circuit Jindera	
13	Chris Brown	15 Senna Crt Jindera	
14	Mitchell Thomson	25 Mulgrave Rd Jindera	
15	Fiona Thomson	25 Mulgrave Rd Jindera	
16	SHARIE RICHARDSON	135 Huestee Rd. JINDERA	
17	TIM. RICHARDSON	135 HUESTEE RD JINDERA	
18	Ellie Richardson	135 Huestee Rd. Jindera	
19	Dylan Richardson	135 Huestee Rd Jindera	
20	Bec Border	47 Coogera Circ.	
21	bel Border	47 Coogera Circuit	
22	Alison Griffin	8 Protea Crt	
23	Kenneth Griffin	8 Protea crt	
24	Stacey GANDER	217 Coogera Circuit	
25	Rennis TOT	217 Coogera Circuit	
26	Tony McPhee	16 Senna Court	
27	EVE DESHAUNIS	16 Senna crt	
28	Deanna Balino	6 Cassia Rd	
29	Stuart Balino	6 Cassia Rd.	
30	Ashleigh Donaldson	44 Gaderia pl, Jindera	
31	Andrew Donaldson	44 Gaderia Pl, Jindera	
32	Deborah McGregor	7 Senna Crt, Jindera	
33	Lindsay McGregor	7 Senna Crt, Jindera	
34	Tania Tansa	35 Coogera Cir Jindera	
35	Catherine Mistic	7 Coogera Cir Jindera	
36	Jared Mistic	7 Coogera Cir Jindera	
37	Ammanda VanWerkhoven	4 Liberty crt Jindera	

Objection to Rezoning to DP753345 and DP581243 - Signatures

Appendix A


No	Name	Address	Signature
38	Aaron Van der Merwe	4 Ribery Crt Jindera	
39	Chanel Parmenter	198 Hueske Rd Jindera	
40	& Chris McDonald	" " "	
41	Sylvia & David Parmenter	30 Hueske Rd Jindera	
42	Carina & Adam Hunt	21 Coogera Crt Jindera	
43	Jasen & Skantene Coker	67 Coogera Cct Jindera	
44	April & Brent Piltz	35 Coogera Cct Jindera	
45	Pippa Milthorpe	11 Cassia Rd Jindera	
46	Joe & Bianca McDonald	5 Ribery Crt, Jindera	
47	Mick & Kellie Fardy	38 Gardenia Pl, Jindera	
48	Jessica Krautz	6 Senria Crt, Jindera	
49	Brad & Kylie Whitehead	46 Mulgrave Rd, Jindera	
50	Simon & Natasha Dedic	232 Coogera Cct, Jindera	
51	Phillip Walsh & Colleen Waters	54 Coogera Cct, Jindera	
52	Enisa & David Elliot	"El Rancho Grande" Hueske Rd Jindera	
53	Mat Harrington & Simone Heather	57 Mulgrave Rd Jindera	
54	Linda & Matthew Sumbler	28 Mulgrave Rd Jindera	
55	Sam Jones	7 Gardenia Pl Jindera	
56	Rachael Graham	Bungowannah Rd Jindera	
57	Tony Dinan	62 Mulgrave Rd Jindera	
58	Kristy & Richard Rodway	27 Gardenia Pl Jindera	
59	Tracey & Daniel Mawkins	Coogera Cct Jindera	
60	Ryan & Georgia Gordon	118 Coogera Cct Jindera	
61	Skye & Amelia Jones	15 Damson Crt Jindera	
62	Robyn & John Jones	15 Damson Crt Jindera	
63	Renee & Sam Doolan	Hueske Rd Jindera	
64	Josh & Brittany Porter	51 Hueske Rd Jindera	
65			
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ALL OF THESE PEOPLE ASKED TO BE
ADDED TO THE LIST OF SIGNATORIES
THOUGH WERE UNABLE TO PHYSICALLY
SIGN

MICHELLE MILTHORPE

ENTERED

#437501

[Show header](#)**draft Jindera Land Use Strategy - Letter OPPOSING proposed rezoning of DP753345 and DP581243 to industrial****From :** Alice Glachan 'aliceglachan@gmail.com'**To :** MailMailbox 'mail@greaterhume.nsw.gov.au'; Helen Glachan 'iglachan@bigpond.net.au';**Cc :** Helen Glachan 'iglachan@bigpond.net.au';**Sent :** 16 May 2021 14:09:23**Attachments :**  [Hume Shire letter industrial rezone on Hueske Road.docx](#) (14KB)

Dear General Manager,

Submission on the Draft Jindera Land Use Strategy from Helen Glachan is attached.

Regards,

Alice

Alice Glachan

aliceglachan@gmail.com

0439 583 805

813 Urana Road
JINDERA 2642
iglachan@bigpond.net.au
0428 263 318

16 May 2021

Dear General Manager,

I write to express my displeasure at and opposition to the proposal to rezone lots DP753345 and DP581243 from rural to industrial land. My reasons for opposing this are:

Property owners along Hueske Road have purchased, and many have built their homes, based on the land to the North, lots DP753345 and DP581243, being zoned as rural. Many may have considered that those lots may one day be rezoned, but they would have anticipated such potential rezoning to be to large lot or perhaps even low density residential. The owners would never have anticipated that it would be rezoned to industrial as the existing industrial zoning is the Jindera Industrial Estate.

As the Jindera Industrial Estate already exists it is logical that this would be 'expanded'. The lot at 32 Jarick Way, to the South of the existing Jindera Industrial Estate, is suited for the initial expansion of industrial land, and subsequently the land to the immediate East of the Industrial Estate and 32 Jarick Way. This would consolidate the industrial land in the Shire around Jindera thus consolidating the provision of services to the industrial precinct also.

The potential of industrial land on the East and also West of the main road into Jindera, along Urana Road, would be aesthetically unpleasant and unnecessarily so. It is much more efficient to co-locate the industrial land into one precinct and to one side of the main road. The main entrance to Jindera should be pleasant and inviting, attracting people to rural village lifestyle. It should not appear to be an entrance lined with industrial estates.

Jindera's residential attraction is as a rural village with low density smaller as well as large lot residential provision. To encourage this managed population growth, to support the growth of the rate base of Greater Hume Shire, the Council should enhance the rural landscape and the natural residential growth areas, specifically the low density and large lot residential zones, and not dot industrial subdivisions around Jindera. Council should not encourage let alone allow 'ad hoc' industrial estate development, but should instead plan the release of appropriate land by considered rezoning industrial land as well as residential.

In summary it is not appropriate to create an additional small to medium sized industrial estate on lots DP753345 and DP581243, in the North West corner of Hueske and Urana Roads. Council should reserve that land for the natural progression of low density and large lot residential and instead expand the existing small Jindera Industrial Estate to a medium sized Estate by co-locating industrial growth around Jindera in a managed and way, thus avoiding ad hoc dotting of industrial land in the Shire. This will allow for increased land for growing industrial demand but also the strong demand for low density and large lot residential land that will grow the Greater Hume Shire rate base.

Yours Sincerely,

Mrs Helen Glachan

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 15 May 2021, 7:08PM

Receipt number: JRLUSWEB9

Related form version: 3

Have Your Say - please provide your comments/suggestions/opinions on the following:

What is your name (first and surname)?

Have Your Say - Jindera Residential Land Use Strategy.

Mark and Deanne Burr

What is your phone number?

0428412329

What is your email address?

burr.deanne@gmail.com

What is your address? (inc Street/Rural Number)

109 Hueske Road

I live in

Jindera

If other, name town/village/area

Your Suggestions and/or Comments

Objections to the Rezoning - DP753345 & DP581243 from RU4 to Industrial Use

We would like to express our objection to the draft Jindera Residential Land Use Strategy with the below comments.

We are objecting to the listed properties being zoned as industrial as we believe any future industrial zones should be located within the existing industrial estate that still has blocks available and room for expansion. Residents have purchased properties in good faith that the outlook and lifestyle should remain and not be compromised by re-zoning.

While the Brickworks is located near the blocks tagged for re-zoning, we would argue that the Brickworks may not always be located on Hueske Road and the impact of this existing business is minimal for residents. This may not be the case if other industrial business moves in with undetermined

machinery, staffing and possibility of shift work increasing noise, traffic, and environmental pollution. Residents have purchased properties in good faith that the outlook and lifestyle would remain and not be compromised by re-zoning.

The Habitat Planning report clearly suggests that there is a shortage of large lots- 2 hectares or more available to the market in the near future. It makes sense that if this land is going to be developed at all, it should remain consistent with the surrounds and be marked as R5 land in the future especially given the availability of already zoned Industrial blocks. It appears that rezoning this location to "Future Industrial" land seems to be in direct contrast with the NSW Floodplain Development Manual and puts future developments at risk in this area, both on the proposed rezoning site and surrounding properties and waterways.

It is difficult to ascertain what the exact impact this change will have to our property and we can only presume there are will be no changes to current covenants as there is no mention or reference to our property in the Land use draft strategy even though we have shared fences to the Glenholm Estate properties.

We note the 200mt buffer zone around the Brickworks does impact our property and are disappointed that this would limit future development or subdivision on our property. If additional industrial zoning were to be approved this would also impact our property further. We are open to progress and development of the Jindera area but would like to ensure future development of lot numbers DP753345 & DP581243 remain consistent with the majority of the existing landscape and that homeowners in this area are able to maintain the lifestyle and outlook we have purchased in good faith.

We look forward to a response from the Greater Hume Shire Council as to what this development will

look like into the future and the chance for consultation before any decision is made.

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 28 April 2021, 4:10PM

Receipt number: JRLUSWEB4

Related form version: 3

ENTERED

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

D& S Parmenter

What is your phone number?

0401680665

What is your email address?

jinderarural511@gmail.com

What is your address? (inc Street/Rural Number)

33 hueske rd/ lot 2,6,7

I live in

Jindera

If other, name town/village/area

Your Suggestions and/or Comments

I say no to the proposed industrial estate on the corner of hueske and Urana Rd,, reasons being

1.we moved here for the country life style

2.extra cars and trucks

3,noise

4.smells and fumes

5. Damage to our rds

6.we already have a industrial area,that still has vacant lots

7.visually ,,,jindera is a beautiful country town,why destroy it.

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 9 May 2021, 8:22PM

Receipt number: JRLUSWEB5

Related form version: 3

ENTERED

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

M+J Krautz

What is your phone number?

0487445505

What is your email address?

j_besant1210@hotmail.com

What is your address? (inc Street/Rural Number)

6 senna court

I live in

Jindera

If other, name town/village/area

Your Suggestions and/or Comments

Against proposal for planned future industrial land on Hueske road. Report and petition from Glenholm estate pending.

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 9 May 2021, 8:41PM
 Receipt number: JRLUSWEB6
 Related form version: 3

ENTERED

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

Nóirín Griffin

What is your phone number?

0412999307

What is your email address?

griffinnoirin@hotmail.com

What is your address? (inc Street/Rural Number)

20 Cassia Road

I live in

Jindera

If other, name town/village/area

Your Suggestions and/or Comments

Residential Land Use Strategy compiled by Habitat Planning (March 2021- draft) in particular the potential rezoning of the parcels of land to the North of Hueske Road, West of the current Brick works and East Bungowannah Road- identified as lot numbers DP753345 & DP581243. The report suggests a future rezoning of "Future Industrial" from current zoning of "RU4 Primary Production". As a Glenholm Estate resident, this is of concern. It will impact quality of life, potentially impact right to quiet enjoyment of our homes, damage the environment and surrounds and impact saleability: value of our homes. Jindera has an industrial estate already ... council should seek to expand this not create a new site.

437296

[Show header](#)

Draft Jindera Residential Land Use Strategy

From : patandkarenlafferty 'patandkarenlafferty@bigpond.com'

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

Sent : 12 May 2021 11:53:47


ENTERED

I have noticed in the above strategy nothing in the strategy mentions about the Commerical land use in Jindera. If the population of Jindera increases at the forecast rate or greater, the commerical growth in the Urana st needs to be looks at and planned for the future. This has been missed in the planning for land usage which is only concentrating on residential areas. If no planning for an increase in commerical areas it will result in a shops and businesses opening over a variety of areas and not in a concentrated area

Regards

Karen and Pat Lafferty

Sent from my Galaxy

[Show header](#)**Draft Jindera Residential Land Use Strategy****From :** Howard, Jonathon 'jhoward@csu.edu.au'**To :** MailMailbox 'mail@greaterhume.nsw.gov.au';**Sent :** 5 May 2021 13:24:07**Inline Attachments :**  logo-full bq-white 68aab86a-6a34-417d-8ead-4cf1d27d24c5.jpg (32KB)

ENTERED

Dear Council

I am generally supportive of the residential land use strategy.

I would like to see stronger alignment between the overall points raised in Figure 8- Jindera Land use plan and the specific actions listed later on in the plan. Specifically Figure 8 mentions *"enhance creek corridor as part of the urban environment"* and *"Protect creek corridor from detrimental urban impacts such as untreated stormwater"*. This is recognition that Bowma Creek corridor provides significant biodiversity, aesthetic, recreational values. However these themes are continued to implementation sections later in the plan

- Section 6.3.1: The proposed "General Design Guidelines" should consider including setbacks within the guidelines for those properties along the boundary of Bowma creek in order to realize water quality and bushfire purposes. This is consistent with the objective of "consider and respond to environmental features" and ensures that public assets are not having to bear the impact of private benefits.
- Section 6.32: The proposed RU5 village land The site specific master plan should also include the consideration of the need to "enhance creek corridor as part of the urban environment" and "Protect creek corridor from detrimental urban impacts such as untreated stormwater"

In addition I would like to see the implementation (section 6) infrastructure and services table (table 10) include open space as important infrastructure for the town and that be considered as part of developer contributions. It is recognition that the growth of the town must include providing for the wellbeing of it residents, not just the physical infrastructure

Kind Regards

Jonathon Howard PhD SFHEA

See my [LinkedIn](#) Profile

"Unless"

www.csu.edu.au[Twitter](#) | [Facebook](#) | [LinkedIn](#) | [YouTube](#)Charles Sturt
University| ALBURY-WODONGA | BATHURST | BRISBANE | CANBERRA | DUBBO | GOULBURN | MELBOURNE | ORANGE | PORT
MACQUARIE | SYDNEY | WAGGA WAGGA |**LEGAL NOTICE**

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blueprint | **PLANNING**
 & DEVELOPMENT

17 May 2021

Ref: 1036

General Manager
 Greater Hume Council
 39 Young Street
 HOLBROOK NSW 2644

ENTERED

Dear Sir

Re: **draft Jindera Residential Land Use Strategy 2021**

Further to the meeting between Council's Colin Kane, my client Dallas Hurst and the undersigned on 11 May 2021, it is requested that a further eight weeks be made available for additional research and investigation into opportunities and constraints to extend the study area to the east of its current draft boundary. This timeframe is considered reasonable in order to make the investigation process as robust and meaningful as possible.

Should the extended timeframe be granted, we would need to know as soon as possible and work will commence straight away.

Should any further information be required I can be contacted on 02 6023 6844 or at james@blueprintplanning.com.au

Yours sincerely,
Blueprint Planning

James Laycock MPiA, RPIA
PRINCIPAL PLANNER

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 14 May 2021, 12:15PM

Receipt number: JRLUSWEB8

Related form version: 3

ENTERED

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

T Michael

What is your phone number?

0260263839

What is your email address?

What is your address? (inc Street/Rural Number)

54 Mulgrave

I live in

Jindera

If other, name town/village/area

Your Suggestions and/or Comments

With the growing population of Jindera It's a positive steps that council has developed this land use strategy. Id like to submit a comment in regards to the potential future industrial expansion area, number 6 in section 4.7. I'd prefer to see any future industrial areas moved well out of town. The brick works has become quite noisy multiple nights a week. The incessant hum has led to quite a number of nights of disturbed sleep in our house. We can hear the noise from quite a distance, given we are near the Jelbart end of Glenholm Estate. Given you are planning a residential area opposite this site to the east, it would be worth reconsidering noisy industry close to homes. Finally, I hope that council will factor in a need for improved NBN services, already Internet can struggle in the evenings when the majority of the population are at home. As even more people move to this area there will be need for better NBN infrastructure,

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 26 April 2021, 9:15AM

Receipt number: JRLUSWEB2

Related form version: 3

ENTERED

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

Mitchell Thomson

What is your phone number?

0468852110

What is your email address?

mitch_thomo@hotmail.com

What is your address? (inc Street/Rural Number)

25 Mulgrave Road Jindera NSW

I live in

Jindera

If other, name town/village/area

Your Suggestions and/or Comments

The future industrial zoning proposed for Hueske Road on page 21 of the Jindera Land Use Strategy is very concerning. Placing an industrial zone in the middle of existing and future residential areas would have negative impacts in a variety of ways to residents nearby. It seems like a poor choice for the use of land and should be zoned residential instead. If more industrial zoning is needed on top of the already future industrial zoning near Hawthorn Road, it makes more sense to continue down Hawthorn Road to the east. More complaints will follow from the community if this planned industrial zone on Hueske Road continues.

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 24 April 2021, 5:17PM

Receipt number: JRLUSWEB1

Related form version: 3

ENTERED

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

Sam jones

What is your phone number?

0438712548

What is your email address?

samschmehl@outlook.com

What is your address? (inc Street/Rural Number)

7 gardenia Place jindera

I live in

Jindera

If other, name town/village/area

Your Suggestions and/or Comments

No waste management plant in hueske road

434190

[Show header](#)

Draft Jindera Land Use Strategy

From : David Elliot 'DElliot@alburycity.nsw.gov.au'
To : MailMailbox 'mail@greaterhume.nsw.gov.au'; 'dave_elliot@outlook.com.au';
Cc : 'dave_elliot@outlook.com.au';
Sent : 27 April 2021 08:11:26

ENTERED

Hi

I'm writing in regard to the advertised Draft Jindera Land Use Strategy.

As a property owner at 226 Hueske Road. My enquiries of course pertain to the proposed land use changes relating to Hueske Road.

The proposed Land Use Strategy appears to be contradictory in some regards, and I would like your reply confirming your propositions.

In figure 7 of the document it shows a significant proposed industrial development on the northern side of Hueske Road from the Western side of the current brickworks site to approximately opposite Cassia Rd As opposed to figure 8 of the document which shows the maintained 200M buffer around the brickworks and future rural residential.

On Page 24 the document refers to an Endorsed Master Plan on figure 10, however figure 10 shows Land mapped for biodiversity value.

Figure 17 again seems to show further contradiction with another variation on the proposed land use around the brickworks site.

As you would expect as one of many property owners raising a family in this area, I have some concerns regarding the possibility of industrial developments along Hueske road per your Figure 7.

The current roads infrastructure particularly the intersection of Hueske/Urana takes a significant beating from heavy vehicles currently and appears to be under near constant repair as it is. Despite the 80km/h speed limit in place along Hueske Road it is my observation that despite occasional highway patrol presence, heavy vehicles frequently travel above this limit, particularly at night.

I do not believe the increased resultant heavy vehicle traffic from an industrial area would be suitable for the area and road in place.

I am aware that the current brickworks site is currently under monitoring by the EPA for atmospheric pollutants, It is my understand that this was implemented some time ago after discovery of emission far surpassing allowable limits that at the time placed our area into the unsafe air quality category.

I would be concerned that the introduction of dense industry as is common in industrial areas would lead to an increase in air pollution, as well as noise and light pollution.

It has been identified in your report that there is a current and developing undersupply in large lot residential land, and I fully endorse the provision of further large lot residential in our area. However with industries closing local operations and moving overseas, I question the value in investing in further industrial lots in our area, which would be a backwards step socially, environmentally and economically, and would degrade the heritage value of our area.

Regards

Dave Elliot
Acting Building Services Coordinator

Mon - Fri 7:30-4:00.

553 Kiewa Street
Albury NSW 2640
T 02 6023 8111 | M 0419 699 315
alburycity.nsw.gov.au



AlburyCity

AlburyCity acknowledges the Wiradjuri people as the traditional custodians of the land in which we live and work and we pay our respects to Elders past, present and future for they hold the memories, culture, tradition and hopes of Aboriginal and Torres Strait Islander people that contribute to our community.

#437527

[Show header](#)


Jindera Draft land use Strategy

From : Patrick Hayes 'Pat.hayes127@hotmail.com'

To : MailMailbox 'mail@greaterhume.nsw.gov.au'; kwilton@greaterhume.nsw.gov.au, 'kwilton@greaterhume.nsw.gov.au'; Colin Kane 'CKane@greaterhume.nsw.gov.au'; 'dmayer@greaterhume.nsw.gov.au'; Matt Hicks 'MHicks@greaterhume.nsw.gov.au'; Jenny O'Neill 'JO'Neill@greaterhume.nsw.gov.au'; Lea Parker 'LParker@greaterhume.nsw.gov.au'; Tony Quinn 'TQuinn@greaterhume.nsw.gov.au'; Annette Schilg 'ASchilg@greaterhume.nsw.gov.au'; Terry Weston 'TWeston@greaterhume.nsw.gov.au';

Cc : kwilton@greaterhume.nsw.gov.au, 'kwilton@greaterhume.nsw.gov.au'; Colin Kane 'CKane@greaterhume.nsw.gov.au'; 'dmayer@greaterhume.nsw.gov.au'; Matt Hicks 'MHicks@greaterhume.nsw.gov.au'; Jenny O'Neill 'JO'Neill@greaterhume.nsw.gov.au'; Lea Parker 'LParker@greaterhume.nsw.gov.au'; Tony Quinn 'TQuinn@greaterhume.nsw.gov.au'; Annette Schilg 'ASchilg@greaterhume.nsw.gov.au'; Terry Weston 'TWeston@greaterhume.nsw.gov.au';

Sent : 17 May 2021 11:33:20

Attachments :  [Submission regarding Jindera Land Use Study.docx](#) (13KB)

Regards,

Pat Hayes JP
Jindera Village Post Office
Jindera NSW 2642
P. 02/60263201
E. pat.hayes127@hotmail.com
M. 0498092200

ENTERED

Submission regarding Jindera Land Use Study.

As a business operator in the Jindera village, I would like to make a few points regarding the Draft land use strategy.

In the draft plan I can see no proposed future development for commercial or retail growth in the village precinct this will greatly affect any future retail business setting up in Jindera.

All commercial sites between Adams – Creek st (Designated Commercial area) are already occupied any business trying to set -up a business in Jindera (of which I know 2 businesses) would have to try and purchase an existing business site to get a position in the Urana St commercial area this is a very expensive way to secure a site and would be very detrimental to the commercial growth in Jindera.

There is proposed growth in industrial areas, but this would not suit retail\commercial businesses. Retail business would want to set up on Urana st and it is very disheartening that no consideration has been for future areas to be set aside for retail growth considering that the Urana st thru Jindera is the busiest in the GHC.

Natural growth of retail business would be along the Urana st precinct this area is hampered by heritage buildings along Urana st.

In Summary the proposed growth in the village over the life of the draft plan with no corresponding growth in retail use, will have a stifling effect on retail business and an overall detrimental effect on residential growth.

With regards

Pat Hayes JP

Jindera Village Post Office

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Natural growth of retail business would be along the Urana st precinct this area is hampered by heritage buildings along Urana st.

In Summary the proposed growth in the village over the life of the draft plan with no corresponding growth in retail use, will have a stifling effect on retail business and an overall detrimental effect on residential growth.

With regards

Pat Hayes JP

Jindera Village Post Office

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 10 October 2021, 9:05AM

Receipt number: JRLUSWEB11

Related form version: 3

Have Your Say - please provide your comments/suggestions/opinions on the following:

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)

I live in

If other, name town/village/area

Your Suggestions and/or Comments

Have Your Say - Jindera Residential Land Use Strategy.

Jonathon Howard

+61260519350

jhoward@csu.edu.au

87 Jelbart Rd

Jindera

Jindera

THE NEED TO CONSIDER THE LIFESTYLE OF THESE NEW RESIDENTS

To achieve its vision, the MMRP has set four goals for the region. Given the rate of growth of the area Goal 4 – Strong, connected and healthy communities is particularly important. Including: “Deliver healthy built environments and improved urban design but there is not identified as opportunities or constraints”. However, the need for open space to provide the new residents with a range of lifestyle and wellbeing benefits does not seem to be adequately considered. Specifically, it suggests Council will levy developer contributions on residential subdivisions in accordance with its Development Servicing Plans to help contribute towards the funding of this infrastructure. This “infrastructure” being only identified as roads and sewage etc. Developer contributions (and developer offsets to contributions)

for open space should be included in the plan. Additionally, there are two additional areas of open space considered west of Jindera. The land opposite the tip that Connects Dights forest Rd to golf course should also be considered. If that area is a TSR Council should make application to convert the land to passive open space

DEVELOPMENT STAGING

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 road be rezoned and developed in the interim, before extending northwards over Four Mile Creek. That road corridor is known Squirrel Glider habitat. The expansion of the road should retain the character of the areas and be considered within the “Interface Considerations Objectives” with a mention that there should be appropriate interface buffer protection such as those in developments at Thurgoona.

R5 LARGE LOT DEVELOPMENT

I am not opposed to the re-zoning of this land but would note that: i) this would seem to be a leapfrog development and development of the site should not be allowed until the infrastructure can catch up: ii) the access road corridors are known to be corridors of Squirrel Gliders as such there should be mention within the Interface Considerations Objectives that there should be appropriate interface buffer protection

OTHER SMALL MODIFICATIONS

Landscaping & Biodiversity Guidelines: I would believe the following changes (IN CAPITALS) would reduce the impact of these developments on the environment and still retain the character of the areas

- Consistent street tree plantings are to be provided as part of new subdivisions. Preference should be given to native species and those with low water requirements **THAT RETAIN THE VISUAL CHARACTER OF THE AREA**
- Consideration should be given to retaining significant existing trees, **TREES WITH HOLLOWS**, or groups of trees, wherever possible
- Opportunities for re-vegetation **OF LOCAL NATIVE SPECIES**, particularly as buffer or screening plantings, should be considered during the subdivision process to enhance visual and landscape amenity.

Interface Considerations Objectives changes: Open post and (NON BARBED) wire or post and rail fencing is to be constructed along lot boundaries interfacing with major road corridors.

6.32 RU5 Village Land Changes: Biodiversity impacts and opportunities to avoid and retain **OR ENHANCE** native vegetation consistent with the biodiversity values identified in Figure 22;

- Provision of utilities and infrastructure including the provision of a high-level road hierarchy and location of key intersections and **LOCATIONS THAT MINIMISE THE IMPACT OF ANY** creek crossing;

From: Mathew Fyffe [mailto:mathewfyffe@bigpond.com]
Sent: Monday, 27 September 2021 7:14 AM
To: Colin Kane
Subject: Expression of interest for Jindera Residential Land Use strategy

Hi Colin,

Just wanted to reach out to you to express our desire to be considered for future sub division. We have a 40 acre property at 63 Molkentin rd Jindera. We would like the opportunity to be able to sub divide approximately 30 acres into smaller rural /residential lots.

Our land details are Lot 52 DP 713015. Please feel free to call me to discuss this further.

Mathew Fyffe
MJF PLUMBING & EXCAVATIONS
63 Molkentin Road
(PO Box 697)
Jindera NSW 2642

p: 0417 469 973
e: mathewfyffe@bigpond.com

ABN:15 258 664 380
Licence No.NSW1859395C Vic 48773

MJF Plumbing & Excavations

If you are not the intended recipient do not use or rely on this information please contact us and delete all copies of this email.

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 30 September 2021, 6:51PM

Receipt number: JRLUSWEB10

Related form version: 3

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

David Murphy

What is your phone number?

0456 777 630

What is your email address?

Malleja69@hotmail.com

What is your address? (inc Street/Rural Number)

147 Adams St, Jindera

I live in

Jindera

If other, name town/village/area

Your Suggestions and/or Comments

1. Serious commitment needs to be placed to UPGRADE Drainage - this seems to have been totally forgotten currently. This includes the drainage installed where gutters have been installed as most downpipes burst at the base of houses which affects their footings/slabs when good heavy rain events happen - meaning that they are not adequate to handle it. New Developments are pushing water to area's that have until recently were high and dry - Needs to be fixed first.

2. Why are we cutting up land into portions that can accommodate several homes - it makes no sense - especially with Albury pushing its boundary limits. These should have been normal sized residential lots. It is a total waste of space and short sightedness of the council. Imagine if there were 4 or 5 houses (ratepayers) on each lot instead there is only 1. Area to the northside - towards Burrumbuttock / Walla Walla would have been more acceptable.

GREATER HUME SHIRE COUNCIL
JINDERA CUSTOMER SERVICE
CENTRE

BJ & BS Cumming
Bay Horse Holdings P/L
219 Hawthorn Road
JINDERA NSW 2642
19th October 2021

19 OCT 2021

BJ

General Manager
Greater Hume Council
HOLBROOK NSW 2644

RE Re-Exhibition of the Draft Jindera Residential Land Use Strategy

Dear Sir

Thank you for your letter dated 23rd September inviting submissions to comment on the Draft Jindera Residential Land Use Strategy.

Although we are clearly impacted by proposed changes, we are not located in the study area at either of our properties ('Dundrey' 219 Hawthorn Road Jindera and 'Rose Grove' 96 Lindner Road Jindera), and did not contribute to the Initial Expression of Interest (EOI) process from Council in 2020.

We would like to take this opportunity to ask Council to consider rezoning 'Rose Grove' 96 Lindner Road from RU1 PRIMARY PRODUCTION to RU4 PRIMARY PRODUCTION SMALL LOTS.

The reasons for this change being that:

Rezoning and proposed rezoning in Drumwood Road has removed the RU4 transition zone between RU1 land and small lot or residential land that exists to the south, west and east of the rest of Jindera Township.

The rural land area is already fragmented. Attempting to preserve 'Rose Grove' as RU1 PRIMARY PRODUCTION land creates challenges with so many neighbours of an increasingly urban background.

We are successfully managing these conflicts and pursuing primary production on 'Dundrey' 219 Hawthorn Road (RU4) and 'Rose Grove' 96 Lindner Road (RU1), but can see further development in the area ultimately having an impact on our ability to continue farming into the next 20-30 years.

SUBMISSION

The Property 'Rose Grove' is Small and in a Fragmented Landscape.

'Rose Grove' is a 78.66ha property bounded by 2 road fronts. These are Lindner Road and Drumwood Road.

It is small enough that traffic travelling on the Walla Road can be seen across the neighbours' property from the farm.

This area of agricultural land is already fragmented.

Rose Grove has 5 neighbours on small lots (although still zoned RU1) on the Lindner Road boundary.

There are 2 other farms on the Lindner Road boundary.

There are 4 neighbours on small lots zoned RU4 on the Drumwood Road boundary. On Drumwood Road we also have the cemetery and Pomegranate Estate (R2 LOW DENSITY RESIDENTIAL) as direct neighbours.

North of Drumwood Road we have 4 neighbours with direct boundaries to our other 2 property boundaries. One of these neighbours, (105 Drumwood Road) is currently zoned RU4. Council's proposal is to change 105 Drumwood Road to zone R2 LOW DENSITY RESIDENTIAL zoning. We do not object to this change. However, this will place small lot size residents directly on our property boundary.

Within the immediate area, land use includes a golf course and a proposed solar farm.

'Rose Grove' is a small farm in an increasingly fragmented land use area, with no transition zoning being proposed to mitigate urban conflicts with agricultural land use.

The transition from urban to rural land use that RU4 PRIMARY PRODUCTION SMALL LOTS zoning provides, is identified in the LEP on page 14 of the Draft Jindera Residential Land Use Strategy.

We propose that changing 'Rose Grove' from RU1 zoning to RU4 zoning replaces the transition zone engulfed by the Pomegranate Estate development.

'Rose Grove' land use can remain agricultural at present, but the change in zoning would allow adaptations over time that can more realistically meet urban neighbour expectations and reduce conflict with agricultural practices.

Proposed R5 zoning changes acknowledge the fragmented nature of land use around Jindera in the Draft Jindera Residential Land Use Strategy.

Land fragmentation is identified in the discussion of the proposed new zoning included in the discussion of R5 zoning at point 5.3 in the Draft Jindera Residential Land Use Strategy discussing R5 zoning in Heuske Road.

"It is noted that much of this land has already been developed for rural lifestyle and so -called hobby farming purposes with lot sizes ranging from 2-8ha, consistent with previous planning controls that applied to the land. As a result, it is acknowledged that the land is highly fragmented.. 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."

It is not without precedent therefore that residential zones be placed in fragmented land.

There are few, if any instances, (perhaps one in Drumwood Road), around Jindera in which residential land is directly bounded by RU1 land.

There is an increasing risk of conflicts between being able to maintain broadacre farming production and urban residential expectations.

The Draft Jindera Residential Land Use Strategy identifies in Direction 27.3 of Strategy Planning that action should include to, 'manage land use conflict that can result from cumulative impacts of successive development decisions.'

This is an opportunity for Council to make an amendment to zoning to avoid conflicts developing as the land around us is further built up and developed to accommodate a growing population. It would also manage cumulative impacts from previous development decisions.

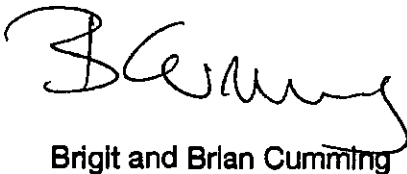
Feedback that Council would have received on the solar farm proposal illustrates how many people are already living in the area. This number is set to increase, and potentially with a more urban population that may be less tolerant of normal farm practices such as spraying weeds and vermin control, or accompanying noise (weaning calves) and odour.

Jindera's boundaries are moving up to and beyond Drumwood Road.

Zoning in adjacent properties should provide a transition from residential to rural land uses.

Rezoning 'Rose Grove' from RU1 PRIMARY PRODUCTION to RU4 PRIMARY PRODUCTION SMALL LOTS would provide a transition zone into the next 20-30 years.

Thank you for your consideration of this submission.



Brigit and Brian Cumming
19th October 2021

Attached Figure 1. Rose Grove Neighbours Total 18

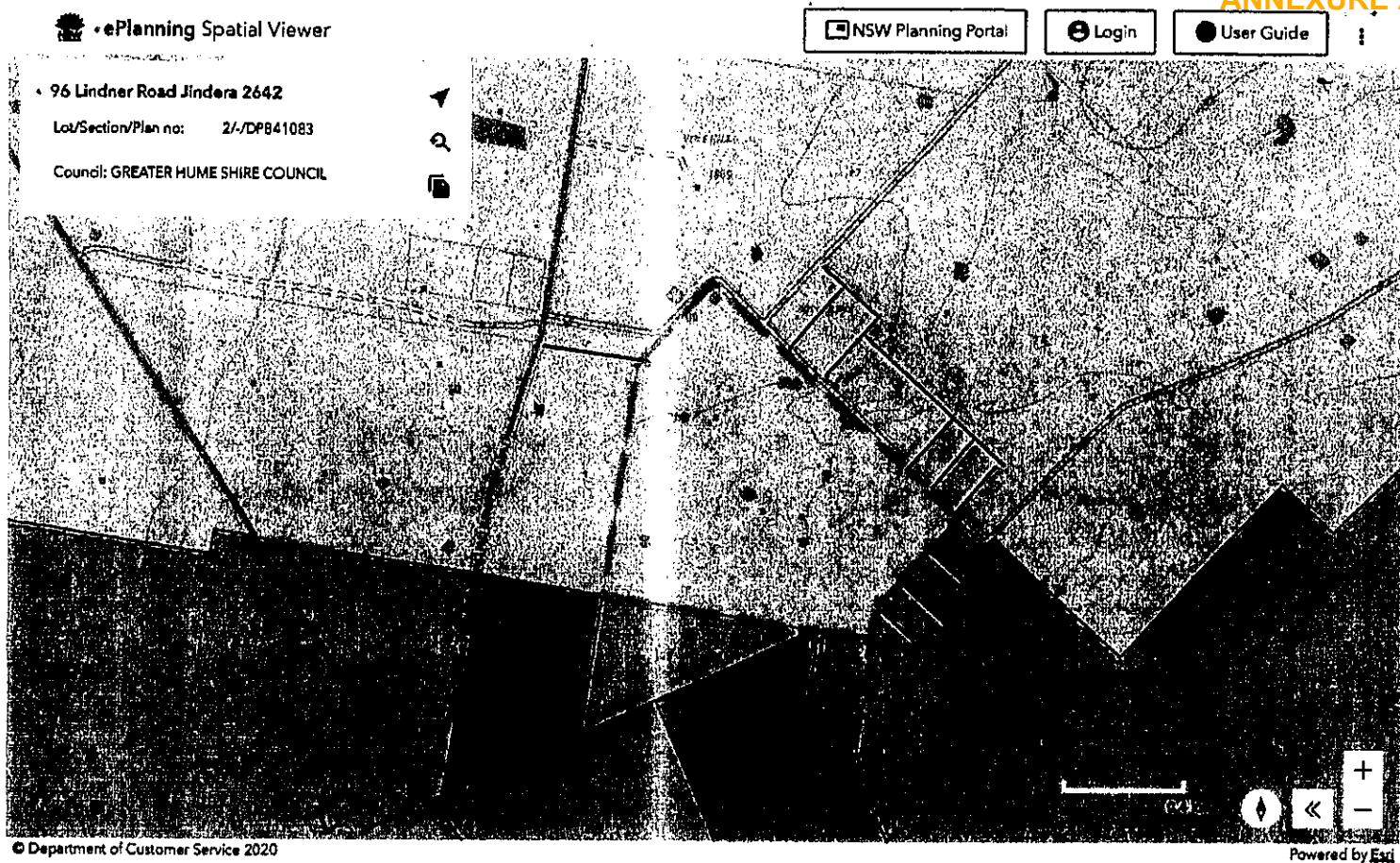


Figure 1. Rose Grove Neighbours Total 18

Darryl & Leza Thomas
151 Molkentin Road
P.O. Box 270
Jindera NSW 2652
0429 440 880

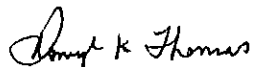
Colin Kane,
Director Environment and Planning.
Greater Hume Shire Council

Re-Draft Jindera Residential Land Use Strategy.

We wish to put forward a submission to have our land situated at 151 Molkentin Road, Jindera NSW 2642 (Lot 140 DP 1080277) considered for rezoning to R5 Large Lot Residential (2ha+). This would be consistent with proposed zoning changes to property to our east along Molkentin Road which also has a submission to be re-zoned R5.

This application is also consistent with the "Jindera Residential Land Use Strategy," dated August 2021, which highlights a significant shortfall in R5 Large Lot Residential zoned land with only approximately 2.7 years' worth of supply remaining.

If you have any further questions, please feel free to contact us.



Regards,

Darryl & Leza Thomas

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 10 October 2021, 11:26AM

Receipt number: JRLUSWEB12

Related form version: 3

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

T Michael

What is your phone number?

What is your email address?

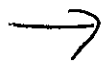
What is your address? (inc Street/Rural Number)

54 Mulgrave Road

I live in

Jindera

If other, name town/village/area



Your Suggestions and/or Comments

The environmental value of the remnant vegetation in the addendum parcels in section 7.1 has been underestimated. Mature scattered trees of this threatened vegetation type are declining in this region. Consideration should be given to increasing the minimum lot size in areas with this remnant vegetation and building envelopes should be marked on any subdivision development consent to ensure vegetation is not incrementally cleared once parcels are sold.

The parcels will be similar in size to the current Glenholm Estate where a number of large trees have been progressively felled as blocks are sold to make way for sheds, pools, dwellings and fencelines. Identifying building envelopes should be mandatory for any subdivision consent on land with remnant vegetation to provide a layer of protection and so it is clear to buyers that they will need to give consideration to placement of buildings and infrastructure. While 2ha seems large on paper, add some large mature trees and building opportunities become more constrained and generally results in trees being felled rather than considered placement of homes and infrastructure.

Thank you.

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: **22 October 2021, 5:55PM**

Receipt number: **REJRLUS18**

Related form version: **4**

Have Your Say - please provide your comments/suggestions/opinions on the following:

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)

I live in

If other, name town/village/area

Your Suggestions and/or Comments

Have Your Say - Jindera Residential Land Use Strategy.

Gordon Shaw and Leanne Wheaton

0417282584

gordon@grassrootsbeef.com.au

173 Hawthorn Rd, Jindera, 2642

Jindera

Dear Sir / Madam,

We provide this as a submission to the Greater Hume Shire Council regarding the Draft Jindera Residential Land Use Strategy.

We appreciate that the Strategy aims to provide a plan for the residential development of the township of Jindera.

Our concern with the Strategy relates to Section 7, the Addendum, and specifically to the proposed re-zoning of the land on Molkentin and Funks Roads to R5 Large Lot Residential.

We share a common boundary with the land that is proposed for re-zoning in the Addendum, but did not receive notification of the proposed re-zoning from Council. There are a number of other landholders adjoining the proposed re-zoned land who, like us, did not receive notification from the Council of the

proposals for re-zoning. This shows a surprising lack of respect from Council for the existing residents who will be affected by this major re-zoning proposal.

Our concerns are:

1. That the re-zoning of this land is premature and represents an ad hoc and opportunistic approach to land use planning. The work done to support the recommended re-zoning of this land is seriously deficient.
2. That the forecasts of the supply of, and demand for, new dwellings and for the differing lot sizes need further analysis.

Both these areas of concern are detailed below.

1. That the re-zoning of this land is premature and represents an ad hoc and opportunistic approach to land use planning. The work done to support the recommended re-zoning of this land is seriously deficient.

The land in the Addendum was not included in the original Strategy's Study Area. How is it that this land has been included in the Strategy now, given that the land was not considered suitable to be included in the original Study Area?

Council's objective in the land use strategy is to maximise the public benefit. The re-zoning of this land would potentially provide a huge private windfall to the landowners and this is no doubt a strong motivation for the land owners to seek the re-zoning of the land.

Therefore it is crucial that Council does thorough research, analysis and community consultation to ensure the land use decisions are clearly maximising public benefit.

The inclusion of the Addendum has clearly been done without the usual depth of research, analysis and consideration that is required for a public planning document as significant as a Residential Land Use Strategy. The land in the Addendum has not been

properly assessed, unlike the land in the original Study Area. We submit that the re-zoning of this land is premature and represents an ad hoc and opportunistic approach to land use planning.

In this regard, we understand that a submission for the re-zoning of this land from its current RU4 Primary Production Small Lots zone to R5 has been made to Council by the land owners. This submission should have been sent to adjoining landholders.

It appears that the Council has spent considerable time researching, analysing and formulating recommendations for the original Study Area, but has not committed similar time to researching, analysing and preparing recommendations for the 187ha of land proposed for re-zoning in the Addendum.

Fundamental planning considerations which have been addressed in relation to the original Study Area have been overlooked entirely in relation to the land under consideration for re-zoning in the Addendum.

This includes:

- Demonstrating the apparent haste and lack of research and analysis given to the proposed re-zoning of land in the Addendum, the Strategy does not forecast the supply and demand for RU4 Primary Production Small Lots. This was presumably not necessary in the original Study Area which comprises smaller lot sizes under the RU5, R2 and R5 zones. However, by proposing the re-zoning of the land identified in the Addendum to the R5 zone, the supply of RU4 lots is reduced. There is no mention of how this will impact on the supply / demand equation for these size lots;
- The ad hoc nature of the proposal is evident in the lack of integration of the Addendum land with Jindera township. This can be seen in Figure 19 on p.41 which shows how isolated the proposed re-zoned land is from the township compared to the proposals for the original Study Area;

- The flooding risk is undetermined. There is no flooding assessment in relation to this land;
- The water infrastructure will require upgrading to service the number of lots proposed. This is not addressed;
- There will be substantially increased traffic resulting from such development and the existing amenity of surrounding residents will be significantly adversely effected. Currently the roads in this area are used extensively for recreation and are relatively quiet. If there are to be 75 new households in this area currently serviced by Molkentin and Funks Roads, then assuming that each household has 8 traffic movements per day there would be 600 additional traffic movements per day on these roads. There is no consideration of this in the Addendum or Strategy ;
- An intensive ecological study of the land is required. There is for example a water course feeding Four Mile Creek bounded by significant old growth trees, and the land has a number of large yellow box, red gum and white box trees which provide significant habitat value.

Retaining the existing zoning of the land would be more likely to avoid issues related to the above considerations.

As a rural township, Jindera's residential expansion is not limited by significant natural or man-made features. There is a surfeit of land potentially suitable for residential expansion. But this does not mean that the planning strategy should adopt a path of least resistance by accepting the re-zoning of the 187ha of land which has not been properly assessed and which was apparently considered unsuitable to be included in the original Study Area.

The Strategy has not provided a sound basis for this expansion of higher density residential development on the east side of Jindera.

2. That the forecasts of the supply of, and demand for, new dwellings and for the differing lot sizes need

further analysis.

We submit that the forecast of the supply of, and demand for, new dwellings in Jindera should be analysed to a greater degree than it has been in the Strategy. The Strategy is considering a relatively vast area of land for the future residential development of Jindera, and therefore has the potential to significantly affect a large proportion of the existing residents. Therefore it is critical that the fundamental analysis of supply and demand is done with a robust methodology so that planning decisions are well founded.

The Strategy forecasts the population of Jindera growing at an annual average rate of 4% for the next 30 years to 2051, and this provides the basis for the forecast of the number of new dwellings that will be required to accommodate this population. The 4% assumption is based on an average of population growth since 2015. However, population growth in Jindera in recent years has been at historically high levels. We submit that:

- As the Strategy states, the population figures are projections rather than forecasts – the past trends have been projected. Forecasts take a different approach and examine the demand and capacity of the building sector to build dwellings and staging them over a number of years, migrating people in at a certain rate based on area and the type of dwellings for household types.
- The use of a historically high population growth rate to forecast population in Jindera potentially leads to a significant overestimate of the population and thus an overestimate of the likely number of dwellings that will be required;
- We understand that an appropriate time frame for making forecasts for planning of this type is a period of 10 to 15 years. The supply of residential land (Table 5, p.10) indicates that, even with the assumption of a relatively high population growth rate, there is 9.6

years worth of residential supply in the existing residential zoned land;

- The Strategy assumes that the demand for different lot sizes will match the historical pattern since 2015 (Table 3, p.9). The Strategy does not say on what basis this assumption is valid.

The Strategy says the supply of R5 zoned lots, assessed at 2.7 years of supply, represents a significant shortfall in these lot sizes. The proposed re-zoning in the Addendum to create 75 large lots is forecast to add 9 years of supply to R5 zoned land. This is proposed as the solution to the forecast significant shortfall in R5 zoned land. However, as detailed above, this proposed re-zoning in the Addendum appears to have been included hastily and opportunistically and has not been properly examined from a planning perspective.

Thank you for the opportunity to comment on the Draft Jindera Land Use Strategy.

Yours sincerely,

Gordon Shaw and Leanne Wheaton

ID. 453956

"Boxvale"
320 Molkentin Road
Jindera
NSW 2642
22/10/2021

General Manager
Greater Hume Council
PO Box 99
Holbrook
NSW 2644

Re: Re – Exhibition of the Draft Jindera Residential Land Use Strategy

Dear Sir/Madam,

My letter to you is to address the concerns I have about the additional area located on the eastern side of Jindera and outside of the Study Area, for inclusion as an addendum. This area on Molkentin and Funk Roads was identified during the public exhibition process and has been included via addendum, noted as:

7.0 Addendum 7.1 R5 Large Lot Residential.

The Council area currently includes areas of productive agricultural land that will be threatened by expansion of residential and rural living development. The long-term protection of functioning agricultural land within Greater Hume is an important strategic objective. My concern is that the inclusion of this land for R5 Large Lot Residential zone purposes will cause the greater area to become fragmented and no longer have the capacity to operate in traditional agricultural type holdings.

I share a common boundary with the land that is proposed for re-zoning in the Addendum. My land will be adversely affected on three of my four boundaries. I fear that I will be unable to continue farming the area or if I do, that I will have town dogs chasing my stock.

The inclusion of this area on Molkentin and Funks Road does nothing to protect the rural setting of surrounding lands. It will adversely affect the right to enjoyment of the current surrounding land holders. There are no provisions for public open space areas and it will negatively impact on the current use of the land.

Molkentin Road is sealed, however there are still three unsealed roads located within the area that would require upgrading in the future. These roads are not mentioned in the Land Use Strategy.

It would appear that amongst key issues still to be investigated are: • Biodiversity; • Flooding; • Aboriginal cultural heritage; • Infrastructure provisions and upgrade requirements; • Open space

and landscaping; • Development staging and sequencing; • Urban design controls. I find it difficult to understand how this area can be added as an addendum without these issues being properly investigated.

Native vegetation found in the addendum area includes remnant PCT 277 Blakey's Red Gum – yellow box tall woodland of the NSW South Western Slopes Bioregion. Other identified native vegetation includes PCT 633 Speargrass - Redleg Grass derived grassland on hills in the Jindera to Holbrook region, southern NSW South Western Slopes Bioregion. Given the relatively scattered nature of this vegetation and the proposed density and development outcomes sought on site (R5 zone with a 2 hectare minimum lot size), you state that opportunities are available to avoid or reduce impacts on this vegetation. Yet there are no requirements for developers to actually take steps to avoid or reduce impacts on this vegetation.

Combined, these properties have a total area of 187 hectares, which is held across three individual landowners. The land owners consist of two developers and a real estate agent. It would appear that all three land owners would have huge financial gains if the addendum was to be included in the Land Use Strategy, yet all neighbours would be adversely affected by an additional 75 homes and all the additional issues this would cause for the existing agricultural land uses.

I implore you to remove this “island addendum” from the Land Use Strategy and continue with the original Land Use Strategy plans.

Yours sincerely

Sally Stewart

1D 453956

Dear Sir/Madam,

Please see attached letter Re: Re – Exhibition of the Draft Jindera Residential Land Use Strategy

My letter to you is to address the concerns I have about the additional area located on the eastern side of Jindera and outside of the Study Area, for inclusion as an addendum. This area on Molkentin and Funk Roads was identified during the public exhibition process and has been included via addendum, noted as: 7.0 Addendum 7.1 R5 Large Lot Residential.

The Council area currently includes areas of productive agricultural land that will be threatened by expansion of residential and rural living development. The long-term protection of functioning agricultural land within Greater Hume is an important strategic objective. My concern is that the inclusion of this land for R5 Large Lot Residential zone purposes will cause the greater area to become fragmented and no longer have the capacity to operate in traditional agricultural type holdings.

I share a common boundary with the land that is proposed for re-zoning in the Addendum. My land will be adversely affected on three of my four boundaries. I fear that I will be unable to continue farming the area or if I do, that I will have town dogs chasing my stock & other adverse impacts of Large Lot Residential accomodation.

The inclusion of this area on Molkentin and Funks Road does nothing to protect the rural setting of surrounding lands. It will adversely affect the right to enjoyment of the current surrounding land holders. There are no provisions for public open space areas and it will negatively impact on the current use of the land.

Molkentin Road is sealed, however there are still three unsealed roads located within the area that would require upgrading in the future. These roads are not mentioned in the Land Use Strategy.

It would appear that amongst key issues still to be investigated are: • Biodiversity; • Flooding; • Aboriginal cultural heritage; • Infrastructure provisions and upgrade requirements; • Open space and landscaping; • Development staging and sequencing; • Urban design controls. I find it difficult to understand how this area can be added as an addendum without these issues being properly investigated.

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Combined, these properties have a total area of 187 hectares, which is held across three individual landowners. The land owners consist of two developers and a real estate agent. It would appear that all three land owners would have significant financial gains if the addendum was to be included in the Land Use Strategy, yet all neighbours would be adversely affected by an additional 75 homes and all the additional issues this would cause for the existing agricultural land uses.

I implore you to remove this "island addendum" from the Land Use Strategy and continue with the original Land Use Strategy plans.

Yours sincerely

Sally Stewart

22 October 2021

Wollundry 92 Rock Road
Jindera NSW 2642

The General Manager
Greater Hume Council
PO Box 99
Holbrook NSW 2644

Dear Sir / Madam

Submission in Relation to: Re-Exhibition of the Draft Jindera Residential Land Use Strategy (Strategy)

We refer to the letter from your Environment and Planning office dated 23 September 2021 relative to the above.

We have written this submission principally because we own land adjoining or adjacent to 167 Funk Road Jindera.

We refer in particular to the R5 Large Lot proposed rezoning at the section 7 Addendum of the above report, and set out our submission on the the following grounds.

1. Insufficient Examination of Issues in Section 7 of the above Strategy

- The significant area for R5 Large Lot Residential has been added as an addendum the original March 2021 Strategy.
- The land in the addendum appears to have been added in haste, and not part of a thoroughly worked plan.
- This land area was not in the area covered in the March 2021 strategy.
- It is noted that the Submission which is the subject of the addendum, was received by Council after the completion of the public exhibition period of the March 2021 strategy.

2. Roads

- Molkentin Funk Road and Hawthorn Roads (it is used as a though road) would need significant upgrades.
- The present 100 kilometre speed limit is arguably too high for the standard of these roads.
- Many of the bends in these roads are too narrow and lack visibility.
- These roads a frequently used by walkers, cyclists and other users for exercise / recreation.
- With approximately 75 additional lots proposed, it will create significant traffic on roads, presumably with extra school buses.
- Native trees and large tree branches have been falling on Molkentin and Hawthorn Roads for many years posing a risk to road users.

3. Drainage

- The 167 Funk Road land is undulating / hill, heavy rainfall events are becoming a regular occurrence, increased water flows from these should be planned for, to the extent possible.
- Flooding can occur from surface runoff.
- There can be significant seepage of ground water in wet years, requiring some work in regard to location of buildings / roads.

4. Environmental

- The creek along the Molkentin Road side of 167 Funk Road requires environmental study, it could be a sensitive area with a number of red gum and box trees and associated habitat.

- Changes in runoff from sealed roads and other surface associated with development, could affect the creek area.

We submit that more detailed planning work should be done in relation to the areas in Section 7 of the above Strategy.

Yours Faithfully

The image shows a handwritten signature in black ink that reads "L Phelps". The signature is written in a cursive, flowing style. Below the signature, the name "Les Phelps" is printed in a standard, sans-serif font.

Les Phelps

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 21 October 2021, 9:27PM

Receipt number: REJRLUS17

Related form version: 4

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

Dione Mills

What is your phone number?

+61422040558

What is your email address?

dione.20@bigpond.com

What is your address? (inc Street/Rural Number)

407 Molkentin Road

I live in

Jindera

If other, name town/village/area

Jindera

Your Suggestions and/or Comments

How very sad to see such a proposal which is surely in conflict of the original town purpose & strategy. We relocated from central Albury to Jindera approx 11 years ago to enjoy the unique rural lifestyle the town offers. We have the joy of seeing many spectacular birdlife, reptiles and other aspects of nature on our property and it's surrounds; most of which don't exist in the Albury suburbs. It would be very sad to see the said rural parcels of land in the Molkentin/Funk Rd vicinity re-zoned to approx 75 R5 lots, thus destroying the good balance of rural and rural-residential properties that already exist in this area. The wildlife and natural bush would not survive this dense re-zoning, nor can I see suitable roadways in place to support all the extra traffic. I have to question if this decision is being swayed more by monetary profit than any other reason. I am most certainly against the re-zoning of the parcel in the Molkentin/Funk Rd vicinity.

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 18 October 2021, 7:05PM

Receipt number: REJRLUS16

Related form version: 4

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

Mark Burr

What is your phone number?

0427373434

What is your email address?

burr.deanne@gmail.com

What is your address? (Inc Street/Rural Number)

109 Hueske Road

I live in

Jindera

If other, name town/village/area

Your Suggestions and/or Comments

Re: Objections to the Rezoning - DP753345 & DP581243 from RU4 to Industrial Use

We would like to express our objection to the draft Jindera Residential Land Use Strategy with the below comments.

We are objecting to the forementioned properties being zoned as industrial as we believe any future industrial zones should be located within the existing industrial estate that still has blocks available and room for expansion. Residents have purchased properties in good faith that the outlook and lifestyle should remain and not be compromised by re-zoning.

While the Brickworks is located near the blocks tagged for re-zoning, we would argue that the Brickworks may not always be located on Hueske

Road and the impact of this existing business is minimal for residents. This may not be the case if other industrial business moves in with undetermined machinery, staffing and possibility of shift work increasing noise, traffic, and environmental pollution. Residents have purchased properties in good faith that the outlook and lifestyle would remain and not be compromised by re-zoning.

It appears that rezoning this location to "Future Industrial" land seems to be in direct contrast with the NSW Floodplain Development Manual and puts future developments at risk in this area, both on the proposed rezoning site and surrounding properties and waterways.

It is difficult to ascertain what the exact impact this change will have to our property and can only presume there will be no changes to covenants as there is no mention or reference to our property in the Land use draft strategy even though we have shared fences to the Glenholm Estate properties. We note the 200mt buffer zone around the Brickworks does impact our property and are disappointed that this would limit future development or subdivision on our property as well as potential income that we have been counting on for our retirement. If additional industrial zoning were to be approved this would also impact our property further.

We are open to progress and development of the Jindera area but would like to ensure future development of lot numbers DP753345 & DP581243 remain consistent with the majority of the existing landscape and that homeowners in this area are able to maintain the lifestyle and outlook we have purchased in good faith.

We look forward to a response from the Greater

Hume Shire Council as to what this development will look like into the future and the chance for consultation before any decision is made.

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 17 October 2021, 1:59PM

Receipt number: JRLUSWEB15

Related form version: 3

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

Peter Penny

What is your phone number?

499005988

What is your email address?

Peterpenny04@gmail.com

What is your address? (inc Street/Rural Number)

407 Molkentin Road

I live in

Jindera

If other, name town/village/area

Jindera

Your Suggestions and/or Comments

After receiving letter undated regarding re exhibition of the draft Jindera residential land use Strategy. Firstly where can we identify the definition of the R5 & R2 as not stated.

Secondly what is the zoning for Range View Rd and why would the Drummond Rd change not be zoned the same as it appears to be halved again in lot size. This appears to be destined for a heavily populated high density change totally out of sequence to all properties adjacent to, therefore devaluing existing properties.

Making changes to the original proposal shows contempt for the town planning strategy and why people such as myself and surrounding neighbours purchased these properties in the first place, not to be overrun by short term land developers.

Maybe providing better facilities for the people you have crammed into Pioneer Dr area, now that you can see what abuse of land looks like may go to better working thru long term planning instead of short term money grabbing. .

I look forward to your reply and remain completely opposites to the re proposed proposal.

Regards Peter Penny & Dione Mills

Jindera residents

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 15 October 2021, 2:09PM

Receipt number: JRLUSWEB14

Related form version: 3

Have Your Say - please provide your comments/suggestions/opinions on the following:

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)

I live in

If other, name town/village/area

Your Suggestions and/or Comments

Have Your Say - Jindera Residential Land Use Strategy.

Russell Gueho

0419675754

russell.gueho@environment.gov.au

Applewood, 51 Molkentin road

Jindera

Jindera

Think that there are opportunities for estate based at RU5 Village size lots at this address. The block is over 9 ha in size including a seasonal creek and some minor remnant vegetation and regrowth of River gum and yellow box. The vegetation presents an opportunity to create associated community space that would be attractive and support engagement by people living in these smaller blocks. The vegetation also provides a visual buffer from the proposed larger lifestyle blocks at 63 Molkentin Rd. Flood maps also do not appear to have considered drainage pattern influence and change with the development at start of Molkentin road which directs cross country flow to the property at rear of Jindera Hotel and thence into storm drains.

[Show header](#)

Strategic Plan - Subdividing

ID 454016

From : pgbrowne1@gmail.com

To : mail@greaterhume.nsw.gov.au

Sent : 2021-10-25T13:08:18.0000000+11:00

To whom it may concern

With regard to the Strategic Plan and the future ability to subdivide or have land rezoned in the shire, we would like to express our interest in having our land included in any future changes.

We understand that the cutoff for this was on Saturday last, 23 October 2021 but due to circumstances well and truly beyond our control we were unable to meet this deadline.

Therefore, we would be grateful if our land at Lot 4 (22) Clyn Ross Court could be included in any future rezoning that would allow subdividing of said land.

Kind regards

Paul and Vicki Browne

[Show header](#)**Draft Jindera Residential Land Use Strategy**

10.451710

From : agnirehcla@yahoo.com.au**To :** mail@greaterhume.nsw.gov.au**Sent :** 2021-09-25T00:12:48.0000000+10:00

RE: GHS advise dated 23 Sep 21.

The draft proposal lacks essential information necessary for a detailed submission. Submission links have also been deactivated.

Please upload the draft plan on your webpage and include all relevant information such as street/road names and significant landmarks that may or may not have been considered by Council.

Please also extend the time for submission which according to your webpage closed on 17 May 21.

Regards

AC. Linck

Colin
Rang

Have Your Say Form - Jindera Residential Land Use Strategy

Submission date: 12 October 2021, 1:07PM

Receipt number: JRLUSWEB13

Related form version: 3

Have Your Say - please provide your comments/suggestions/opinions on the following:

Have Your Say - Jindera Residential Land Use Strategy.

What is your name (first and surname)?

Christopher Paul Keen

What is your phone number?

+61420528747

What is your email address?

chris@kleenkeen.com.au

What is your address? (inc Street/Rural Number)

464 Dights Forest Rd , Jindera

I live in

Jindera

If other, name town/village/area

jindera

Your Suggestions and/or Comments

Can I please see the map of the development in Dights Forest Road Jindera

Colin rang.

Submission to Draft Residential Land Use Strategy

From : shawnmclindon@gmail.com

To : mail@greaterhume.nsw.gov.au

Sent : 2021-10-19T11:33:18.0000000+11:00

Attention. General Manager

Greater Hume Council.

To whom it may concern.

We wish to lodge a formal submission as residents of 387 Molkentin Road, Jindera with land zoning changes directly adjoining our property.

We have only just moved in to our new property as of 27/09/2021. We purchased because of the rural backdrop and we were advised there was no zoning change proposals in place.

We also have friends who recently were interested in purchasing a 100 acre parcel on Molkentin Road to subdivide into 20 acre allotments. Again, there was no suggestion as to the future minimum size allotment changes. Could I be forgiven for thinking of the possibility of inside information that was possibly known at the time of this recent sale and not made public? Transparency of possible zoning changes and what was known when will be sought out in the near future.

My final thought. If the proposed changes are approved I would suggest the rezoning include those adjacent properties on Rock road, including ours, for at least some compensation from what would be a drastic change to lifestyle, water catchment and will most likely cause us to leave this location we had sought for its quite rural location.

We look forward to your reply,

Yours sincerely,

Shawn and Angela Mclindon

'Spring Creek', 387 Molkentin Road Jindera, 2642

[Show header](#)

Draft Land Use Strategy

From : art@alisonpercy.com.au

To : mail@greaterhume.nsw.gov.au

Sent : 2021-10-21T20:49:42.0000000+11:00

10.453847

Attention: The General Manager

Thank you for your correspondence dated 23 September 2020, Re-Exhibition of the Draft Jindera Residential Land Use Strategy.

We have no objections to the proposed strategy. Is there an anticipated timeframe for this draft strategy to be put into effect?

Regards

Alison Percy as POA on behalf of Glenda & Wilfred Scholz

22 October 2021

Greater Hume Shire Council
PO Box 99
HOLBROOK NSW 2644

Attention: Colin Kane

Via Email

Dear Colin,

Re: Submission to draft Jindera Land Use Strategy
348 Jelbart Road, Jindera (Lot 103 DP1148119)

We refer to the *draft* Jindera Land Use Strategy currently on public exhibition. Unfortunately, we missed the first phase of consultation in March 2021, however we felt that our current situation along with the particulars of our land holding including the surrounding land uses, that our submission to the Strategy was warranted for Council to consider and ultimately resolve to include our property in the Strategy with the following recommendations:

- Land rezoning from RU1 Primary Production to R5 Large Lot Residential; and
- Reduction in the minimum subdivision lot size to 2 hectares.

We currently reside at on a 6hectare parcel of land at 348 Jelbart Road, Jindera. It is located within the established large lot residential estate known as 'Glenholm Estate'. The allotment and dwelling existed in its current form and layout prior to the establishment and growth of the abutting residential estate over the last 10 years. The land is zoned RU1 Primary Production under the Greater Hume Local Environmental Plan which does not currently support further subdivision or residential development.



Zoning Map

We understand the Strategy identifies potential future residential growth areas in the Jindera Township for the next 20-30 years. We have always had the desire to subdivide our land into three (3) Lots of two (2) hectares for lifestyle living, that would be generally consistent with the Glenholm Estate subdivision layout. It is unfortunate that to date our land has, for unknown reasons been excluded from further development opportunities. With this submission we request Council appreciate the favourable attributes of our property, including the logical extension of Glenholm Estate, and resolve to review and revise the draft Strategy to include our land as part of the ideal and logical integration into the existing residential subdivision pattern.

An overview of the favourable attributes are summarised below:

Land supply

According to the draft Strategy, of the total 73 residential lots in the Glenholm Estate, 'only 12 remain unsold'. To permit an additional yield of two Lots in the areas would increase supply and variety.

The draft Strategy recognises the relatively low level of supply of R5 Large Lot Residential Zoned land and a general lack of greenfield residential areas. This proposal is seen to be an opportunity to contribute to the R5 land supply with relatively unconstrained land that is buffered to rural land, as well as having readily available access to reticulated water.

Existing Land Use

The land is not known to have had any potentially contaminating uses and is considered suitable for residential living.

Zoning

The R5 zone 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. Due to the size of the land, and the context of the abutting lands, it is not currently utilised for any agricultural or farming pursuits. The land is bound predominately by R5 zone and interfaced by local roads and is not at risk of adversely impacting the nearby rural setting. The R5 zoning is an appropriate fit.

Natural Hazards

The site is not impacted by any mapped flooding or bushfire hazards.

Heritage

The property is not known to contain any heritage values.

Infrastructure and Services

Preliminary investigations confirm the site has suitable access to applicable urban services including reticulated water supply and electricity infrastructure.

The land is of a generally conventional rectangular shaped and has two street frontages providing opportunities for independent street front access and road upgrades as required with minimal disturbances to the surrounding large lot residential amenity, existing roadside vegetation and the overall character of the area.

Land Use Conflicts

The surrounding land uses are dominated by large Lot residential development. Rural and productive intensive agricultural land uses exist further to the west, however the likelihood of any land use conflict is minimal due to spatial separation and integration. Two local roads at Jelbart Road and Mulgrave Road to the south and west respectively also provide direct interfaces, whilst four (4) lifestyle Lots averaging 2 hectares in size to the north and east of the property provides minimal opportunities for any land use conflicts.

The 2-hectare minimum lot size will maintain a transition between the main urban area of Jindera the outlying rural lands. It will also allow for the onsite disposal of effluent in the absence of reticulated sewerage infrastructure to service the land.

Summary

The subject land provides favourable attributes to permit residential development. As provided above, the land is entirely appropriate and capable of future residential development and generally aligns with the Purpose of the Strategy as follows:

- The site is mostly unencumbered land and is suitable for future residential opportunities;
- It will contribute to meeting supply demands for residential land and reflect the environmental and servicing constraints of the land;
- It will avoid land use conflicts with existing developments;
- Existing water and electrical infrastructure are known to have suitable capacity; and
- The proposed density would not adversely impact any areas of environmental significance.

It is requested that the draft Land Use Strategy be revised and extended to include this land. Such an amendment to Strategy will enable a strategic pathway for a relatively minor yet logical extension to the abutting R5 zoned Glenholm Estate.

We look forward to Councils favourable response. If you wish to discuss, please contact me directly on 0407 004 687.

Fred & Jill Golin

22 October 2021

General Manager
Greater Hume Shire Council
PO Box 99
HOLBROOK NSW 2644

Attention: Colin Kane, Director Environment & Planning

Dear Colin,

Re: Submission to Draft Jindera Residential Land Use Strategy

I write in response to your letter of 23 September 2021 in relation to the draft Jindera Residential Land Use Strategy.

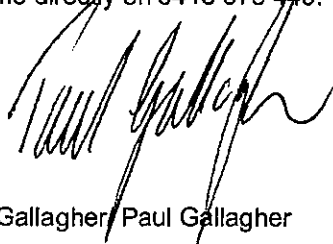
I own the land at 32 Bungowannah Road, Jindera which I note is recommended in the draft Strategy to be rezoned to RU5 zone and applied with a 2 hectare minimum lot size control. We support the recommendation for rezoning of our land to allow more development, however we believe that development of this land should progressed in the short term rather than 'future growth'.

Jindera is experiencing strong growth and we believe that there is minimal opportunity for larger lot residential at present. Our land is relatively unconstrained for new development and having larger lot sizes would mean that we wouldn't require extension of urban services. We believe that should our land be rezoned and developed, there would be strong demand for these lots.

Our intention is that in the short term we would like to progress with a rezoning of our land for large lot residential purposes as recommended by the draft Strategy with a view to releasing lots. We have also been in discussions with our neighbouring landowners who are within the recommended RU5 area and also share our wishes to develop in the short term.

In summary, I wish to express my support for the recommended rezoning for my land, however would like to reiterate my clear intention to proceed with this in the short term. I would request that Council note this intention and allow for my land to be rezoned and developed in the short term.

I would be happy to discuss this submission with Council. Should you have any queries please contact me directly on 0418 578 445.



Colleen Gallagher / Paul Gallagher



Department of
Primary Industries

OUT21/15703

Colin Kane
Director Environment and Planning
Greater Hume Council
PO Box 99
Holbrook NSW 2642

Dear Colin

Draft Jindera Residential Land Use Strategy

Thank you for the opportunity to provide comment on the draft Jindera Residential Land Use Strategy. The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend.

DPI Agriculture supports strategic led planning for agricultural areas as non agricultural developments can lead to land use conflicts. Where adhoc developments are proposed in the rural landscape, industry confidence in investment and in the strategic planning framework can be undermined.

DPI would prefer the study area of the draft Jindera Residential Land Use Strategy be expanded to cover both the identified and addendum lands. This would ensure the future application of the Strategy accounts for any remaining agricultural production and minimises potential land use conflicts between ongoing agricultural enterprises and non agricultural developments.

Should you require any clarification on this response, please contact Lilian Parker
Agricultural Land Use Planning, by email at landuse.ag@dpi.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads 'L Parker'.

Lilian Parker
Agricultural Land Use Planning
Signed 20-10-2021

Jindera Residential Land Use Strategy

Submissions Response Table

Table 1: Summary of submissions received during first public exhibition period (May 2021)

No.	Submitter Details	Submission Details	Town Planning Response
1	Michelle & Brent Milthorpe Petition signed by 80 signatories	<p>MBM1:</p> <p>Object to the proposed rezoning of land located north of Hueske Road, west of the current brickworks site and east of Bungowannah Road as identified as 'future industrial' in Figure 7 on page 21 of the draft Strategy.</p> <p>Seek to have this land either retained in its current zoning or be listed as 'potential future residential' with a 2ha minimum lot size consistent with the surrounding land.</p> <p>The draft Strategy includes contradictory statements regarding recommended industrial land zonings and maintaining existing residential amenity.</p> <p>This objection is based on 6 key factors:</p> <ul style="list-style-type: none"> • The land is identified as being flood prone and also experiences overland flooding from Glenholm Estate. • The land is identified as terrestrial biodiversity and development of the land for industrial purposes will place a great threat to the existing biome. • The development of the land for industrial purposes will require the extension of town sewer, which is not the most economical use of services. • Development of this area for industrial purposes will generate increased traffic movements, especially larger trucks, which will create hazards. 	<p>MBM1:</p> <p>Objection by the submitter regarding 'future industrial' land identified within Figure 7 of the draft Strategy is acknowledged.</p> <p>It is confirmed however that the purpose of Section 3.3.2 of the draft Strategy is to provide an overview of previous strategic planning investigations that have informed the preparation of the current Strategy.</p> <p>Whilst it is acknowledged that Figure 7 of the report does identify land to the west of the existing brickworks on the northern side of Hueske Road as 'future industrial', the classification and future use of this land for industrial purposes is not recommended as part of the current strategy.</p> <p>It is understood that this figure was prepared as part of the preparation of the Greater Hume Local Strategic Planning Statement (LSPS). The purpose of the draft Strategy is to review these previous strategic planning investigations and undertake a constraints and opportunities analysis of a number of key environmental, servicing and social factors to inform future land use planning decisions.</p> <p>Following the completion of these investigations, the land in question was subject to a number of environmental constraints such as flooding and biodiversity that limited its ability to be further developed. The sites' location adjacent to the existing brickworks</p>

		<ul style="list-style-type: none"> • The need to provide a buffer zone within the development site due to surrounding neighbours greatly reduces the amount of useable land that can be developed for industrial purposes. • Rezoning this land to industrial will detract from the scenic views of the area and will create amenity issues such as noise, traffic etc. • There is a significantly shortage of R5 zoned land. It makes sense that if this land is to be developed at all, that it should be rezoned for this purpose. 	<p>also limited opportunities to further develop this land without causing land use conflicts.</p> <p>Where unconstrained and located outside of the relevant buffer area of the brickworks, the draft Strategy recommends rezoning land on the corner of Bungowannah Road and Hueske Road as R5 Large Lot Residential with a 2ha minimum lot size as identified within Figure 19 of the report.</p> <p>For the remaining land located between this land and the brickworks, it is recommended that the current RU4 Primary Production Small Lots zone with an 8ha minimum lot size be retained. It is recommended that this zoning be reviewed in the future should the brickworks cease to exist.</p> <p>It is acknowledged that Figure 17 of the draft Strategy does identify a “possible future industrial expansion area’ on the corner of Urana Street and Hueske Road. This land has been identified as it immediately adjoins the brickworks site and is located opposite the Jindera Industrial Estate expansion area. This land is largely separated from surrounding nearby sensitive uses, has readily available access to reticulated infrastructure (namely water and sewer) and will form an extension of industrial uses.</p> <p>Notwithstanding the above, the draft Strategy only relates to residential zoned land and does not propose to rezone any land for industrial purposes as part of the current Strategy. Any proposed rezoning of land for industrial purposes will be subject to more detailed investigation and community consultation, which is outside of the scope of the current project.</p> <p>In summary, it is confirmed that the draft Strategy does not propose to rezone any land located to the west of the existing Brickworks for industrial purposes.</p> <p><u>Action:</u></p> <p>No further action required.</p>
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2	Pat Hayes	<p>PH1:</p> <p>The draft Strategy does not identify any future commercial or retail growth in the village precinct, which will affect future retail businesses from establishing in Jindera.</p>	<p>PH1:</p> <p>Whilst it is acknowledged that the draft Strategy does not identify any additional lands for commercial or retail development, it is confirmed that the majority of the main urban area of Jindera including the existing commercial precinct is zoned RU5 Village, which allows for a wide range of uses including, commercial, retail, warehousing, residential and public use activities.</p> <p>Consequently, the existing village zoning will cater for the future commercial and retail needs of the community.</p> <p><u>Action:</u></p> <p>No further action required.</p>
3	David Elliot	<p>DE1:</p> <p>Seek clarification regarding the proposed industrial zoning of land shown on the north side of Hueske Road, which differs in several figures contained within the draft plan. For example, Figure 7 shows industrial land extending west along Hueske Road toward Cassia Road.</p> <p>Oppose industrial development if proposed within this area including the submitter's property at 226 Hueske Road.</p>	<p>DE1:</p> <p>It is confirmed that Section 3.3.2 of the draft Strategy provides a summary of previous strategic planning investigations undertaken for the area, which have helped inform the preparation of the current plan. It is clarified that Figure 7 in the draft Strategy is from a previous strategic planning report and does not form part of the proposed zoning recommendations of this Strategy.</p> <p>Upon further investigation of this previous strategic planning work, environmental constraints, infrastructure capacity and the need to avoid or minimise potential land use conflicts, Figure 19 of the draft Strategy recommends that any future industrial growth within the township be located adjacent to existing industrial zoned land or land currently used by the brickpit.</p> <p>This land is largely separated from adjoining land uses and will be subject to further more detailed investigations in the future once or if there is a need for further industrial zoned land.</p> <p>In summary, the draft Strategy does not recommend rezoning land within this area for industrial purposes.</p>

		<p>DE2:</p> <p>Support the creation of more large lot residential land in this general location.</p>	<p>DE2:</p> <p>Noted. The draft plan identifies a number of new areas for large lot residential purposes, including land near the intersection of Bungowannah and Hueske Roads.</p> <p><u>Action:</u></p> <p>No further action required.</p>
4	Sam Jones	<p>SJ1:</p> <p>No waste management plant in Hueske Road.</p>	<p>SJ1:</p> <p>As outlined within the response to MBM1, the draft Strategy does not propose to rezone any additional land for industrial purposes, but rather identify a possible future industrial expansion area.</p> <p>The future rezoning of this land will be subject to further more detailed investigations in the future once or if there is a need for further industrial zoned land.</p> <p><u>Action:</u></p> <p>No further action required.</p>
5	Mitchell Thomson	<p>MT1:</p> <p>Object to the industrial zoning proposed for Hueske Road contained on page 21 (Figure 7) of the draft Strategy. The location of industrial land in this area will create significant impacts on residents.</p> <p>An alternative location for future industrial development should occur along Hawthorn Road heading east.</p>	<p>MT1:</p> <p>See response to DE1.</p> <p><u>Action:</u></p> <p>No further action required.</p>

6	T Michael	<p>TM1:</p> <p>Support the preparation of the draft Strategy and the need to cater and plan for future growth.</p> <p>TM2:</p> <p>Opposed to 'proposed future industrial expansion area' shown in Figure 17 of the draft Strategy as the establishment/expansion of industrial uses will negatively affect nearby and adjoining residential neighbours.</p> <p>TM3:</p> <p>Need to provide improved NBN services for the area, which are currently unreliable.</p>	<p>TM1:</p> <p>Noted.</p> <p>TM2:</p> <p>See response to MBM1.</p> <p>TM3:</p> <p>Matters regarding NBN are noted but outside of the scope of the draft Strategy. Nonetheless, Council will liaise with relevant service providers regarding ongoing issues.</p> <p><u>Action:</u></p> <p>No further action required.</p>
7	Blueprint Planning on behalf of Dallas Hurst	<p>BP1:</p> <p>Request that additional time be provided during the public exhibition process to allow for the preparation of a detailed submission seeking the inclusion of additional land within the draft Strategy.</p>	<p>BP1:</p> <p>Council provided the requested extension as sought by this submitter.</p> <p>The submission of this additional information informed an addendum to the Strategy and the inclusion of additional lands. See Section 7 of the draft Strategy for further details.</p> <p><u>Action:</u></p> <p>No further action required.</p>

8	Jonathon Howard	<p>JH1:</p> <p>Generally supportive of the draft Strategy.</p> <p>JH2:</p> <p>Request that there is a stronger alignment between the actions listed in Figure 8 and the residential design guidelines contained within Section 6.3.1. Specifically, it is requested that additional controls or consideration be given to the protection and enhancement of creek corridors.</p>	<p>JH1:</p> <p>Noted.</p> <p>JH2:</p> <p>Upon further consideration, it is considered appropriate to amend the existing residential design guidelines so as to better align with the recommendations of the Jindera Strategic Land Use Plan, namely around the protection of creek corridors.</p> <p>See below for further details.</p> <p><u>Action:</u></p> <p>Amend the wording of Section 6.3.1 Interface Considerations as follows:</p> <p><i>5. Development adjoining waterways shall be appropriately setback and designed to ensure the protection of creek corridors.</i></p> <p>Amend the wording of dot point 3 of Guideline 2 of Section 6.3.2 as follows:</p> <ul style="list-style-type: none"> ○ <i>Provision of open space and protection of creek corridors.</i>
9	Karen and Pat Lafferty	<p>KPL1:</p> <p>The draft Strategy does not cater for the future growth of commercial land uses in Jindera and only focuses on residential land.</p>	<p>KPL1:</p> <p>See response to PH1.</p> <p><u>Action:</u></p> <p>No further action required.</p>

10	M & J Krautz	<p>MJK1:</p> <p>Opposed to proposed industrial zoning of land along Hueske Road.</p>	<p>MJK1:</p> <p>See response to MBM1.</p> <p><u>Action:</u></p> <p>No further action required.</p>
11	Noirin Griffin	<p>NG1:</p> <p>Opposed to proposed industrial zoning of land along Hueske Road.</p>	<p>NG1:</p> <p>See response to MBM1.</p> <p><u>Action:</u></p> <p>No further action required.</p>
12	D&S Parmenter	<p>DSP1:</p> <p>Opposed to proposed industrial zoning of land along Hueske Road due to impacts on rural lifestyle, additional traffic volumes, noise, smells and fumes, damage to road, visual impacts and the fact that Council already has an industrial estate.</p>	<p>DSP1:</p> <p>See response to MBM1.</p> <p><u>Action:</u></p> <p>No further action required.</p>
13	Mark & Deanne Burr	<p>MDB1:</p> <p>Opposed to proposed industrial zoning of land along Hueske Road.</p> <p>Any further expansion of industrial zoned land should first occur within the existing Jindera Industrial Estate, which still has a number of undeveloped lots.</p> <p>Whilst the subject lots proposed for rezoning adjoin the brickworks, the brickworks may not remain into the future.</p>	<p>MDB1:</p> <p>See response to MBM1.</p>

	<p>This may not be the case if additional industrial businesses establish in the area.</p> <p>MDB2:</p> <p>The draft Strategy identifies a shortage of large lots of 2ha or more in size, which would be a more appropriate use of this land consistent with surrounding uses including Glenholm Estate.</p> <p>MDB3:</p> <p>The proposed rezoning of the Hueske Road area for 'future industrial' appears to be inconsistent with the NSW Floodplain Development Manual.</p> <p>MDB4:</p> <p>It is unclear whether the proposed changes will affect the existing covenants that apply to our land and other land contained within Glenholm Estate.</p> <p>It is noted that the 200 metre buffer zone around the brickworks applies to our land and are disappointed that this would limit future development or subdivision of our property.</p>	<p>MDB2:</p> <p>Noted.</p> <p>It is confirmed that the draft Strategy recommends either retaining the current rural zoning for the land to the west of the brickworks or introducing a new R5 Large Lot Residential zone with a 2 hectare minimum lot size, which is consistent with the surrounding land uses.</p> <p>MDB3:</p> <p>As outlined in MDB2, the draft Strategy does not propose any land west of the existing brickworks be rezoned for industrial purposes and for the most part retains the existing rural zoning of this land in recognition of the areas' location next to the brickworks and the fact that it is flood prone as identified in Figure 11 of the draft Strategy.</p> <p>MDB4:</p> <p>It is confirmed that the draft Strategy will not alter existing covenants or planning controls that currently apply to this land and the wider Glenholm Estate.</p> <p>Similarly, it is also confirmed that the submitter's property is currently zoned RU4 Primary Production Small Lots with a corresponding 8ha minimum lot size. This is reflective of the site's location opposite the brickworks and is consistent with adjoining land to the east and is not proposed to change as part of this Strategy.</p> <p>Notwithstanding the above, following a review of the submitter's property, an opportunity may exist to further subdivision this land</p>
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			<p>(1 additional lot) if the property can achieve the current 8ha minimum lot size that applies to the land.</p> <p><u>Action:</u></p> <p>No further action required.</p>
14	Helen Glachan	<p>HG1:</p> <p>Opposed to proposed industrial zoning of land along Hueske Road.</p> <p>Any further expansion of industrial zoned land should first occur to the south of the existing Jindera Industrial Estate at 32 Jarick Way. This will consolidate industrial land within Jindera and will avoid impacts on residential neighbours.</p> <p>It will also avoid having industrial land located on both sides of Urana Street, which is the main entrance to the town and the visual impact that this would have.</p>	<p>HG1:</p> <p>See response MBM1.</p> <p><u>Action:</u></p> <p>No further action required.</p>

Table 2: Summary of submissions received during second public exhibition period (September 2021)

No.	Submitter Details	Submission Details	Town Planning Response
1	Glenda & Wilfred Scholz	<p>GWS1:</p> <p>Do not object to the recommendations of the re-exhibited draft Strategy.</p> <p>Seek clarification on the anticipated timeframe for the draft Strategy to be put into effect.</p>	<p>GWS1:</p> <p>The draft Strategy is to be finalised in December 2021 or January 2022. The implementation of the Strategy will be subject to a formal amendment to Council's Local Environmental Plan (LEP).</p> <p>The anticipated timeframe for when this will be implemented is still to be determined.</p> <p><u>Action:</u></p> <p>No further action required.</p>
2	Shawn & Angela McLindon	<p>SAM1:</p> <p>Seek clarification as to the process and timings of the proposed zoning changes given previous advice to landowners was that land within this area cannot be further subdivided.</p>	<p>SAM1:</p> <p>It is confirmed that the land on the eastern side of Jindera and surrounds within the general Molkentin Road area is currently zoned RU4 Primary Production Small Lots with a corresponding 8ha minimum subdivision lot size.</p> <p>Consequently, the further development opportunities of land within this area are limited to the current planning controls.</p> <p>Notwithstanding the above, the purpose of the draft Strategy is to identify suitable land for future residential and low density residential purposes to cater for the future growth of this area as part of a scheduled review of existing planning controls and in response to sustained and ongoing growth within Jindera.</p> <p>As part of the exhibition of the draft Strategy, Council received a submission on behalf of several landowners within this area seeking the inclusion of their land for large lot residential purposes. Upon review, it was determined that the land had strategic merit and was subsequently included within the latest version of the Strategy.</p>

		<p>SAM2:</p> <p>Should Council determine to rezone land within this area for low density residential purposes, it is requested that our property at 387 Molkentin Road, as well as the adjacent properties on Rock Road also be rezoned.</p>	<p>SAM2:</p> <p>The subject land immediately adjoins land proposed to be rezoned R5 Large Lot Residential with a 2ha minimum lot size.</p> <p>Upon review, it is considered appropriate to include the subject land within the R5 Large Lot Residential zone with a 2ha minimum lot size, given that the subject land comprises only 1 of 2 properties generally bordered by Funk Road and Red Hill Road to the north, Molkentin Road to the west and Rock Road to the south that is not currently proposed to be rezoned. By rezoning this land, this will ensure consistent of zoning and minimum lot size.</p> <p>Requests to include additional land on the southern side of Rock Road are also noted, but however not supported as Rock Road provides a defined boundary between low density residential land and surrounding properties to the south. Whilst it is acknowledged that the land on the southern side of Rock Road is less than the 8ha minimum lot size (approximately 4ha), these lots provide an appropriate transition/buffer to larger properties located to the south. For this reason, this land should be retained in the RU4 zone.</p> <p><u>Action:</u></p> <p>Amend the final Strategy to include 375 and 387 Molkentin Road within the R5 Large Lot Residential Zone with a corresponding 2ha minimum lot size.</p>
3	Christopher Keen	<p>CK1:</p> <p>Requested a copy of the map of developments in Dights Forest Road.</p>	<p>CK1:</p> <p>Council staff have contacted this submitter in response to this request.</p> <p><u>Action:</u></p> <p>No further action required.</p>

4	AC Link	<p>ACL1:</p> <p>Request a copy of the draft plan and extension of the exhibition period, which still refer to a May deadline.</p>	<p>ACL1:</p> <p>Council staff have contacted this submitter and provided a copy of the draft Strategy. The period of time during which submissions will be received was also extended in recognition of the second public notification period.</p> <p><u>Action:</u></p> <p>No further action required.</p>
5	Paul & Vicki Browne	<p>PVB1:</p> <p>Request that our land be included in any future rezoning that would allow for the further subdivision of the land.</p>	<p>PVB1:</p> <p>Following a review of the LEP, it is confirmed that the subject land is already zoned R2 Low Density Residential with a corresponding 4,000m² minimum lot size.</p> <p>The subject land currently has a lot size of approximately 3ha and based on the current controls that apply to the land could be further subdivided subject to the submission of a Development Application to Council.</p> <p><u>Action:</u></p> <p>No further action required.</p>
6	Russell Gueho	<p>RH1:</p> <p>Request that 51 Molkentin Road be rezoned RU5 Village with a corresponding lot size of 600m². The property is over 9ha in size and could be further developed.</p> <p>The land contains river red gum and yellow box vegetation, which could be incorporated into an open space area for the community. The vegetation also provides a buffer to 63 Molkentin Road, which is</p>	<p>RH1:</p> <p>Requests to rezone the subject land to RU5 Village are acknowledged, but not supported in this instance.</p> <p>A constraints and opportunities analysis was completed as part of the preparation of the draft Strategy to determine sites that were appropriate for further development. The subject land was subsequently not included in the draft Strategy as the land is constrained by a number of environmental factors including:</p>

		<p>proposed for larger lifestyle lots (R2 zone with a 2,000m² minimum lot size).</p> <p>RH2:</p> <p>The flood maps do not appear to consider drainage pattern influences.</p>	<ul style="list-style-type: none"> ▪ Terrestrial biodiversity (including large areas of Plant Community Type (PCT) 277 Blakely's Red Gum, which is Critically Endangered). ▪ Flooding (including land identified in the Flood Planning Area). ▪ Bushfire (including Vegetation Category 1, which represents the highest bushfire risk). <p>For these reasons, it is recommended that the existing zoning remain.</p> <p>RH2:</p> <p>The flood mapping in the report has been derived from the Jindera Floodplain Risk Management Study and Plan dated March 2017.</p> <p><u>Action:</u></p> <p>No further action required.</p>
7	Peter Penny & Dione Mills	<p>PPDM1:</p> <p>Request clarification of the definition of R2 and R5 Zones.</p>	<p>PPDM1:</p> <p>The R2 Low Density Residential zone currently applies to land at the fringe of the main urban area of Jindera and has a minimum lot size control ranging from 2,000m² to 4,000m². The NSW Department of Planning Practice Note PN 11-002 provides an overview of this zone as follows:</p> <p><i>This zone is intended to be applied to land where primarily low density housing is to be established or maintained.... This is the lowest density urban residential zone and the most restrictive in terms of other permitted uses considered suitable</i></p> <p>Similarly, the R5 Large Lot Residential zone also applies to the fringes of Jindera and has a minimum lot size of 2ha. Practice Note PN 11-002 provides the following overview in relation to this zone:</p> <p><i>This zone is intended to cater for development that provides for residential housing in a rural setting, often adjacent to towns or metropolitan areas. The allocation of large lot residential land</i></p>

		<p><i>should be justified by council's housing/ settlement strategy prepared in accordance with planning principles set out in regional and subregional strategies, s.117 directions and relevant SEPPs. Access to reticulated sewerage and water systems should be considered when determining appropriate minimum lot sizes. Lot sizes can be varied within the zone depending on the servicing availability and other factors such as topography, native vegetation characteristics and surrounding agricultural land uses.</i></p> <p>PPDM2:</p> <p>The properties along Range View Drive are zoned RU4 Primary Production Small Lots with a corresponding minimum lot size of 8ha.</p> <p>It is noted however that the size of these properties along this road range in size from 2ha up to 18ha, which is reflective of the previous Rural Living zone that applied under the former Local Environmental Plan, which allowed for a 2ha minimum lot size with an overall 8ha average.</p> <p>PPDM3:</p> <p>Objection to the proposed rezoning of land on the eastern side of Jindera for large lot residential purposes is noted.</p> <p>The proposed change is in response to a submission received during the first round of community consultation seeking to rezone additional land on the eastern side of Jindera for large lot residential purposes.</p> <p>Upon further investigation, it was revealed that the eastern portion of Jindera has a diverse range of lot sizes ranging from 2ha up to 60ha+. This diversity in lot sizes is the result of the previous Rural Living zone that applied under the former LEP, which allowed for a minimum subdivision lot size of 2ha with an average of 8ha. As a</p>
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			<p>result, the eastern portion of Jindera has become quite fragmented with lots of various sizes spread across this area.</p> <p>Whilst it is noted that an 8ha minimum lot size currently applies to this area, there is already a large proportion of established lots in this area that are less than 8ha including quite a number at 2ha as recommended by the revised draft Strategy.</p> <p>Furthermore, the land is largely unconstrained from an environmental perspective subject to further detailed investigation and agricultural activities within this precinct are limited due to the highly fragmented nature of the land and predominant use of the area for rural lifestyle or hobby farming purposes.</p> <p>The rezoning of this land will therefore add additional land supply of R5 large lot zoned land, which is currently in short supply within Jindera. The rezoning of this land will also not place any undue pressure on Council infrastructure as the area has access to reticulated water, sealed roads and electricity. Furthermore, sewerage does not need to be extended to this area as effluent will be disposed of on-site.</p> <p>For these reasons, the proposed rezoning of this land is considered appropriate in this instance.</p> <p><u>Action:</u></p> <p>No further action required.</p>
8	Mark Burr	<p>MB1:</p> <p>Opposed to proposed industrial zoning of land along Hueske Road.</p> <p>Any further expansion of industrial zoned land should first occur within the existing Jindera Industrial Estate, which still has a number of undeveloped lots.</p>	<p>MB1 to MB4:</p> <p>See responses to MBM1 to MBM4, which relates to an identical submission from the same landowner received during the initial public exhibition period.</p>

	<p>Whilst the subject lots proposed for rezoning adjoin the brickworks, the brickworks may not remain into the future. This may not be the case if additional industrial businesses establish in the area.</p> <p>MB2:</p> <p>The draft Strategy identifies a shortage of large lots of 2ha or more in size, which would be a more appropriate use of this land consistent with surrounding uses including Glenholm Estate.</p> <p>MB3:</p> <p>The proposed rezoning of the Hueske Road area for 'future industrial' appears to be inconsistent with the NSW Floodplain Development Manual.</p> <p>MB4:</p> <p>It is unclear whether the proposed changes will affect the existing covenants that apply to our land and other land contained within Glenholm Estate.</p> <p>It is noted that the 200 metre buffer zone around the brickworks applies to our land and are disappointed that this would limit future development or subdivision of our property.</p>	<p>MB2:</p> <p>See response to MBM1.</p> <p>MB3:</p> <p>See response to MBM1.</p> <p>MB4:</p> <p>See response to MBM1.</p> <p><u>Action:</u></p> <p>No further action required.</p>
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9	Dione Mills	<p>DM1:</p> <p>The proposed inclusion of the addendum area is in conflict with the original town purpose and strategy. The inclusion of this land and its future development for up to 75 additional lots will detrimentally affect the rural lifestyle environment currently enjoyed by residents in this area.</p> <p>DM2:</p> <p>The natural flora and fauna will be adversely affected by the proposed change in zoning and the existing road network is not appropriate to accommodate the future projected growth.</p>	<p>DM1:</p> <p>See response to PPDM3.</p> <p>DM2:</p> <p>An opportunity and constraints analysis was undertaken as part of the further consideration of this land for inclusion within the draft Strategy. Upon completion of this investigation, it was confirmed that the land was largely unconstrained with the exception of a several patches of Blakely's Red Gum contained on the western portion of 344 Molkentin Road.</p> <p>In recognition of the large lot sizes proposed (2ha) for this area, there is an ability to retain remnant vegetation or scattered paddock trees within any future lots as compared to more conventional urban subdivisions. Further investigation and consideration of matters regarding biodiversity will be undertaken during the Development Application process.</p> <p>Matters regarding the capacity of existing road networks has also been considered with any further subdivision of this land to be subject to the payment of an infrastructure/developer contribution towards the maintenance and upgrade of council infrastructure.</p> <p><u>Action:</u></p> <p>No further action required.</p>
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10	Les Phelps	<p>LP1:</p> <p>Request that more detailed planning work be undertaken in relation to the addendum area for the reasons outlined below.</p> <p>LP2:</p> <p>The addendum area was not covered in the original draft Strategy placed on public exhibition and the land was subsequently added following a submission received from the landowner. The inclusion of this land has been added in haste and not part of the wider Strategy.</p> <p>LP3:</p> <p>The local road network servicing the area of Molkentin, Funk and Hawthorn Roads would need to be significantly upgraded to accommodate the further development of this land. The present 100km/hr speed limit is arguably too high and the roads contain many bends and are a narrow and lack visibility. The increase in addition traffic will create road safety issues for users of this road including walkers, cyclists and other users.</p>	<p>LP1:</p> <p>Noted, see below responses.</p> <p>LP2:</p> <p>It is confirmed that the subject land was not included in the original draft Strategy placed on exhibition in May 2021. During this exhibition process Council received a submission from a landowner requesting the inclusion of their land within the R5 Large Lot Residential zone with a 2ha minimum lot size. Upon review of this submission, it was determined that the subject land had strategic merit following the completion of a constraints and opportunities analysis. The inclusion of this additional area of land also sought to respond to a general lack of existing and proposed land supply of R5 zoned land.</p> <p>LP3:</p> <p>Molkentin Road currently represents a sealed road constructed to a generally rural standard. Consequently, any further development of this land will require consideration of the impacts on the wider road network including the need to undertake any associated road improvement works. In addition, any further subdivision of this land will require the payment of infrastructure/developer contributions, which will contribute towards the maintenance and upgrade of council infrastructure.</p>
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		<p>LP4:</p> <p>The addendum area, particularly 167 Funk Road is subject to drainage issues and localised flooding from surface run-off during high rainfall events, which will need to be considered in regards to the location of buildings and roads.</p> <p>LP5:</p> <p>The creek along the Molkentin Road side of 167 Funk Road requires an environmental study as it could represent a sensitive area with remnant trees and habitat. Changes in run-off from sealed and other surfaces may also affect this creek area.</p>	<p>LP4:</p> <p>Matters regarding stormwater drainage design and run-off will need to be addressed as part of any subsequent development application prepared for the land. Where necessary, a flood investigation will be required.</p> <p>LP5:</p> <p>Noted, any further rezoning or development of this land (via subdivision) will require further more detailed investigations in relation to matters regarding environment (biodiversity, flooding) and infrastructure and where necessary the subdivision will need to be designed to address the site specific constraints and environmental features of the land.</p> <p>Matters regarding stormwater drainage and run-off will also need to be considered with any future development of this land required to maintain pre-development flows to ensure that the wider catchment area is not adversely affected.</p> <p><u>Action:</u></p> <p>No further action required.</p>
11	Sally Stewart	<p>SS1:</p> <p>The Council area currently includes areas of productive agricultural land that will be threatened by the expansion of residential and rural living development. Concerned that rezoning this land will cause the greater area to be fragmented and no longer have the capacity to operate traditional agricultural holdings.</p>	<p>SS1:</p> <p>Concerns regarding impacts on the agricultural viability of land are noted.</p> <p>As part of the preparation of the draft Strategy (including the subsequent addendum) an investigation was undertaken of the current lot size pattern within the eastern portion of Jindera, namely in relation to agricultural activities.</p>

	<p>Specifically, concerned that the further development of this area will adversely affect the continued farming of their land.</p> <p>SS2:</p> <p>The inclusion of this addendum land will detract from the rural setting of the area. In addition, there is no provision for public open space areas.</p> <p>SS3:</p> <p>It would appear that a number of key issues still need to be investigated including: biodiversity, flooding, Aboriginal cultural heritage, infrastructure, open space and landscaping, development staging and urban design</p>	<p>Upon review, it was revealed that the eastern portion of Jindera has a diverse range of lot sizes ranging from 2ha up to 60ha+. This diversity in lot sizes is the result of the previous Rural Living zone that applied under the former LEP, which allowed for a minimum subdivision lot size of 2ha with an average of 8ha. As a result, the eastern portion of Jindera has become quite fragmented with lots of various sizes spread across this area.</p> <p>Consequently, this area is highly fragmented with the predominant use of the area for rural lifestyle or hobby farming purposes. Where agricultural activities are conducted they are at a low-scale and generally require off-farm income.</p> <p>Notwithstanding the above, in recognition of the role that agriculture plays in the Greater Hume Council area, the draft Strategy limits the growth of future residential and low density/large lot residential activities to the main urban area or urban fringe. Specifically, the draft Strategy does not recommend rezoning any land currently zoned RU1 Primary Production and the proposed rezoning of this land is not expected to adversely affect agricultural operations.</p> <p>SS2:</p> <p>See response to PPDM3.</p> <p>Matters regarding open space, whilst acknowledged are not required due to the large size of the lots proposed (2ha+), which will allow for recreational activities to be conducted within the individual site.</p> <p>SS3:</p> <p>See response to LP5.</p>
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		<p>controls. Don't understand how this land can be included without these items being further investigated.</p> <p>SS4:</p> <p>Native vegetation found in the addendum area includes remnant PCT 277 Blakely's Red Gum – Yellow Box and PCT 633 Speargrass – Redleg Grass. Whilst the draft Strategy notes that opportunities are available to avoid or reduce impacts on this vegetation, there are no specific requirements listed as to how developers will take steps to reduce impacts on this vegetation.</p> <p>SS5:</p> <p>The inclusion of this addendum land would appear to be at the benefit of the landowners, but to the detriment of the surrounding neighbours. Council is requested to remove this 'island addendum' from the final Strategy and continue with the original draft Strategy.</p>	<p>SS4:</p> <p>Where native vegetation is proposed to be removed as part of a proposed subdivision, a flora and fauna assessment will need to be prepared to investigate and confirm the vegetation on site and the impacts that its removal will have on the wider biodiversity values of the area.</p> <p>Where necessary, this vegetation may need to be avoided and protected, or where vegetation removal is unavoidable will need to be offset or compensated for. Opportunities to protect remnant vegetation will need to be confirmed by the individual developer and could include vegetation retention within environmental reserves, public open space areas, road reserves or even individual development lots subject to the inclusion of a restriction on title preventing its future removal.</p> <p>SS5:</p> <p>See response to PPDM3.</p> <p><u>Action:</u></p> <p>No further action required.</p>
12	Gordon Shaw & Leanne Wheaton	<p>GSLW1:</p> <p>Opposed to the proposed addendum area outlined in Section 7 of the draft Strategy. Also advise that they along with a number of other landowners did not receive a</p>	<p>GSLW1:</p> <p>See response to PPDM3.</p>

	<p>notification letter advising of the proposed zoning changes.</p> <p>GSLW2:</p> <p>The proposed rezoning of this land appears ad hoc, opportunistic and premature and requires additional work to be done to support its inclusion.</p> <p>In particular, the land was not included in the original study area boundary but is now considered suitable for inclusion. The inclusion of this land is not in the public interest and requires further research, analysis and community consultation consistent with the remainder of the original draft Strategy.</p> <p>It is requested that a copy of the submission seeking inclusion of this land within the draft Strategy be provided to adjoining landowners.</p> <p>The inclusion of the addendum land does not provide an analysis of supply and demand for RU4 Primary Production Small Lots, which is reduced as a result of the proposed change.</p> <p>The ad hoc nature of the proposal is evident in Figure 19, which shows how isolated the proposed re-zoned land is when compared to the remainder of the study area.</p> <p>GSLW3:</p> <p>The flooding risk is undetermined and should be investigated.</p>	<p>GSLW2:</p> <p>See response to LP5 and PPDM3.</p> <p>GSLW3:</p> <p>See response to LP4 and LP5.</p>
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		<p>GSLW4:</p> <p>Water infrastructure will need to be upgraded, which hasn't been addressed.</p> <p>GSLW5:</p> <p>The rezoning of this land will result in a substantial increase in traffic, which could result in an additional 600 traffic movements when based on 8 traffic movements per day. No discussion of this has been provided in the draft Strategy.</p> <p>GSLW6:</p> <p>An intensive ecological study of the area is required as the area contains a number of feeder water courses, as well as significant remnant old trees including large yellow box, red gum and white box trees, which provide significant habitat value.</p>	<p>GSLW4:</p> <p>The eastern portion of Jindera is currently serviced with Council's reticulated water network. Upon review, Council's engineers have confirmed that there is additional capacity within this system to accommodate the future growth of this area as identified within the draft Strategy. In addition, any subsequent development of this land will require the payment of infrastructure/developer contributions, which will fund any maintenance or upgrade works of Council's relevant infrastructure.</p> <p>GSLW5:</p> <p>See response to LP3.</p> <p>GSLW6:</p> <p>See response to LP5.</p> <p><u>Action:</u></p> <p>No further action required.</p>
13	T Michael	<p>TM1A:</p> <p>The environmental value of remnant vegetation in the addendum area has been underestimated.</p> <p>Consideration should be given to increasing the minimum lot size and nominating building envelopes to ensure that</p>	<p>TM1A:</p> <p>See response to SS4.</p>

		<p>vegetation is not incrementally cleared once the land has been sold.</p> <p>The lot sizes sought by the addendum will be similar to Glenholm Estate where a number of large trees have been progressively felled as blocks are sold to make way for dwellings, fence lines, pools and sheds.</p>	<p><u>Action:</u></p> <p>No further action required.</p>
14	Jonathon Howard	<p>JH1A:</p> <p>Need to consider the lifestyle of new residents consistent with the recommendations of the Riverina Murray Regional Plan. Goal 4 of this plan seeks to achieve 'deliver healthy built environments and improved urban design'. The Strategy does not appear to achieve this as open space has not been adequately considered.</p> <p>Specifically, it is suggested that Council will levy developer contributions to contribute towards the funding of infrastructure, which is only identified as roads and sewerage. Contributions for open space should be included within the plan.</p> <p>Request that land located opposite the Jindera waste transfer station be converted into passive open space.</p> <p>JH2A:</p> <p>Request that future urban development occurring west along Bungowannah Road and Adams Street initially be</p>	<p>JH1A:</p> <p>Matters regarding open space have been investigated as part of the preparation of the draft Strategy.</p> <p>Consistent with the recommendations of the NSW Government's <i>Draft Greener Places Design Guide</i> the draft Strategy identifies additional open space areas within the residential release areas of Jindera. These open space areas have been located within 400m / 5minutes walking distance of all future residents and where possible have been co-located within environmental reserves or features.</p> <p>It is clarified that Council levies developer/infrastructure contributions via the Greater Hume Council Development Contributions Plan (Section 7.12 Plan). It is confirmed that matters regarding open space are covered via this Plan. Specifically, Schedule 1 of this Plan identifies a number of public open space projects to be funded by developer contributions. Consequently, this Schedule will be updated to include the additional open space areas identified by the draft Strategy.</p> <p>Requests to include additional land located opposite the Jindera Waste Transfer Station are noted. It is confirmed that this land is already in public ownership as it is owned by Crown Lands.</p> <p>JH2A:</p> <p>Requests to limit urban development along the main road are acknowledged and are already addressed in Section 6.3.2 of the</p>

		<p>limited to land located either side of these roadways before extending northwards over Four Mile Creek due to the environmental values of this land.</p> <p>JH3A:</p> <p>Not opposed to rezoning land for R5 Large Lot Residential purposes, however query whether this represents 'leapfrog development' with infrastructure needing to catchup.</p> <p>JH4A:</p> <p>Request a number of specific changes/additions be made to the General Design Guidelines contained in Section 6.3.1 of the report to better address matters regarding biodiversity and rural character.</p>	<p>report. Specifically, this section requires the preparation of a site-specific master plan, which requires consideration amongst other things of the staging and sequencing of the development.</p> <p>JH3A:</p> <p>The submission does not make specific reference to an individual parcel of land, however the designation of land for R5 Large Lot Residential purposes has been chosen due to its location on the urban fringe and the relatively lower demands that this places on infrastructure as it does not require the extension of reticulated sewerage. Other existing infrastructure remains appropriate to service this development.</p> <p>JH4A:</p> <p>Requests to amend the general design guidelines are acknowledged, but not supported in this instance as the current controls already achieve the changes sought by this submission.</p> <p><u>Action:</u></p> <p>No further action required.</p>
15	Darryl & Lea Thomas	<p>DLT1:</p> <p>Request rezoning of 151 Molkentin Road to R5 Large Lot Residential with a 2ha minimum lot size.</p> <p>These changes would be consistent with the proposed addendum area and would also address the shortfall of R5 zoned land identified within the draft Strategy.</p>	<p>DLT1:</p> <p>The subject land is located on the fringe of the main urban area in an area characterised by a diversity of residential lot sizes, which have resulted from previous planning controls that applied to the land.</p> <p>Whilst requests to rezone this land from RU4 Primary Production Small Lots zone to large lot residential are generally support, the subject land adjoins land proposed to be rezoned R2 Low Density Residential with a 2,000m² minimum lot size.</p>

			<p>In recognition of the generally unconstrained and unfragmented nature of this land, the land could be considered for inclusion in the R2 zone with a 2,000m² subject to demand into the future. Given the difficulties of re-subdividing and coordinating the further development of land that has already been developed at 2ha for rural hobby farming purposes, it is recommended that this land be retained within the current RU4 zone with an 8ha minimum lot size.</p> <p>Notwithstanding the above, following a review of the submitter's property, an opportunity may exist to further subdivision this land (1 additional lot) if the property can achieve the current 8ha minimum lot size that applies to the land. This would allow for some development potential in the interim.</p> <p><u>Action:</u></p> <p>No further action required.</p>
16	David Murphy	<p>DM1:</p> <p>Commitment needs to be provided to upgrade drainage. New developments are pushing water to areas that have not until recently experienced drainage issues.</p>	<p>DM1:</p> <p>Specific matters regarding drainage and drainage works are noted, but are outside of the scope of the draft Strategy. Notwithstanding, Council has prepared the Jindera Floodplain Risk Management Study and Plan dated March 2017, which amongst other things identified and a number of flood/drainage modification options to address current or future drainage issues.</p> <p><u>Action:</u></p> <p>No further action required.</p>
17	Brigit & Brian Cumming	<p>BBC1:</p> <p>Request that 96 Lindner Road be rezoned from RU1 Primary Production with a 100 hectare minimum lot size to RU4 Primary Production Small Lots with an 8ha minimum lot size.</p>	<p>BBC1:</p> <p>Whilst requests to rezone this land to RU4 Primary Production Small Lots zone with an 8ha minimum lot size are acknowledged, they are not supported in this instance.</p>

		<p>The rezoning of this land as sought by this submission would provide a transition between rural and low density residential areas.</p> <p>The land is already fragmented and surrounded by residential neighbours, which will be exacerbated into the future. This will create further land use conflicts.</p>	<p>The subject land is located outside of the Study Area boundary within an area currently zoned RU1 Primary Production with a 100ha minimum lot size. Whilst it is acknowledged that the land is less than this 100ha minimum (78.66ha), the land is still of a size that it remains largely unfragmented. Furthermore, the submitter acknowledges that this land is currently being used for agricultural activities.</p> <p>In addition, requests to include this land as part of the current Strategy are not supported as commitments were previously provided by Council to the NSW Department of Primary Industries (NSW DPI) that no land within the RU1 zone would be rezoned as part of the current project.</p> <p>It is recommended that should this owner seek to rezone this land, that this be subject to a separate site-specific planning proposal. As part of the preparation of this proposal, it is recommended that discussions be held with NSW DPI.</p> <p><u>Action:</u></p> <p>No further action required.</p>
18	Mathew Fyffe	<p>MF1:</p> <p>Would like to express our desire for our land to be rezoned at 63 Molkentin Road so as to allow for the land to be subdivided into smaller rural/residential lots.</p>	<p>MF1:</p> <p>Following a review of the land identified within this submission, it is confirmed that the draft Strategy already recommends rezoning this land from RU4 Primary Production Small Lots Zone with an 8ha minimum lot size to R2 Low Density Residential with a 2,000m² minimum lot size.</p> <p><u>Action:</u></p> <p>No further action required.</p>

19	Colleen & Paul Gallagher	<p>CPG1:</p> <p>Support the draft Strategy, which seeks to rezone our land at 32 Bungowannah Road from RU4 Primary Production Small Lots Zone with an 8ha minimum lot size to R5 Large Lot Residential Zone with a 2ha minimum lot size.</p> <p>CPG2:</p> <p>It is requested that this land be rezoned in the short term rather than identified for 'future growth'. Jindera is experiencing strong growth and there is limited supply of land available at present for this purpose.</p> <p>Our land is relatively unconstrained and wouldn't require the extension of urban services. Rezoning this land in the interim as there will be strong demand for these lots.</p> <p>The intention is to progress with a rezoning in the interim in coordination with adjoining landowners.</p>	<p>CPG1:</p> <p>Noted.</p> <p>CPG2:</p> <p>Requests to include this land in the short term are acknowledged. It is agreed that the land is relatively unconstrained from both an environmental and infrastructure perspective and for this reason the land has been included in the draft Strategy.</p> <p>The purpose of the land use strategy is to identify and coordinate land development with land identified for rezoning in the interim being largely already used for this purpose and immediately adjoining the main urban area.</p> <p>Notwithstanding the above, should the owners of this land or any adjoining land decide to undertake a site specific or precinct-wide rezoning in the interim, this would generally be supported in recognition of a general lack of R5 zoned land, as well as the fact that the development doesn't require the extension of urban services (namely sewer). Further justification for rezoning this land in the interim will need to be addressed in any subsequent planning proposal.</p> <p><u>Action:</u></p> <p>No further action required.</p>
20	Fred & Jill Golin	<p>FJG1:</p> <p>Request that 348 Jelbart Road be rezoned from RU4 Primary Production Small Lots with an 8ha minimum lot</p>	<p>FJG1:</p> <p>The subject land is located to the south west of the Glenholm residential estate on the corner of Jelbart Road and is approximately 8ha in size. The land is improved and contains a residential dwelling</p>

	<p>size to R5 Large Lot Residential with a 2ha minimum lot size.</p> <p>Reasons in support of this request are outlined below.</p> <ul style="list-style-type: none"> • The subject land immediately adjoins Glenholm Estate which is zoned R5 Large Lot Residential with a 2ha minimum lot size. • The draft Strategy identifies a shortfall of supply of R5 zoned land including only 12 lots remaining unsold within the adjoining Glenholm Estate. • The land is not known to be contaminated. • The land is only 8ha in size and is not being used for agricultural purposes and as outlined above adjoins large lot residential land. • The site is not flood prone, bushfire prone or identified as containing heritage values or significance. • The land can be serviced with reticulated infrastructure including water supply and electricity. The road network can also be upgraded. • The land adjoins largely rural hobby farming and low density residential land uses and the rezoning of this land will not create any land use conflicts. 	<p>and associated outbuildings with land to the immediate north and east zoned R5 Large Lot Residential with a 2ha minimum lot size.</p> <p>The land is also largely unconstrained from a bushfire and flooding perspective and services can be readily extended to service the site. The land comprises one of only several parcels of land bordered by Hueske Road to the north and Jelbart Road to the west that is not zoned for large lot residential purposes.</p> <p>Jelbart Road provides a clear boundary to adjoining land to the south and west and any further development of this land for residential purposes is not expected to adversely affect adjoining land uses.</p> <p>For this reason, the proposed rezoning request sought by this submission is supported and the land should be rezoned R5 Large Lot Residential with a 2ha minimum lot size consistent with the adjoining properties that exist in this area.</p> <p>Notwithstanding the above, it is recommended however that this land not be included in the final Land Use Strategy as it relates to a single isolated property outside of the study area and instead should be included as part of the next scheduled review of Council's LEP.</p> <p>Consideration should also be given at this time to the possible inclusion of 269 and 271 Hueske Road within the R5 Large Lot Residential Zone with a 2ha minimum lot size consistent with the remainder of the properties in Glenholm Estate.</p> <p><u>Action:</u></p> <p>That Council amend the land zoning and minimum lot size as it applies to 348 Jelbart Road from RU4 Primary Production Small Lots zone with an 8ha minimum lot size to R5 Large Lot Residential with a 2ha minimum lot size. Given the isolated location of this property, it is recommended that this land be included as part of the next scheduled review of Council's LEP.</p> <p>Consideration should also be given at this time to the possible inclusion of 269 and 271 Hueske Road within the same zone.</p>
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21	NSW Department of Primary Industries	<p>DPI1:</p> <p>DPI Agriculture supports strategic led planning for agricultural areas as non agricultural developments can lead to land use conflicts. Where ad hoc developments are proposed in the rural landscape, industry confidence in investment and in the strategic planning framework can be undermined.</p> <p>DPI would prefer the study area of the draft Strategy be expanded to cover both the identified and addendum lands. This would ensure the future application of the Strategy accounts for any remaining agricultural production and minimise potential land use conflicts between ongoing agricultural enterprises and non-agricultural developments.</p>	<p>DPI1:</p> <p>Comments regarding the need to protect productive agricultural lands and avoid opportunities for land use conflicts are acknowledged and addressed as part of the draft Strategy.</p> <p>Requests to include the land located between the original study area and the proposed addendum area are noted, but is not considered necessary in this instance as the land on the eastern side of Jindera is already highly fragmented with lots ranging in size from 2ha up to 60ha+.</p> <p>This diversity in lot sizes is the result of the previous Rural Living zone that applied under the former LEP, which allowed for a minimum subdivision lot size of 2ha with an average of 8ha. As a result, the eastern portion of Jindera has become quite fragmented with lots of various sizes spread across this area.</p> <p>As a result, agricultural opportunities within this area are limited due to the highly fragmented nature of the land and predominant use of the area for rural lifestyle or hobby farming purposes. Therefore, it is not considered necessary to rezone additional lands as the agricultural activities within this area are limited.</p> <p>Notwithstanding, it is recommended that Council review the supply of residential (including large lot residential) land into the future around Jindera to ensure it satisfies demand whilst minimising the social and environmental impacts of development.</p>
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Terms of Reference

Section 355 Committee of Council

Document Name	Document Version Number	Review Date
Terms of Reference	1.0.0	As Required
Date Adopted	Minute Number	Status
Click here to enter a date.		New

Committee Status

The Committee shall be established as a Committee of Council under Section 355 of the Local Government Act (1993) (the Act) and have authorised such functions under Section 377 Delegated Functions of the Act as detailed in the Committees' TERMS OF REFERENCE.

Name of the Committee

The name of the Committee shall be the:

Holbrook Community Gardens Committee

Membership

Committee is to consist of community representatives appointed in accordance with Greater Hume Councils Management Committee Guidelines.

Council may appoint one Councillor and the General Manager or his/her delegate shall be an ex-officio member.

Term of Office

The Committee may be dissolved at any time by Council but normally holds office for a four year term, ceasing three months after each general election of Council.

Members are welcome to nominate for another term.

Office Bearers

The meetings will be chaired by the person elected to that position at the first meeting.

Any Chair of the committee holds that position for one calendar year from the date of his/her election/nomination. The Chair may be nominated/elected again for additional year/s appointment.

Meeting Frequency and Duration of Meetings

- Organisation of the meetings shall be the responsibility of the Chairperson of the Committee in consultation with the Secretary/Treasurer of the Committee.
- **A minimum of four (4) meetings shall be held annually.**
- Meetings shall be held at a time and venue determined by the Committee.
- Notices of Meetings shall be distributed to the Committee and invitees at least five working days prior to the Meetings.

Objectives and Scope

The purpose of this Committee is to:

- Interact with relevant Council staff to maintain the Holbrook Community Garden in order that the facility is efficiently managed, operated and planned so as to meet the present and future needs of the community.
- Overview the operating procedures of the facility and make recommendations to Council with the aim of improving efficiencies and effectiveness.
- Monitor the community's perception of the facility and provide guidance and suggestions for improvements to its operation

Terms of Reference

Section 355 Committee of Council

Recommendations Made by the Committee

All recommendations made by the Committee shall be by those who are in attendance at the Meeting and voting.

All recommendations shall be carried by the voting majority.

Distribution of Minutes

Minutes of the Committee's deliberations and its recommendations shall be made available to Council at the earliest opportunity after any meeting of the Committee.

Minutes of all meetings shall be distributed to all Committee members.

Limitation of Functions

In accordance with Section 377 of the Local Government Act 1993, members of the committee may not undertake a range of activities including, but not limited to:

- Fix fees for the use or hire of any Council facility
- Borrowing of money with the exception of an Internal Loan as provided by Council
- Voting of money for expenditure on its works, services or operations
- Enter into legal action on behalf of Council
- Incur expenditure by Council other than in accordance with an express authority
- Accept tenders
- Enter into contracts binding Council
- Make any payment to Board members other than reimbursement of properly incurred expenditure
- Classify or reclassify public land
- Make application, or give notice, to the Governor or Minister.

Responsibility of Committee Members

- Committee members will be required to act in accordance with the Management Committee Guidelines, Council's Code of Conduct and Work Health and Safety legislation.
- To act at all times in accordance with Council Policy and Procedures, Section 355 of the Local Government Act - Committees of Council and Section 377 Delegated Functions of the Act.
- Attend meetings and be punctual.
- If unable to attend a meeting send an apology.
- Raise issues and concerns, report on initiatives and issues which may be relevant to or of interest to the community.
- Participate in discussions and decision making.
- Follow up recommendations and actions as recorded in the Minutes.
- To perform other duties which may be authorised from time to time by Council.
- Requests from the Committee will be forwarded to the General Manager for appropriate actions. Copies of minutes will not be deemed as correspondence.

Alteration of Terms of Reference and Operation Guidelines

The Terms of Reference may be altered or amended by the Committee at an ordinary meeting provided due notice is given and only with the endorsement and approval of Greater Hume Council.

Recommendations to Council to amend or change the Terms of Reference for the Committee, including the Committee Functions, will need to be endorsed by the majority of the Committee.

Terms of Reference

Section 355 Committee of Council

Termination of Membership

Membership of the Committee will be terminated automatically after a member's absence from three (3) consecutive meetings without apologies.

Members will be expected to attend a minimum of 50% of Ordinary Meetings during each calendar year.

Financial Accounts

Management Committees of Greater Hume Council are subject to the same standards of financial accountability as Council, and it is therefore important that Committees manage their finances well.

- All funds and assets held by the Committee remain the property of Council.
- Each Committee who handles public funds on behalf of Council, will open an account at a local financial institution and operate the daily transactions from it.
- The Committee should maintain and keep accurate financial reports including completion of Bank Reconciliations.
- Financial reports will be submitted to Council annually to ensure compliance with GST requirements.
- Committees are not able to commit or expend any monies greater than \$5,000, without the prior reference and approval from Council.
- If an expenditure item is over the amount of \$1,000 an Order Requisition must be obtained from Council.
- Quotations must be obtained for all purchases over \$1,000 in accordance with Councils Procurement Policy and Procedures.
- The Committee will have the discretion to pay tax invoices with minor amounts of GST and be reimbursed annually once Council is in receipt of the financial reports.

Funds

- All funds raised are the property of Council and shall be held for the purposes of improvement to the Holbrook Community Gardens.
- Funds may be invested in Council's Trust Fund to be returned on instructions as directed by the Committee with interest thereon, or in any investment authorised for the investment of funds of any Local Government Authority.

Voluntary Workers Insurance

Committee members and Volunteers will have the following cover –

Voluntary workers are covered while engaged on a journey (as defined) undertaken on the Insured's business, including any Incidental Private Travel. Cover under this Policy (Business Travel and Group Personal Accident insurance) shall be whilst engaged in or on any authorised voluntary work directly or indirectly connected with or on behalf of council.

It is extremely important however that where activities other than Committee meetings (eg; working bees) are undertaken proper risk management practices are put in place and details of all volunteers attending is recorded..



Child Safe Environment Policy- FDC

Document Control

Document Name	Document Register Number	Review Date
Child Safe Environment Policy	1.0.2	November 2021
Date Adopted	Minute Number	Summary of Changes
21 February 2018	4914	Revised with minor changes

Purpose

The policy is specific to Greater Hume Children Services (GHCS) and aims to explain the service commitment to providing a safe environment for children. Children's safety and wellbeing is uppermost at our service and will be fostered through connections, and a safe, healthy environment.

Scope

Approved Provider, Nominated Supervisor, Early Childhood Educators, service coordination staff, casual staff, relief educators, children and families.

Definitions

Child: person under 18 years of age.

Direct Supervision: when a person is present at all times and is observing the conduct of the person under supervision and providing direction as required.

Reportable conduct: Certain organisations or entities have legal obligations under Reportable Conduct Schemes. Under these Schemes, certain organisations or entities are required to notify and investigate certain allegations (reportable allegations) of abuse involving a child, when the allegation is against someone they employ, engage or contract in circumstances outlined by the legislation.

Mandatory reporting: The legislative requirement for selected classes of people to report suspected child abuse and neglect to government authorities.

Educators: are fully licensed registered educators in accordance with service policy and procedure.

Relief Educators: are fully licensed and registered relief educators in accordance with service policy and procedure.

Rights of the Child: Human rights belonging to all children, as specified in the United Nations Convention on the Rights of the Child.

Working with children check: A notice, certificate or other document granted to, or with respect to, a person under a working with children law to the effect that: • the person has been assessed as suitable to work with children; or • there has been no information that if the person worked with children the person would pose a risk to the children; or • the person is not prohibited from attempting to obtain, undertake or remain in child-related employment.

Policy Content

Greater Hume Children Services recognise the vulnerability of children of all ages and the need to exercise vigilance and screen all adults with unsupervised access to children. The service has a responsibility to advocate for the wellbeing of children and young people in a holistic and community context.

Greater Hume Children Services will provide a safe, respectful, and ethical environment and pay careful consideration, preparation and attention to the potential dangers posed to children and young people in a childcare setting.

The service will facilitate nurturing emotional environments and monitor each child's overall wellbeing and care.

The service will actively play a role in informing and supporting families and communities. The service will, in addition, facilitate and maintain community liaison with partners who exist to support families and children.

The service will:

- ensure that copies of the policy and procedures are readily accessible to nominated supervisors, practice mentors, educators and staff, and available for inspection.



Child Safe Environment Policy- FDC

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- ii. ensure all educators and staff are aware of current child protection legislation, including the mandatory reporting requirement and obligations in their state/territory
 - iii. within the limits of its obligations ensure that children are protected from child abuse and facilitate wellbeing as defined in the Children and Young Persons (Care and Protection Act) 1998 and UNICEF Convention on the Rights of the Child 1989.
 - iv. facilitate a culture among educators and staff of commitment to child protection and child safe standards through a range of policies, procedures and practices.
 - v. ensure all children are adequately supervised at all times by establishing and maintaining procedures to ensure all those with unsupervised access to children are screened to ensure they are not prohibited persons and to ensure only suitably qualified and fit and proper persons have responsibility for children.
 - vi. facilitate the reporting and documentation of children and young person's at risk of harm.
 - vii. provide a system of reporting of any allegations of reportable offences in compliance of the Ombudsman Amendment (Child Protection and Community Services) Act 1998.
 - viii. ensure the prompt notification and investigation of allegations of risk of harm advised by the relevant agencies where allegations involve Educators their family or staff where there is an obligation to notify, irrespective of supporting evidence.
 - ix. ensure every reasonable precaution is taken to protect children from harm and any hazard likely to cause injury through undertaking routine safety checks, home and premises risk assessment audits and educating children and Educators in safety awareness.



Child Safe Environment Policy- FDC

- x. reduce and prevent as many incidents as possible and to deal with injury, trauma and illness as effectively as possible when they happen.
- xi. Preventative measures, appropriate training, adhering to service procedures, regulatory requirements and forward planning will ensure the service aims are met.
- xii. The service will ensure comprehensive and current knowledge about the health and special requirements of every child in the service is obtained and documented. The service will ensure every Educator and staff member is adequately equipped to deal with situations as they arise.
- xiii. adhere to the services adopted Code of Ethics and the Greater Hume Council Model Code of Conduct, Child Protection Policies, and NSW/VIC Child safe standards
- xiv. Bush Fire risk levels will be continually monitored On n a (NSW) : catastrophic and (Vic) Code Red day) no Education and Care will be provided by Educators identified to reside or provide service in the bushfire prone areas.

Links to Policy

Greater Hume council Child Protection Policy

Staffing including: Code of Conduct; Determining the Responsible Person Present; Participation of Volunteers and Students

Incident Injury Trauma and Illness

Emergency and Evacuations

Health and Safety including matters relating to: Nutrition Food and Beverages and Dietary Requirements; Sun Protection; Water Safety; Administration of First Aid

Assessment Approval and Reassessment of Approved Family Day Care Residences and Family Day Care Venues

Engagement and Registration of Family Day Care Educators

Monitoring Support and supervision of Family Day Care Educators

Fit and Proper Assessment of Family Day Care Educators Assistants and Adults Residing at the Family Day Care Premises

Visitors to the Family Day Care Residence and Venues

Provision of Information assistance and Training to Family Day Care Educators

Links to Procedure

Child Safe Environment Office Procedure

Child Safe Environment Educator Procedure

Incident Injury Trauma and Illness Office Procedure

Incident Injury Trauma and Illness Educator Procedure

Code of Conduct Procedure Including Determining the Responsible Person Present and Participation of Volunteers and Students

Delivery and Collection of Children Procedure

Excursions Procedure

Emergency and Evacuation Procedure

Greater Hume Council Model Code of Conduct

References

Education and Care Services National Regulation 14 October 2011 168 (2) (h) 155, 165

NSW the Children and Young Persons Care and Protection Act 1998

NSW Commission for children and Young People Act 1998

NSW Child Protection Act 1998

Ombudsman Amendment (Child Protection and Community Services) Act 1998

NSW Public Interest Disclosures Act 1994

UNICEF Convention on the Rights of the Child 1989

NSW Department of Education:

<https://education.nsw.gov.au/early-childhood-education/working-in-early-childhood-education/child-safety/standards>



Child Safe Environment Policy- FDC

VIC: commissions for children and young people : <https://ccyp.vic.gov.au/child-safe-standards/the-seven-standards-and-the-child-safe-principles-2/>

NSW RFS: <https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/building-after-bush-fire/your-level-of-risk>

VIC CFA: <https://www.cfa.vic.gov.au/plan-prepare/am-i-at-risk>

Office of the Children's Guardian : <https://www.ocg.nsw.gov.au/child-safe-organisations/training-and-resources/child-safe-standards>

Responsibility

Service Manager

LINKS TO FORMS

Home Residence or Venue Safety Audit – FDC

Incident Injury Trauma and Illness Record

Medical Conditions and Additional Needs Risk Minimisation Plan

Emergency and Evacuation Plan

Emergency Evacuation Rehearsal Report - FDC

Excursion and transportation of children risk management plan



Child Safe Environment Policy- FDC

Relevant Legislation

Education and Care Services National

Education and Care Services National Law

Australian Government Department of Education Employment and Workplace Relations Child Care Services Handbook

Associated Records

UNICEF Convention on the Rights of the Child 1989

Code of Ethics

Excursion and Transportation of Children Risk Management plan -FDC



Enrolment and Orientation Policy- FDC

Document Control

Document Name	Document Register Number	Review Date
Enrolment and Orientation Policy	1.0.2	November 2021
Date Adopted	Minute Number	Summary of Changes
21 February 2018	4914	Reviewed with minor changes

Purpose

To ensure that our enrolment and orientation process is applied for all parent/guardians and children. That we meet the unique needs of the child and family and will provide them with support during their transition to our service

Scope

Approved Provider, Nominated Supervisor, Early childhood Educators, Service coordination staff, casual staff, relief educators, children and families

Definitions

Educators: are fully licensed registered educators in accordance with service policy and procedure.
Relief Educators: are fully licensed and registered relief educators in accordance with service policy and procedure.

Policy Content

Greater Hume Children Services will ensure that:

- i. Ensure that our service follows the obligations under the Education and Care services National Law and National Regulations
- ii. where possible, families and children are encouraged to visit the service and become familiar with the scheme's visitor, and mission statement, philosophy and the Educator's expectations and routines before they enrol.
- iii. Ensure families are aware and have access to relevant policies, procedure and forms before commencing care.
- iv. families are encouraged to talk with Educators and the team at GHCS about the values and expectations they hold in relation to their child's learning.
- v. the Priority of Access guidelines are followed under the Australian Government department of education skills and employment
- vi. a waiting list is maintained and offers of placement are made in accordance with Priority of Access and availability of childcare.
- vii. children are placed with the most suitable available Educator, and that where possible, parents/guardians are referred to more than one Educator.
- viii. all appropriate enrolment and information forms are completed prior commencement, the service will also provide information to parents/guardians in relation to accessing child care subsidy
- ix. Families are encouraged to access Greater Hume Children Services website and social media platforms to stay up to date with the latest information.
- x. Families are required to notify, the service of any medical condition or health care /additional need before commencing care and complete all relevant documentation
- xi. Families are encouraged to share information about other child related services accessed by their children All records documents are kept confidential
- xii. Families will be made aware of the Current immunisation requirements for their NSW/VIC Government Health departments and provide current immunisation evidence on enrolment.



Enrolment and Orientation Policy- FDC

Links to Policy

Greater Hume council Child Protection Policy and Procedure
 Emergency and Evacuations
 Health and Safety including Incident Injury Trauma and Illness Delivery and collection of children
 Dealing with medical conditions
 Dealing with infectious diseases
 Dealing with complaints
 Fees policy
 Excursion and transportation of children
 Staffing including: Code of Conduct; Determining the Responsible Person Present; Participation of Volunteers and Students
 Assessment Approval and Reassessment of Approved Family Day Care Residences and Family Day Care Venues
 Engagement and Registration of Family Day Care Educators
 Monitoring Support and supervision of Family Day Care Educators
 Fit and Proper Assessment of Family Day Care Educators Assistants and Adults Residing at the Family Day Care Premises
 Visitors to the Family Day Care Residence and Venues
 Provision of Information assistance and Training to Family Day Care Educators

Links to Procedure

Payment of Fees Office Procedure
 Payment of Fees Educator Procedure
 Enrolment and Orientation Office Procedure
 Excursions and transportation of children Procedure
 Dealing Medical Conditions and Additional Needs Procedure
 Dealing with infectious diseases
 Child Safe Environment Educator Procedure
 Child Safe Environment Office Procedure
 Incident Injury Trauma and Illness Educator Procedure
 Code of Conduct Procedure Including Determining the Responsible Person Present and Participation of Volunteers and Students ()
 Health and Safety including matters relating to: Nutrition Food and Beverages and Dietary Requirements; Sun Protection; Water Safety; Administration of First Aid
 Dealing with complaints

Links to Forms

Authority to leave arrive- unaccompanied
 Medication record
 Medical conditions and additional needs risk minimisation plan

References

ACECQA – FDC enrolment and orientation information sheet acecqa.gov.au/media/27036
 Australian Government – Child care provider handbook: The enrolment process dese.gov.au/child-care-package/ccp-resources/providers/child-care-provider-handbook

Responsibility

Service Manager



Enrolment and Orientation Policy- FDC

Relevant Legislation

Education and Care Services National Regulation

Education and Care Services National Law

Australian Government Department of Education and Training Child Care Services Handbook

Associated Records

Greater Hume Council Code of Conduct for Council Staff



Health and Safety Policy - FDC

Document Control

Document Name	Document Register Number	Review Date
Health and Safety Policy	1.0.2	October 2020
Date Adopted	Minute Number	Summary of Changes
21 February 2018	4914	Reviewed and minor changes

Purpose

To ensure every child's health safety and wellbeing needs are supported including matters relating to sleep, nutrition, sun protection, water safety, physical activity and administration of first aid.

Scope

Approved Provider, Nominated Supervisor, Early childhood Educators, Service coordination staff, casual staff, relief educators, children and families

Definitions

Educators: are fully licensed registered educators in accordance with service policy and procedure.
Relief Educators: are fully licensed and registered relief educators in accordance with service policy and procedure.

Policy Content

Sleeping: Greater Hume Children Services will ensure that safe sleeping practices are implemented for children in accordance with National Regulations and with guidelines developed and promoted by Red nose. Educators will need to have a good understanding of policies and procedures and embed practices that support the safe sleep and rest practices. Educators will discuss and collaborate with families the individual needs of the child

Nutrition, food and beverages, dietary requirements and physical activity: Greater Hume Children Services will ensure that a strong sense of health and wellbeing is supported by good nutrition and an active lifestyle. Children will be encouraged to make healthy food and drink choices and Educators and greater Hume children services staff will encourage parents/guardians to provide appropriate foods that meet the nutritional needs of the child.

Educators and greater Hume children services staff will work with parents/guardians and be aware of children's food allergies, intolerances and other individual dietary requirements with all required documentation completed

Educators and greater Hume children services staff will support and encourage children to engage in movement and physical activity.

Administration of First Aid: Educators and staff often work in isolation and therefore must be equipped to deal with emergency situations and have the training and skills to administer first aid as required.

Educators must maintain current approved first aid, anaphylaxis and asthma training updated every three years

Greater Hume Children Services will ensure that appropriate staff and all educators are trained in first aid, anaphylaxis and asthma recognition and appropriate treatment in accordance with National Quality Regulations

Greater Hume Children Services will ensure that approved first aid kits are readily available in the service including on excursions.



Health and Safety Policy - FDC

Educators must be aware of children attending their service with a medical condition health or additional needs and ensure all required documentation is completed and kept current

Sun protection: Greater Hume Children's Services Educators and staff have the responsibility to educate and guide children and families towards the dangers of sun exposure. We believe and recognise the value of outdoor play opportunities and learning in a sun safe way. We encourage those opportunities to be guided around best practice for sun safe protective behaviours and are committed to ensuring all children, educators and staff are protected from ultraviolet (UV) for all outdoor activities.

Water Safety: the safety and supervision of children in and around water is of the highest priority. This relates to water play, excursions near water, hot water, drinking water and hygiene practices with water in the service environment.

Children will be supervised at all times during water play experiences. Children's safety and wellbeing will be protected in and around water through supervision and prevention and be promoted through the availability of clean, hygienic water for play and for drinking. The safety of children around water will be considered when completing Home residence or Venue Safety Audits and excursion and transportation of children at risk assessments= management plans for excursions.

Other: Greater Hume Children Services will ensure Educators identify, assess and manage hazards and potential risks to children such as potentially dangerous products, plants, objects and animals at the service. This is achieved through completion and regular review of the Home, residence or Venue Safety Audit and higher risk activity and notification assessments.

Swimming Pools: Where an approved residence has a swimming pool, the service will follow the NSW/VIC requirements for having a pool, and the legal necessary documentation required. The educator will also need to complete a higher risk activity assessment plan and will be recorded in the home residence or venue safety audit

If an excursion has been planned to a venue with a swimming pool, an Excursion and transportation risk management plan will need to be completed ensuring there is appropriate child safe fencing and for residential pools a compliance certificate is provided. Staff and Educators will ensure that if the swimming pool is used appropriate care is taken to ensure strict ratios are upheld at all times.

Families will need to provide permission for any excursion

Links to Policy

Greater Hume Shire Child Protection Policy and Procedure

Emergency and Evacuations

Health and Safety including matters relating to: Nutrition Food and Beverages and Dietary Requirements;

Sun Protection; Water Safety; Administration of First Aid

Incident Injury Trauma and Illness

Staffing including: Code of Conduct; Determining the Responsible Person Present; Participation of Students

Assessment Approval and Reassessment of Approved Family Day Care Residences and Family Day Care Venues

Interactions with Children

Child safe environment

Engagement and Registration of Family Day Care Educators

Monitoring Support and supervision of Family Day Care Educators

Fit and Proper Assessment of Family Day Care Educators Assistants and Adults Residing at the Family Day Care Premises

Visitors to the Family Day Care Residence and Venues

Provision of Information assistance and Training to Family Day Care Educators



Health and Safety Policy - FDC

Links to Procedure

Health and Safety including matters relating to: Nutrition Food and Beverages and Dietary Requirements;
 Sun Protection; Water Safety; Administration of First Aid
 Child safe environment Office
 Interactions with children
 Incident, injury, trauma

Links to Forms

Incident, injury, trauma
 Enrolment Form
 Higher Risk Activity Assessment Plan – FDC
 Emergency and Evacuation Plan
 Emergency Evacuation Rehearsal Report – FDC
 Excursion and Transportation of Children Risk Management Plan – FDC
 Home Residence or Venue Safety Audit - FDC

References

Australian Children's Education and Care Quality Authority (2011). Guide to the Education and Care Services National Law and the Education and Care Services National Regulations
 Australian Children's Education and Care Quality Authority (2011) National Quality Standards
 Australian Children's Education and Care Quality Authority (2011) Guide to the National Quality Framework
 Australian Children's Education and Care Quality Authority (2011) Guide to the National Quality Standard.
 Firth, J, Kambouris N, & O'Grady O. (2003) Health and Safety Model Policies and Practices (2nd ed.)
 National Health and Medical Research Council (2005). Staying Healthy in Childcare: Preventing Infectious Diseases in Child care (5th Ed.)
 ACECQA – Risk assessment and management acecqa.gov.au/media/29421
 ACECQA – Safe sleep and rest practices acecqa.gov.au/resources/supporting-materials/infosheet/safe-sleep-and-rest-practices
 Kidsafe – Kidsafe Family Day Care Safety Guidelines (7th ed.) kidsafe.com.au/wp-content/uploads/2020/12/FINALFDC-Safety-Guidelines_7thEd_NOV.pdf
 Australian Government – Australian Dietary Guidelines eatforhealth.gov.au/guidelines
 NSW Department of Education:
<https://education.nsw.gov.au/early-childhood-education/operating-an-early-childhood-education-service/policy-and-procedure>

Responsibility

Service Manager

Relevant Legislation

Education and Care Services National Regulation
 Education and Care Services National Law
 Workplace Health & Safety Act 2011

Associated Records

Nil



Dealing with Medical Conditions Policy - FDC

Document Name	Document Version Number	Review Date
Dealing with Medical Conditions Policy	1.0.1	November 2021
Date Adopted	Minute Number	Status
16 May 2018	4988	Reviewed minor changes

Purpose

The policy is to guide and support the health, wellbeing and inclusion of all children at the service. Providing guidance and support for educators and families when making decisions about medical conditions within the service.

Scope

Approved Provider, Nominated Supervisor, Early childhood Educators, Service coordination staff, casual staff, relief educators, children and families

Definitions

Educators: are fully licensed registered educators in accordance with service policy and procedure.
 Medical management plan : A document that has been prepared and signed by a registered medical practitioner that describes symptoms, causes, clear instructions on action and treatment for the child's specific medical condition, and includes the child's name and a photograph of the child.

Medical Conditions and Additional Needs Risk Minimisation Plan: A document prepared by service staff for a child, in consultation with the child's parents, setting out means of managing and minimising risks relating to the child's specific health care need, allergy or other relevant medical condition

Communication Plan: A plan that forms part of the policy and outlines how the service will communicate with families and staff in relation to the policy. The communication plan also describes how families and staff will be informed about risk minimisation plans and emergency procedures to be followed when a child diagnosed as at risk of any medical condition such as anaphylaxis is enrolled at the service

Policy Content

The service is committed to access and inclusion of all children irrespective of any special needs and medical requirements and it is understood that on some occasions it is appropriate for a child to attend child care when they are receiving medication.

It is extremely important for those facilitating the service to be well informed of any medical conditions and special requirements and knowledgeable enough to deal with pre-existing medical conditions should they arise for a child in care. The service is steadfast in gathering information from families along with plans from medical practitioners where required and in partnership make decisions such as the ability for a child to administer their own medication.

The service will:

- i. All educators and staff are informed and aware of any children diagnosed with a medical condition or specific health care/Additional need
- ii. partner with families of children with diagnosed medical conditions to develop a risk minimisation plan to ensure that the risks relating to the child's specific health care need or relevant medical condition are assessed and minimised. In conjunction with the risk minimisation plan, a communication plan will be developed setting out how communication occurs if there are any changes to the medical management plan or risk minimisation plan for the child. The



Dealing with Medical Conditions Policy - FDC

communication plan ensures all staff are informed of the child's medical condition and relevant documentation.

- iii. We will communicate with families about their children's health requirements in a culturally sensitive way.
- iv. provide information and make clear guidelines for parents and guardians to ensure all children are able to participate in the service and do not pose a threat to others in spreading infectious disease.
- v. ensure that effective hygiene practices are promoted and implemented.
- vi. ensure adequate steps are taken to control the spread of infectious diseases.
- vii. reduce and prevent as many incidents as possible and to deal with injury, trauma and illness as effectively as possible when they happen.
- viii. Preventative measures, appropriate training, adhering to service procedures, regulatory requirements and forward planning will ensure the service aims are met.
- ix. The service will ensure comprehensive and current knowledge about the health and special requirements of every child in the service is obtained and documented. The service will ensure every Educator and staff member is adequately equipped to deal with situations as they arise.
- x. manage medical conditions including, anaphylaxis, diabetes and asthma.
- xi. where appropriate, implement practices in relation to self-administration of medication by children over preschool age.
- xii. ensure that appropriate staff and all Educators are trained in first aid, anaphylaxis and asthma recognition and appropriate emergency medication
- xiii. ensure that healthy and wellbeing options are promoted and food and drinks provided by Educators are nutritious and appropriate to the age and medical condition of children.
- xiv. ensure every reasonable precaution is taken to protect children from harm and any hazard likely to cause injury through undertaking routine safety checks; Home, Premises or Venue Safety Audits ,Excursions and transportation, and educating children and Educators in safety awareness.
- xv. ensure that Educators comprehensively document all medications administered to children while in childcare and ensure administration of medication is conducted in the safest and most thorough manner. xiii. Make available a copy of the Dealing with Medical Conditions Policy to all families of children registered with the service.
- xvi. ensure that Educators are aware that medication can be administered without authorisation in case of an anaphylaxis or asthma emergency.

Links to Policy

Greater Hume Shire Child Protection Policy and Procedure

Greater Hume Shire Council Model Code of Conduct

Staffing including: Code of Conduct; Determining the Responsible Person Present; Participation of Volunteers and Students

Incident Injury Trauma and Illness

Emergency and Evacuations

Health and Safety including matters relating to: Nutrition Food and Beverages and Dietary Requirements; Sun Protection; Water Safety; Administration of First Aid

Assessment Approval and Reassessment of Approved Family Day Care Residences and Family Day Care Venues

Engagement and Registration of Family Day Care Educators



Dealing with Medical Conditions Policy - FDC

Monitoring Support and supervision of Family Day Care Educators
 Fit and Proper Assessment of Family Day Care Educators Assistants and Adults Residing at the Family Day Care Premises
 Visitors to the Family Day Care Residence and Venues
 Provision of Information assistance and Training to Family Day Care Educators

Links to Procedure

Greater Hume Shire Child Protection Policy and Procedure
 Staffing including: Code of Conduct; Determining the Responsible Person Present; Participation of Volunteers and Students
 Incident Injury Trauma and Illness
 Emergency and Evacuations
 Health and Safety including matters relating to: Nutrition Food and Beverages and Dietary Requirements; Sun Protection; Water Safety; Administration of First Aid
 Assessment Approval and Reassessment of Approved Family Day Care Residences and Family Day Care Venues
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 Visitors to the Family Day Care Residence and Venues
 Provision of Information assistance and Training to Family Day Care Educators
 Dealing with Medical Conditions Procedure

Links to Forms

Medical Conditions and Additional Needs Risk Minimisation Plan
 Medication Record
 Incident, Injury, Trauma and Illness Record
 Family Enrolment Form

References

Education and Care Services National Law and Regulations <https://www.acecqa.gov.au>
 Poisons and Therapeutic Goods Act Public Health Act
<https://www.australia.gov.au/directories/australia/therapeutic-goods>
 National Health and Medical Research Council: Staying Healthy in Childcare: Preventing Infectious Diseases in Child care

Responsibility

Service Manager

Document Author Service

Manager

Relevant Legislation

Education and Care Services National Regulation
 Education and Care Services National Law
 Child Care Services Handbook

Associated Records

Nil



Delivery and Collection of Children Policy - FDC

Document Control

Document Name	Document Version Number	Review Date
Delivery and Collection of Children Policy	1.0.1	November 2021
Date Adopted	Minute Number	Status
16 May 2018	4988	Reviewed and minor changes

Purpose

To provide clear guidance in relation to the safe delivery and collection of children at all Greater Hume Children Services. Assist Educators to develop safe procedures and management of the arrival and departure of children.

Scope

Approved Provider, Nominated Supervisor, Early childhood Educators, Service coordination staff, casual staff, relief educators, children and families

Definitions

Under the terms of this policy, parent does not include a parent who is prohibited by a court order from having contact with the child.

Nominated Supervisor: is the responsible person of the service under the Education and Care Services National Regulations. The Service Manager has agreed to the position of responsible person and Nominated Supervisor of the service.

Educators: are fully licensed registered educators in accordance with service policy and procedure.

Relief Educators: are fully licensed and registered relief educators in accordance with service policy and procedure.

Policy Content

The delivery and collection of children can be a potentially hazardous process. All stakeholders must understand their role and duty of care at this time. It is important that all Greater Hume Children Services Staff, Educators and parents/guardians develop partnerships that facilitate the exchange of information between one another to ensure the safety and wellbeing of children.

The service will:

- i. Provide information to ensure Educators are meeting the obligations under the educational and care services, National Law and National Regulations
- ii. Ensure educators are aware and following the correct documentation, policies and procedures and safety procedures relating to the delivery and collection of children.
- iii. in conjunction with Educators, provide families with information relating to documentation and safety procedures when delivering and collecting of children.
- iv. Ensure an enrolment record is kept for each child and supervision requirements are met during delivery and collection of children.



Delivery and Collection of Children Policy - FDC

- v. ensure that families understand that Educators will only release a child into the care of a parent of the child, an authorised nominee named in the child's enrolment record, or a person authorised by a parent or authorised nominee named in the child's enrolment record.
- vi. ensure that communication between the nominated supervisor, practice mentors Educators, and parents/guardians is adequate to ensure that all parties are aware of the roles and responsibilities in relation to the delivery and collection of children.

Links to Policy

Greater Hume Council Child Protection Policy and Procedure

Greater Hume Council Model Code of Conduct

Enrolment and orientation

Staffing including: Code of Conduct; Determining the Responsible Person Present; Participation of Volunteers and Students

Excursions and transportation of children

Incident Injury Trauma and Illness

Assessment Approval and Reassessment of Approved Family Day Care Residences and Family Day Care Venues Engagement and Registration of Family Day Care Educators)

Monitoring Support and Supervision of Family Day Care Educators

Fit and Proper Assessment of Family Day Care Educators Assistants and Adults Residing at the Family Day Care Premises

Visitors to the Family Day Care Residence and Venues

Emergency and Evacuations

Links to Procedure

Delivery and Collection of Children Procedure

Emergency and Evacuation Procedure

Enrolment and orientation

Excursion and transportation of children

Visitors to the family day care service

Enrolment and orientation office procedure

Links to Forms

Family Registration/Enrolment Form

Authority for Child to Arrive/Leave Unaccompanied

Authority for Underage Person to Collect Child

Household Member Responsibilities Agreement

Adding an Authorised person

References

Australian Children's Education and Care Quality Authority (ACECQA) <https://www.acecqa.gov.au/>

Responsibility

Nominated supervisor

Document Author

Service Manager



Delivery and Collection of Children Policy - FDC

Relevant Legislation

Education and Care Services National Regulation

Education and Care Services National Law Act

Family Law Act Children and Young Persons (Care and Protection) Act

Associated Records

Nil

Document Name	Document Version Number	Review Date
Governance and Management of the Service, incorporating Confidentiality of Records Policy	1.0.1	November 2021
Date Adopted	Minute Number	Status
20 September 2017	4819	Revised

Purpose

Greater Hume Children Services is managed by Greater Hume Council which ensures appropriate governance arrangements are in place in respect of financial management, regulatory legislative compliance; human resource management and policy development and adoption.

We follow the education and care services national regulations and quality practices relating to governance and management that align with the National Quality Area 7: Governance and Leadership.

Scope

Approved provider; Nominated Supervisor; Early Childhood Educators; service coordination and staff; casual staff; relief educators; children and families

Definitions

Educators: are fully licensed registered educators in accordance with service policy and procedure.

Relief Educators: are fully licensed and registered relief educators in accordance with service policy and procedure.

Governance: Refers to the systems in place to support effective management and operation of the service; consistent with the service's statement of philosophy. Good governance requires effective management systems and clearly delineated roles and responsibilities to support the effective operation of a quality service.

Management System: A system to manage organisational risks and enable the effective management and operation of a quality service.

Privacy Act 1988: Personal information is information or an opinion about an identified individual, or an individual who is reasonably identifiable. The Privacy Act 1998 protects personal information collected for inclusion in a record or publication.

Policy Content

Greater Hume Children Services will ensure that:

- i. Obligations under the Education and Care Services National Law and National Regulations are met, as well as all other laws relevant to governance and management of the service
- ii. Copies of the policy and procedures are readily accessible to nominated supervisors, co-ordinators, educators, staff, students, volunteers and families; and available for inspection
- iii. Records are kept confidential and not divulged except as permitted under *Regulations 181 and 182: Confidentiality and Storage of Records*
- iv. Administrative systems are reviewed, established and maintained to ensure the successful operation of the service
- v. Records and information are stored appropriately to ensure confidentiality, are available from the service and are maintained in accordance with legislative requirements following the Privacy Act.
- vi. The regulatory authority is notified of any relevant changes to the operation of the service of serious incidents and of any complaints which allege a breach of legislation.

- vii. All notification and reporting requirements are met regarding the National Quality Framework and other relevant laws.
- viii. Processes are in place to ensure that all grievances and complaints are addressed, investigated fairly and documented in a timely manner
- ix. Service practices are based on regulatory and legislative requirements and policies and procedures are available at the service and reviewed regularly.

Links to Policy

Assessment Approval Policy
Child Safe Environment Policy
Fit and Proper Assessment of Family Day Care Educator's Assistants and Adults
Health and Safety Policy
Payment of Fees Policy
Monitoring, support and supervision of Family Day Care Educators Policy
Staffing Policy

Links to Procedure

Payment of Fees Office Procedure
Payment of Fees Educator Procedure
Incident, Injury, Trauma and Illness Office Procedure
Incident, Injury, Trauma and Illness Educator Procedure
Enrolment and Orientation Office Procedure
Excursions and Transportation Procedure
Dealing with Medical Conditions Procedure
Child Safe Environment Educator Procedure
Keeping a Register of Educator and Staff Procedure
Assessment Approval and Reassessment of Residences and Venues
Monitoring and Support of Educator's Procedures
Child Safe Environment Office Procedure
Health and Safety including matters relating to: Nutrition, Food and Beverages and Dietary Requirements; Sun Protection; Water Safety; Administration of First Aid

Links to Forms

Enrolment Form
Annual Offer of Registration
Household members responsibilities and agreements
Fit and proper medical declaration for child care educators
Home residence or venue safety audit

References

Australian Children's Education and Care Quality Authority (2011). *Guide to the Education and Care Services National Law and the Education and Care Services National Regulations 2016*
Australian Children's Education and Care Quality Authority (2011). *National Quality Standards*
Australian Children's Education and Care Quality Authority (2011). *Guide to the National Quality Framework*
Australian Children's Education and Care Quality Authority (2011). *Guide to the National Quality Standard*
National Health and Medical Research Council. (2005). *Staying Health in Childcare: Preventing Infectious Diseases in Child Care (5th Ed.*
NSW Office of the Children's Guardian: <https://www.ocg.nsw.gov.au/>
Working with Children Check Victoria: <https://www.workingwithchildren.vic.gov.au/>

Responsibility

Service Manager

Document Author

Service Manager

Relevant Legislation

Education and Care Services National Regulation 2016

Education and Care Services National Law Act 2010

Local Government Act 1993

Privacy Act 1988

Associated Records

Nil

Draft

Payment of Fees Policy- FDC

Document Control

Document Name	Document Version Number	Review Date
Payment of Fees Policy	1.0.1	November 2021
Date Adopted	Minute Number	Status
20 September 2017	4819	

Purpose

The policy will guide the practice of the service when reviewing fees to ensure fees are affordable as possible and families have access to any subsidies that are available.

Scope

Approved Provider, Nominated Supervisor, Early childhood Educators, Service coordination staff, casual staff, relief educators, children and families

Definitions

Educators: are fully licensed registered educators in accordance with service policy and procedure.

Relief Educators: are fully licensed and registered relief educators in accordance with service policy and procedure.

Policy Content

Fees and Charges consist of the educator fee and the service levy

Educators of the service are self-employed, independent contractors who are able to independently set their own fees and are responsible for the collection of their own fees.

Each educator's fee schedule must be approved by the nominated supervisor prior to the implementation

Educators will arrange with the families when fees are due for payment

Greater Hume Children services will review levies and charges annually.

GHCS Service management will keep costs as low as possible to facilitate the inclusion of all families and minimise exclusion of children due to high costs of childcare whilst maintaining a fee structure that ensures the financial viability of the service

Families will be supported to access government subsidies as relevant

Links to Policy

Enrolment and orientation

Links to Procedure

Payment of Fees Office Procedure

Payment of Fees Educator Procedure

Code of Conduct Procedure Including Determining the Responsible Person Present and Participation of Volunteers and Students

Links to Forms

Enrolment form

Fee schedule

References

Nil

Responsibility

Service Manager



Payment of Fees Policy- FDC

Document Author

Service Manager

Relevant Legislation

Education and Care Services National Regulation 2016 Education and Care Services National Law Act 2010.

Associated Records

Nil



Dealing with Infectious Diseases Policy

Document Control

Document Name	Document Register Number	Review Date
Dealing with Infectious Disease Policy	1.0.1	November 2021
Date Adopted	Minute Number	Summary of Changes
21 February 2018	4914	

Purpose

The purpose of the policy is to and provide a safe and healthy environment for all children, educators and families and to guide service members and parents/guardians in their actions to help provide education on .dealing with infectious diseases.

Scope

Approved Provider, Nominated Supervisor, Early childhood Educators, Service coordination staff, casual staff, relief educators, children and families.

Definitions

Educators: are fully licensed registered educators in accordance with service policy and procedure.
Relief Educators: are fully licensed and registered relief educators in accordance with service policy and procedure.

Infectious Disease: A disease that is designated under a law of a relevant jurisdiction or by a health authority as a disease that would require a person with the disease to be excluded from an education and care service

Policy Content

Infectious disease can spread quickly in early childhood services and

Exclusion of infectious children significantly reduces the risk of the spread of diseases to other healthy children, staff and Educators.

The successful implementation of infection control in a home based child care environment is reliant upon the strategies and professional standards of individual Educators and staff and the cooperation of parents/guardians.

In order to prevent the spread of infectious diseases through interpersonal contact, our service will adhere to the exclusion period table, published by the National Health and Medical Research Council. www.nhmrc.gov.au, and follow the requirements from NSW/VIC Health

There are a number of diseases that are notifiable to the local Public Health Unit under the Public Health Act 2010.

Greater Hume Children Services staff and Educators will minimise the spread of infectious disease between children, staff and Educators by:

- i. Responding to the needs of the child who presents with symptoms of an infectious disease at the service
- ii. Following all state, territory and government health orders.
- iii. Use recommended infectious disease hygiene control measures to minimise the spread of the infectious disease
- iv. Follow the requirements of the NHMRC – Staying Healthy in Childcare for the exclusion of children with infectious diseases and other legislative requirements.



Dealing with Infectious Diseases Policy

- v. Adhere to the NSW/VIC Government Immunisation requirements NSW ; As per the Public Health act 2010 children who are unvaccinated due to their parents conscientious objection can no longer be enrolled in child care
- vi. F Victoria- No Jab, No Play legislation is strictly adhered to.

Links to Policy

Greater Hume council; Child Protection Policy and Procedure

Providing a child safe environment

Dealing with Medical conditions

Staffing including: Code of Conduct; Determining the Responsible Person Present; Participation of Volunteers and Students

Incident Injury Trauma and Illness

Emergency and Evacuations

Health and Safety

Assessment Approval and Reassessment of Approved Family Day Care Residences and Family Day Care Venues

Engagement and Registration of Family Day Care Educators

Monitoring Support and supervision of Family Day Care Educators

Delivery and collection of children

Fit and Proper Assessment of Family Day Care Educators Assistants and Adults Residing at the Family Day Care Premises

Visitors to the Family Day Care Residence and Venues

Provision of Information assistance and Training to Family Day Care Educators

Links to Procedure

Dealing with Medical Conditions Procedure

Code of Conduct Procedure Including Determining the Responsible Person Present and Participation of Volunteers and Students

Child Safe Environment

Emergency and Evacuations

Health and safety: Nutrition food and Beverages and dietary requirements, Safe Sleep and rest, sun safety, water safety

Dealing with infectious disease COVID-19 Coronavirus Procedure

Engagement and Registration of Family Day Care Educators excludes educator assistants

Monitoring Support and supervision of Family Day Care Educators

Dealing with Infectious Disease COVID_19 Coronavirus Procedure

Links to Forms

Incident, injury and trauma



Dealing with Infectious Diseases Policy

References

- ACECQA Australian Children's Education and Care Quality Authority (2011). Guide to the Education and Care
- ACECQA – Guide to the National Quality Framework acecqa.gov.au/nqf/about/guide
- Services National Law and the Education and Care Services National Regulations 2011 Australian Children's Education and Care Quality Authority (2011). National Quality Standards
- Australian Government – Staying healthy: Preventing infectious diseases in early childhood education and care services nhmrc.gov.au/about-us/publications/stayinghealthy-preventing-infectious-diseases-earlychildhood-education-and-care-services#block-viewsblock-file-attachments-content-block-1
- Australian Children's Education and Care Quality Authority (2011). Guide to the National Quality Framework Australian Children's Education and Care Quality Authority (2011). Guide to the National Quality Standard
- NSW Health: <https://www.health.nsw.gov.au/>
- Victorian Health: <https://www.dhhs.vic.gov.au/coronavirus>
- Australian Government – Immunisation requirements servicesaustralia.gov.au/individuals/topics/what-areimmunisation-requirements/35396
- Staying Healthy in Childcare: Preventing Infectious Diseases in Child care (5th Ed.)
- Exclusion period reference sheet: [///C:/Users/zfp1/Downloads/ch55b-exclusion-period-info-sheet.pdf](file:///C:/Users/zfp1/Downloads/ch55b-exclusion-period-info-sheet.pdf)

Responsibility

Service Manager

Relevant Legislation

Education and Care Services National Regulation

Education and Care Services National Law

Public Health Act 2010 (NSW)

Department of Human Services-No Jab No Pay- January 2016

Victorian Government- No Jab, No Play Legislation

Associated Records

Nil

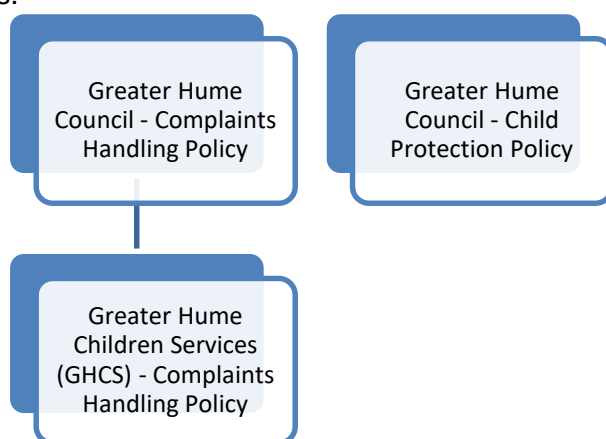
CORP - Complaints Handling Policy – Children Services

Document Name	Document Version Number	Review Date
Complaints Handling Policy – Children Services	1.0.2	September 2021
Date Adopted	Minute Number	Status
25 September 2019	5403	Revised

Purpose

This policy has been developed for Greater Hume Children Services (GHCS) to address more specific complaints that arise out of children services matters and operations. It is noted that this policy works hand in hand with Councils overarching Child Protection/Child Safe Policy and Complaints Handling Policies which are to be read and understood in conjunction with this policy.

We recognise that families, educators, other staff and the community need to feel confident that any concerns or issues they may raise will be handled promptly and professionally. We will provide effective complaints management which meets our families'/carers'/community and educator needs.



Scope

This policy covers complaints specifically related to GHCS including both family day care (FDC) and centre based (CB) operations and includes staff and management, educators, relief educators, trainees/ work experience students, parents/guardians, volunteers and community.

RELATED GUIDELINES, STANDARDS, FRAMEWORKS

National Quality Standard, Quality Area 7: Governance and Leadership – Standard 7.1

NSW Child Safe Standards 2017

NSW/Vic reportable standards – standard 6 and standard 5 (Vic)

CORP - Complaints Handling Policy – Children Services

Definitions

Key Definitions

Educator	Includes centre based educators (qualified, working towards, casual, trainees, work experience, ECT) and fully licensed registered FDC educators and relief educators in accordance with service policy and procedures.	
Complaint	Expression of dissatisfaction made to or about an organisation, related to its products, services, staff or the handling of a complaint, where a response or resolution is explicitly or implicitly expected or legally required.	Australian and New Zealand Standard Guidelines for complaint management in organisations – AS/NZS 10002:2014
Notifiable Complaint	Complaints alleging that the safety, health or wellbeing of a child was or is being compromised, or that the law has been breached must be reported by the Approved Provider to the Regulatory Authority within 24 hours of the complaint being made (section 174 (2)(b), Regulation 176 (2)(b))	
Direct Complaints	Families can make a complaint directly to the Regulatory Authority where the complaint is notifiable or relevant legislation has been contravened whilst children are being educated or cared for by the approved education and care service	
Investigation	A formal and systematic inquiry to establish facts about a complaint by collecting, documenting, examining and evaluating evidence. An investigation is not an end in itself. Throughout an investigation, the investigator should keep an open mind about the possible outcomes of the investigation, such as education, compliance action, or a decision not to pursue the matter.	Guide to the NQF (Regulatory Authority Powers – Monitoring, compliance and enforcement)
Personal information	Information or an opinion about an identified individual, or an individual who is reasonably identifiable: (a) whether the information or opinion is true or not; and (b) whether the information or opinion is recorded in a material form or not.	Privacy Act 1988 (Cth)
Mandatory Reporters	People who deliver services, wholly or partly, to children as part of their paid or professional work. This is regulation by the Children and Young Persons (Care and Protection) Act 1998. This includes but is not limited to professionals working in: Health care; welfare; education; children services; residential services; and law enforcement.	

CORP - Complaints Handling Policy – Children Services

Relevant Organisations

Organisation	Details	Contact information
ACECQA – Australian Children's Education and Care Quality Authority	The independent national authority that works with all regulatory authorities to administer the National Quality Framework, including the provision of guidance, resources and services to support the sector to improve outcomes for children.	acecqa.gov.au
Early Childhood Education Directorate, NSW Department of Education	The New South Wales Regulatory Authority	http://www.dec.nsw.gov.au/ecec
Office of Local Government	The Office of Local Government is the NSW Government agency responsible for strengthening the sustainability, performance, integrity, transparency and accountability of the local government sector	https://www.olg.nsw.gov.au
Australian Human Rights Commission	The Australian Human Rights Commission investigates and conciliates discrimination and human rights complaints	https://humanrights.gov.au
Department of Communities and Justice	The Department of Communities and Justice works with children, adults, families and communities to improve lives and help people realise their potential.	https://www.dcj.nsw.gov.au/
New South Wales Ombudsman	The NSW Ombudsman is responsible for investigating complaints from members of the public about the administrative processes of public sector agencies	https://www.ombo.nsw.gov.au/

Policy Content

Greater Hume Children Services will ensure that:

GHCS affirms that people have a right to question and influence decisions made and the services provided. Complaints are taken seriously and managed in a confidential, timely, transparent, meaningful and respectful way. Processes are in place to ensure relevant standards and legislation are met.

The service will ensure that:

- we provide information at all of our education and care services for parents/guardians on how complaints and grievances are made and how they are managed by the service
- grievances and complaints are investigated and documented in a timely manner
- we acknowledge receipt of the complaint (whether in writing, via email or electronic means or verbally)
- we maintain confidentiality and that only people directly involved in the grievance, or sorting it out, have access to information about the grievance
- we acknowledge the common goal is to achieve resolution and an acceptable outcome to all parties
- the process is impartial (fair) and all sides get a chance to tell their side of the story. Assumptions are not made or any action taken until all relevant information has been collected and considered
- we recognise all parties have rights and responsibilities which must be balanced

CORP - Complaints Handling Policy – Children Services

- complaints are handled objectively ensuring complainants will not suffer reprisals from making a complaint
- complainants are advised of the outcome/resolution
- we provide an avenue for an unresolved complaint to be reviewed by an independent internal representative (Manager Corporate Services). If the complainant is still dissatisfied with the outcome of this review, the complainant is advised of other relevant agencies the complainant may take their complaint to an external body such as:
 - Early Childhood Education Directorate
 - NSW Ombudsman
 - Children's Guardian
 - Office of Local Government
 - Australian Human Rights Commission
 - Department of Communities and Justice
- complaints and feedback are monitored to provide input into continually improving our practices and services.

Links to Policy

Greater Hume Council – Complaints Handling Policy

Greater Hume Child Protection Policy and Procedure

Greater Hume Shire Council Model Code of Conduct

Health and Safety including matters relating to: Nutrition Food and Beverages and Dietary Requirements; Sun Protection; Water Safety; Administration of First Aid

Incident Injury Trauma and Illness

Staffing including: Code of Conduct; Determining the Responsible Person Present; Participation of Volunteers and Students

Assessment Approval and Reassessment of Approved Family Day Care Residences and Family Day Care Venues

Engagement and Registration of Family Day Care Educators

Monitoring Support and supervision of Family Day Care Educators

Visitors to the Family Day Care Residence and Venues

Provision of Information assistance and Training to Family Day Care Educators

Links to Procedure

Child Protection Policy and Procedures

Complaints Handling Procedures – Children Services

Enrolment and Orientation Office Procedure

Code of Conduct Procedure Including Determining the Responsible Person Present and Participation of Volunteers and Students

Links to Forms

Complaints Form

References

Australian Children's Education and Care Quality Authority (2011). Guide to the Education and Care Services National Law and the Education and Care Services National Regulations 2016

Australian Children's Education and Care Quality Authority (2011). National Quality Standards

Australian Children's Education and Care Quality Authority (2011). Guide to the National Quality Framework

Australian Children's Education and Care Quality Authority (2011). Guide to the National Quality Standard

National Health and Medical Research Council. (2005). Staying Healthy in Childcare: Preventing Infectious Diseases in Child care (5th Ed.)

AS/NZS 10002.2014 Standard Guidelines for Complaint Management in Organisations

Responsibility

Service Manager

CORP - Complaints Handling Policy – Children Services

Document Author

Service Manager

Relevant Legislation

Education and Care Services National Regulation

Education and Care Services National Law Act 2010

Local Government Act 1993

Children and Young Persons (Care and Protection) Act
1998

Disability Act

Child Protection (Working with Children) Act 2012

Children's Guardian Act 2019 No 25

Australian Human Rights Commission Act 1986

Associated Records

Complaints Register Children Services

CORP - CHILDREN SERVICES Inclusion - Policy

Document Name	Document Version Number	Review Date
Inclusion Policy	Insert Version Number Here	Click Here to Enter Date
Date Adopted	Minute Number	Status
Click Here to Enter Date	Insert Minute Number Here	Select Status Here

Purpose

This policy will provide guidelines to ensure and children at Greater Hume Children Services are treated equitably and with respect, regardless of their background, ethnicity, culture, language, beliefs, gender, age, socio-economic status, level of ability, additional needs, family structure or lifestyle. As per the United Nations Rights of the Childhood, 1990, Greater Hume Children Services commits to providing an inclusive environment without discrimination of any kind, irrespective of the child's or his/her parent's or legal guardian's race, colour, sex, language, religion, political or other opinion, nationality, ethnic or social origin, property, disability, birth or other status. Greater Hume Children Services will consult with families to create appropriate developmental plans to meet the needs of children.

Scope

Approved Provider, Nominated Supervisor, Centre Directors, Early Childhood educators, casual staff and families

Definitions

Inclusion - means children of all abilities have equal access to and participate meaningfully in child care programs. When children are together as part of the group, their development is enhanced and positive social attitudes are fostered.

'A round table' discussion - is a regular (quarterly/6 monthly) meeting involving the child's educator and other relevant staff, the child's parents/guardians, allied health professionals, therapist or others who are deemed to be appropriate contributors.

An Individual Learning Plan (ILP) is a document developed by the above listed participants and will support the implementation and evaluation of the educational programme.

Policy Content

Educational staff at Greater Hume Children Services will provide programmes that reflect the interests, strengths, abilities of all children. Some children may require or benefit from additional supports or adaptations to participate fully in the education and care programmes.

Children requiring additional support may include children with disability or developmental delay; children experiencing physical, medical or mental health conditions; Aboriginal children; Torres Strait Islander children; children from culturally and linguistically diverse backgrounds; refugees; gender-diverse or gender-fluid children, and children from lesbian, gay, bisexual, transgender or intersex (LGBTI) families; children with complex social; emotional or behavioural needs; children who are gifted; children experiencing social; economic or geographic disadvantage; children at risk of abuse; neglect or family violence.

Communication with parents/guardians, and professionals working with the child is crucial in establishing individual needs, goal setting and the implementation and evaluation of programmes. Greater Hume Children Services staff will work alongside families to create developmental plans ILP. Allied health professionals, therapists and any other professional working with the child and family will contribute to the ILP which will be reviewed evaluated as documented in the ILP.

Links to Policy

Interactions with children

Links to Procedure

Educational programme and practice – consultation and individual plan procedure



CORP - CHILDREN SERVICES Inclusion - Policy

Links to Forms

Individual Learning Plan

References

Early Childhood Australia <http://www.earlychildhoodaustralia.org.au/>

KU Inclusion Support <https://www.ku.com.au/childcare/about/inclusion>

Responsibility

Nominated Supervisor, Centre Directors, Early Childhood Educators, families

Document Author

Nominated Supervisor

Relevant Legislation

Education and care Services National Regulations, 2011

Disability Discrimination Act, 1992

Disability Inclusion Act 2014 and the Disability Inclusion Regulation 2014.

Associated Records

ILP

TOURISM AND PROMOTIONS REPORT - NOVEMBER 2021

Prepared by: Kerrie Wise, Executive Assistant, Governance, Tourism and Promotions

Greater Hume Council Websites

Delivery Plan - 1.1.2.1

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

Comments

		Greater Hume greaterhume.nsw.gov.au		GH Children Services ghchildren.com.au		Visit Greater Hume visitgreaterhume.com.au	
1 to 23 November 2021		21	20	21	20	21	20
Website Traffic	New	3354	2767	284	234	395	169
	Returning	1218	903	116	226	68	27
Traffic Source	Organic	2948	2414	167	292	231	116
	Direct	954	617	209	91	44	39
	Referral	140	147	10	31	147	23
	Social	148	140	14	46	5	5
Device Paths	Desktop	1995	1588	208	211	183	79
	Mobile	1987	1534	183	238	211	90
	Tablet	137	133	9	11	22	10
Bounce Rate	%	61.40	61.60	65.60	54.29	70.66	71.89

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

1. Your Greater Hume Council - NSW Government Elections
2. Contact Us
3. Living in Greater Hume – Waste Facilities Opening Times Charges and Accepted Waste
4. Your Greater Hume Council - Careers With Us
5. Your Greater Hume Council – Building and Development

www.ghchildren.com.au – top pages:

1. Family Day Care
2. Family Day Care – Enrol Your Child/Children
3. Contact Us
4. Featured Content – Children and Families
5. Family Day Care - Enrolment Process for Family Day Care

www.visitgreaterhume.com.au – top pages:

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

Social Media

Delivery Plan - 1.1.2.1

Objective - Engagement by Council to demonstrate Council leadership. (Continued implementation of the GHC Communication Plan.) Implement and enhance on line communication tools using technologies such as social networking mechanism.

Comments

- Instagram, #visitgreaterhume – 885 followers
- Individual facebook pages:
 - Greater Hume Council – 2800 followers
 - Greater Hume Visitor Information Centre – 573 followers
 - Holbrook Submarine Museum – 1123 followers
 - Greater Hume Children's Services – 896 followers
 - Greater Hume Youth Advisory Committee – 452 followers
 - Buy Local in Greater Hume – 559 followers

Greater Hume Council Newsletters

Delivery Plan - 1.2.1.1

Objective - Implement the planned community engagement processes using various communication strategies. (Develop two Council newsletters (Autumn and Spring) and a rates notice insert whilst ensuring effective and targeted content.)

Comments

The Greater Hume Council Newsletter Second 2021 was sent out electronically on 12 November to just over 2000 email addresses, and is also available on the website. A hard copy can be picked up at our Customer Service Centres. Articles included are Community Strategic Plan, NSW Local Government Elections, Swimming Pool Information, Australia Day and Bushfire preparation.

Grants and Funding

Delivery Plan - 3.2.1.2, 4.1.1.1

Objective - Continue to support and develop sporting facilities and other community infrastructure. Identify opportunities for external grant funding.

Comments

Greater Hume has now partnered with GrantGuru to provide is the most comprehensive grants database in Australia that includes grants and assistance across all levels of government and the private sector (philanthropic grants), each summarised into a one-page template for easy comparison. This grant portal will be available to Council staff, local businesses, community and sporting groups throughout Greater Hume. The portal will go live towards the end of November/early December. The following grant applications have been recently submitted:

Name	About	Current
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.	Extension has been approved to move this project to 2022. Angry Ant Marketing, Wagga Wagga has been engaged to develop videos and develop and implement a social media strategy and campaign.
Create NSW - Regional Cultural Fund - Digitisation Round – \$332,745 - In partnership with Albury City (lead agency) - Murray Region Digitisation Hub	The Project involves the engagement of a Digitisation Project Officer and development of a Digitisation Hub (Thurgoona Collection Store, 2 Hoffman Road, Thurgoona) to implement professional training programs for individual museums and facilitating the digitisation of at least 400 objects. AlburyCity is lead agent.	AlburyCity as the lead agency has engaged Hayley Lander as the Digitisation Project Officer, Digitisation Hub (Thurgoona Collection Store, 2 Hoffman Road, Thurgoona) has been developed and first training workshop with museums has now been delayed until February due to COVID.
Museums & Galleries NSW - \$13,000	Greater Hume has engaged Nomad Films to research, develop, film and edit a 6 episode web series focused on the interpretation of objects and stories from each of the community museums, Culcairn Station Masters House Museum, Headlie Taylor Header Museum, Holbrook Submarine Museum, Holbrook Woolpack Inn Museum, Jindera Pioneer Museum and Wymah Schoolhouse Museum.	Helen Newman and Alyson Evans from Nomad Films (http://www.nomadfilms.com.au/) are near completion on script developed in conjunction with volunteers from museums. It is hoped filming will take place November and December, depending on COVID restrictions.
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 car park, sealed Hanel's Road, toilet, picnic area and signage.	Successful - Just completed the paperwork accepting the funding from NSW Government. Tenders and environmental assessment will commence late 2021, major works during 2022 with minor works completed by April 2023.
Stronger Country Communities Fund - Round 4	11 applications were submitted from various community groups and 9 GH Council applications. Totaling \$3,224,567.00	Awaiting Outcome
Crown Reserves Grant	4 applications from community groups were submitted. Totaling over \$800,000.	Awaiting Outcome

Greater Hume Tourism

Delivery Plan - 3.3.1.1

Objective - Implement the Greater Hume Visitor Experience Plan which was endorsed March 2014 by Greater Hume Council.

Comments

- 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.
- Currently managing 160 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 on line exposure, bookings and marketing.
- Scheduled a six month social media Welcome to Greater Hume, providing reels, tours and ideas of what people can do in Greater Hume between August 2021 and February 2022.

Visitor Information Centre and Submarine Museum

Delivery Plan - 3.3.1.1.06, 3.3.1.1.05

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

Comments

Due to the early date of the Greater Hume Council meeting, Statistics for November will be included in the Tourism and Promotions Report at the next meeting of Council.

Events

Delivery Plan - 3.3.1.1, 2.1.1.1

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

Comments

- Supporting the following events - Battle of the Border (Carriage Driving) at Mullengandra (12 and 13 December 2021) and Henty Machinery Field Days (Hello Henty, Saturday 12 and Sunday 13 March 2022), Jindera Pioneer Museum and G -Rodge Markets.
- There are a number of Christmas events being planning, please go to website - events section, for details.

Australia Day

Delivery Plan - 1.1.2.7 and 2.1.1.1

Objective - Recognise community leaders and their efforts and encourage others in the community to take up leadership roles.

Comments

Nominations are now open for Greater Hume's Top Citizens, advertising via website, social media, community newsletter and emails sent to all community groups. A number of enquiries have already been received. Planning is well under way with the Rotary Club of Holbrook, with additional events being planned such as a photography exhibition and swimming pool entertainment. Once again a grant application has been submitted for additional funding, still awaiting outcome.

Promotions

Delivery Plan - 3.3.1.1

Objective - Implement the Greater Hume Visitor Experience Plan which was endorsed March 2014 by Greater Hume Council.

Comments

- Submitted visitor and What's On advertising in Out and About Summer 2021 Editions in Border Mail. The print run is 24,000, 14,000 are inserted into The Border Mail and the additional 10,000 distributed. Distribution is to all Visitor Information Centres through NE Victoria and South West NSW/Riverina plus Canberra and Melbourne. Other business (inc motels) and advertisers.
- Emailed (over 600) 'What's On in December 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.
- Developed a six month schedule (August 2021 to February 2021) and have commenced rolling out of social media tiles on towns and villages, tours and itineraries etc.
- Wagga Wagga City Council (WWCC) partnership for an upcoming autumn marketing cooperative involving Lockhart, Narrandera, Coolamon, Junee, Cootamundra/Gundagai and the unique and authentic experiences we have here through day trip itineraries. Filming and photography shoot was held Wednesday 17 November at several locations throughout Greater Hume.

Signage

Delivery Plan - 3.3.1.1

Objective - Implement the Greater Hume Visitor Experience Plan which was endorsed March 2014 by Greater Hume Council.

Comments

Currently organising visit Greater Hume signage on Hume Highway, Andrew Hoy signs at Culcairn were installed on Tuesday 23 November, Holbrook Submarine Welcome signs were installed in early November, Munyabla heritage signs and Halvewate Recycling Banners have now been installed at entrances to Waste and Landfill sites.

Murray Regional Tourism (MRT)

Delivery Plan - 3.3.1.1

Objective - Implement the Greater Hume Visitor Experience Plan which was endorsed March 2014 by Greater Hume Council. (MRT is a joint venture between Albury, Balranald, Berrigan, Campaspe, Corowa, Deniliquin, Gannawarra, Greater Hume, Mildura, Moira, Murray, Swan Hill, Wakool, Wodonga, as well as Tourism Vic and Destination NSW.)

Comments

- Currently attending monthly zoom meetings with MRT and the VIC network group.
- Planning to extend the Love The Murray campaign and cooperative marketing initiatives.
- Continuous advocacy during the COVID 19 crisis.
- Makers and Creators Campaign - MRT will be launching a social media campaign into regional NSW/VIC and Melbourne under 'Made in the Murray' banner, we have sent information on 14 Makers and Creators in Greater Hume who have an online shopping platform. A webpage has also been created with links to each of the makers and creators shopping platforms, <https://www.visitthemurray.com.au/things-to-do/food-drink/made-in-the-murray>.
- Tripadvisor Campaign - Murray Regional Tourism - The campaign will build the profile of the Murray River region and destinations through targeted ads and content creation with Tripadvisor.

Museums and Heritage

Delivery Plan - 3.3.1.1

Objective - Implement the Greater Hume Visitor Experience Plan which was endorsed March 2014 by Greater Hume Council. (GHC currently has 11 public or private museums and three historical societies. Museum Advisor (Vanessa Keenan) – In partnership with Albury City Council and Museums and Galleries NSW.)

Comment

The Museum Adviser has been reaching out to museums mostly relating to the two successful grants we have obtained (Let's Get Digital and Digitisation of Museums), see Grants and Funding for more information.

Murray Arts

Delivery Plan - 3.3.1.1

Objective - Implement the Greater Hume Visitor Experience Plan which was endorsed March 2014 by Greater Hume Council. (Murray Arts aim is to actively assist the ongoing development of, and participation in, arts and culture throughout the Border region.)

Comment

Have been appointed to the Murray Arts Strategic Advisory Council (MASAC), which meets twice a year and sits alongside the Murray Arts Board to guide the direction of the organisation towards achieving its goals.

MINUTES
GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE,
HELD ON 9 NOVEMBER 2021

Present: Mr David Maxwell – Independent Chairperson
 Mr John Batchelor – Independent Committee Member (via Zoom)
 Cr Heather Wilton – Mayor, Greater Hume Council
 Cr Lea Parker – Greater Hume Council
 Cr Doug Meyer – Greater Hume Council

Observers: David Smith – Director Corporate and Community Service, Greater Hume Council
 Steven Pinnuck – General Manager, Greater Hume Council
 Dean Hart – Chief Financial Officer, Greater Hume Council
 Brad Bohun – External Auditor, Crowe Albury

Apologies: Nil

Meeting Commenced 10.00am

ITEM 1 Welcome and Apologies
 Nil

ITEM 2 Acknowledgement of Country
 The Chair offered an acknowledgement of Country

ITEM 3 Declarations of Interest
 NIL

ITEM 4 Confirmation of Minutes from the meeting held on 8 September 2021

RESOLVED [/Mr Batchelor / Cr Parker]

That the Minutes of the Greater Hume Council Audit, Risk and Improvement Committee meeting held on 7 September 2021 as printed and circulated be confirmed as a true and correct record of the proceedings of the meeting.

ITEM 5 Business Arising From Previous Minutes

3 August meeting – Nil
 7 September meeting - Nil

ITEM 6 Annual Financial Statements and External Audit
a. Auditors Report on the Financial Statements
b. Final Management Letter
c. Engagement Closing Report
d. Report on the Conduct of the Audit

RESOLVED [Mr Batchelor/Cr Parker]

That:

1. ARIC restrict review of audit reports to those that relate specifically to the Annual Financial Statements
2. ARIC receive and note the external audit reports on the 2020/2021 Annual Financial Statements as presented
3. The CFO and finance team be congratulated on their efforts
4. The Management Letter as tabled be received and noted, subject to amendment to the timeline for the implementation of the fixed asset register to include separate timelines for each asset class

MINUTES
GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE,
HELD ON 9 NOVEMBER 2021

At this juncture all staff in attendance left the meeting

10.40am ARIC moved into closed committee

10.45am ARIC moved out of closed committee

RESOLVED [Mr Batchelor/Cr Parker]

Chair reported that the external auditor be thanked for his report

10.46am External Auditor left the meeting

ITEM 7 Internal Audit

RESOLVED [Cr Wilton/Cr Meyer]

Noted that no Internal Audit status report received

ITEM 8 Reports from Other Agencies

a. Risk Officer Report

The Risk Officer tabled a number of reports as follows:

1. Statewide Mutual 2020 / 2021 CIP Workbook – Benchmarking
2. Statewide Mutual 2021 / 2022 CIP Workbooks
3. Statewide Mutual 2021 WHS Self-Audit Report and Action Plan
4. StateCover General Managers Report

RESOLVED [Mr Batchelor/Cr Parker]

That the Risk Officer report be received and noted and that Jackie Lister and Jess Winnett be congratulated on achieving an excellent result in workers compensation claims management.

b. Verbal Report from General Manager

RESOLVED [Mr Batchelor/Cr Parker]

That the General Manager's verbal report be received and noted

ITEM 9 Committee Operations

a. Committee Action Plan

No discussion

b. Audit Committee Follow up Matrix

RESOLVED [Cr Wilton/Mr Batchelor]

That the Audit Committee Follow up Matrix be received and noted

MINUTES
GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE,
HELD ON 9 NOVEMBER 2021

c. Forward Meeting Plan

RESOLVED [Cr Wilton/Mr Batchelor]

That the amendments to the Forward Meeting Plan be noted and a revised Plan be submitted to the February 2022 ARIC meeting.

d. Review Audit Committee Universe – for discussion

e. Review Audit Committee Charter

f. External Member Rotation Plan – for discussion

RESOLVED [Cr Wilton/Mr Batchelor]

That:

1. The operations and external membership of the Greater Hume Council ARIC continue under the current terms and Charter subject to ongoing discussions with RivJO member councils in relation to future collaboration and possible joint ARIC membership.
2. Action be taken to commence recruitment of a third independent member for Greater Hume Council ARIC

Next meeting dates

Tuesday 8 February 2022

(NOTE: All meetings will commence 10am at the Culcairn Chambers)

There being no further business the meeting closed at 12.15pm

GREATER HUME COUNCIL
AUDIT, RISK & IMPROVEMENT COMMITTEE

Chairman's Report – November 2021

The Committee welcomed Cr Doug Meyer who was attending his first meeting.

External Audit

A number of reports completing the formalities associated with the annual financial statements were received including reports on the general purpose financial statements, special purpose financial statements, permissible rates income, conduct of the audit report. Engagement closing report and final management letter. Other than suggesting that Dean Hart, Chief Financial Officer, was unduly optimistic in his timeframe to complete the full commissioning of the AssetFinda software suite, and the ongoing RFS assets saga, there were no matters of note.

A number of subsidy programs – and this varies from program to program – require a specific report from the external auditor that the conditions of the program have been complied with and one such report, in relation to the Roads to Recovery grant, was referred to the Committee. We noted the report but adopted the approach that the Committee is only concerned with the auditors' reports directly associated with the annual financial statements, and any other reports that contain a qualified opinion.

Dean Hart and his staff were again complimented on the speed and accuracy with which the financial statements were completed.

Internal Audit

We noted that no Internal Audit Status Report was submitted to the meeting. The Committee views this report as important in managing an even flow of reports for consideration and to ensure that there is no slippage in the completion of assignments, although in this instance that had not occurred.

Risk Management Reports

The Statecover General Managers Report on workers compensation claims and premiums was considered and members were impressed with the results achieved, but recognise that one unlucky incident can totally change the picture. The Committee commends the Risk Officer, Jackie Lister, Jess Winnett on the excellent result in claims management.

The Statecover 2021 Self-Audit Report was tabled but I directed that consideration of this be deferred to the February meeting, together with the completed Action Plan.

We were advised that the Risk Management Plan and Risk Register are progressing, but this is a major project and will take some time to complete, after which revision and updating will be continuous.

General Manager's Verbal Report

At each meeting the General Manager provides a verbal report principally directed at any protected disclosures, to the extent that the confidentiality provisions of the relevant legislation permits.

Committee Operations

Audit Follow-up Matrix

It is important that where management has agreed to give effect to recommendations contained in an external or internal audit report, or other report, that the promised report actually happens. The Audit Follow-up Matrix is the mechanism used by the Committee to monitor progress towards the completion of these items. There was a minor issue that some items from the August meeting had not been transferred to the matrix, but steps will be taken to overcome this.

Forward Meeting Plan

As Chairman I presented a number of suggested changes, principally designed to facilitate the transition to the new requirements to come into effect post-election. These will be further reviewed and confirmed at our February meeting.

New Risk Management and Internal Audit Guidelines

As the General Manager has reported, new mandatory guidelines for ARICs will come into force shortly after the upcoming election. The increased costs to Council – particularly in relation to risk management and member fees – are beyond the scope of the Committee to influence or control.

Some savings may be able to be realised from bulk tendering for internal audit services and the guidelines encourage independent members being appointed to multiple committees although each committee must operate as an individual committee for each Council. The new guidelines will require a minimum of 3 independent members and the Committee has recommended that Council immediately commence action to appoint an additional independent member.

Although the final shape of the new requirements – particularly the regulations – is not known, it seems that the sec 482 committee cannot be formed until Council has adopted *terms of reference* that comply with the model terms. Our forward meeting plan provides for this Committee to recommend draft *terms of reference* at our February 2022 meeting for Council to consider with a view to their adoption for the new Committee to commence from 1 April 2022.

The General Manager will keep Council updated if there are any changes.

David G Maxwell
Chairman

NEXT HALL MEETING MONDAY 6TH DECEMBER 2021 AT 5.30PM**Minutes of Walla Walla Community Hall Committee meeting held Monday 1st November 2021.**

Meeting opened at 5.35pm by President Jeff Grosse who welcomed all.

Present: Jeff Grosse, Duina Hoffmann, Elaine Krause, Janet Paech, Karen Ofak, Herb Simpfendorfer, Leon Schoff, Ross & Helen Krause.

Apologies: Nil

Minutes of meeting held 11th October 2021 taken as read. Moved Leon seconded Ross. Carried.

Business out of Minutes:

1. No comparison of costing with Red Energy.
2. Markets – Helen read Elisa's Resignation Letter. Jeff advised a letter of thanks be written to Elisa for her involvement on our Committee and also for all her work particularly with the Markets.
3. Markets – It was suggested we put a note in the local newsletter asking if anyone is interested in running the Markets to please notify any Committee members.
4. Hand Rails at Front Doorways. Ross to measure up and check.

Correspondence:

1. Letter from Elisa resigning from Hall Committee.
2. Jeff received a letter from WAW Credit Union advising our Interest Bearing Deposit matures. The 6 monthly rate is 0.25%. Leon says we note it received and as advised we take no action if renewing.

Treasurer's Report:

Interest Bearing Deposit	\$15965.10
S18 Account	<u>\$ 9961.10</u>
Total Funds	\$25926.20

Jeff moved this report be adopted and expenses of \$160.50 for Warehouse be ratified. Seconded Leon. Carried.

General Business:

1. Council has advised neighbours the back car park is not for their use.
2. Council elections will be held on 4th December.
3. It was suggested we get some quotes for cost of painting the Memorial Hall. Helen and Duina to get quotes.

There being no further business Jeff closed the meeting at 6.15pm and thanked all for attending.