

151-159 Pioneer Drive, Jindera (Wagner Drive)

MAY 2021

Planning Proposal to Amend Greater Hume Local Environmental Plan 2012
Prepared on behalf of Pioneer One Pty Ltd

Prepared for

Pioneer One Pty Ltd

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Executive Summary

This Planning Proposal has been prepared by Habitat Planning on behalf of Pioneer One Pty Ltd in support of an amendment to the *Greater Hume Local Environmental Plan 2012* (LEP).

Specifically, the Planning Proposal seeks to amend the Land Zoning Map as it applies to 151-159 Pioneer Drive, Jindera from RU4 Primary Production Small Lots to R2 Low Density Residential. The Planning Proposal also seeks to amend the Minimum Lot Size Map applicable to the land by reducing the minimum lot size from 8 hectares down to 2,000m².

The report has been prepared to address the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning, Infrastructure & Environment's guidelines titled: *A Guide to Preparing Local Environmental Plans* (August 2018) and *A Guide to Preparing Planning Proposals* (August 2018).

This Planning Proposal provides an analysis of the physical and strategic planning constraints and opportunities of the site and considers the relevant environmental, social and economic impacts of the proposal and its strategic merit.

The Planning Proposal has strategic merit and is in the public interest for the following reasons:

- The proposal is consistent with the strategic planning framework including State, Regional, District and local planning strategies for Greater Hume.
- The proposal is consistent with the recommendations of the recently exhibited *Jindera Residential Land Use Strategy* that identifies the site as R2 Low Density Residential with a 2,000m² minimum lot size.
- The resultant development of the land will not create any unacceptable environmental or social impacts.
- Development of this land as sought by this Planning Proposal can be fully integrated with residential development on the adjoining land to the north.
- There is clear evidence and demand for this form of residential product.
- The density of development is sustainable for the subject land.
- There will be a net benefit for the Jindera community.
- The subject land can be provided with all urban services.

It is recommended that Greater Hume Council resolve to support the changes to the LEP as detailed in this Planning Proposal and forward it for a Gateway Determination to undertake the following:

- Amend the Land Zoning Map (Sheet LZN_002C) as it relates to part Lot 100, DP1267384 to the subject land, from RU4 Primary Production Small Lots to R2 Low Density Residential.
- Amend the Minimum Lot Size Map (Sheet LSZ_002C) as it relates to part Lot 100, DP1267384 from a minimum lot size of 8 hectares to a minimum lot size of 2,000m².

1. Introduction

1.1. Overview

This Planning Proposal has been prepared by Habitat Planning on behalf of Pioneer One Pty Ltd in support of an amendment to the Greater Hume Local Environmental Plan 2012 (“the LEP”). Specifically, the Planning Proposal seeks to amend the Land Zoning Map as it applies to 151-159 Pioneer Drive, Jindera from RU4 Primary Production Small Lots to R2 Low Density Residential. The Planning Proposal also seeks to amend the Minimum Lot Size Map applicable to the land by reducing the minimum lot size from 8 hectares down to 2,000m².

This report has been prepared to address the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning, Infrastructure & Environment’s documents titled:

- *A Guide to Preparing Local Environmental Plans* (August 2018); and
- *A Guide to Preparing Planning Proposals* (August 2018).

This report will demonstrate that the proposed amendment to the Land Zoning and Minimum Lot Size Maps are consistent with the intent and objectives of the planning framework and strategic plans and policies. Consequently, this will provide both Council and the NSW Department of Planning, Industry and Environment (DPIE) with the confidence to endorse the proposed amendment as sought by this Planning Proposal.

It is requested that Council forward the Planning Proposal to the Minister for Planning for Gateway Determination in accordance with Section 56 of the EP&A Act. The Gateway Determination by the Minister will decide:

- Whether the matter should proceed (with or without variation).
- Whether the matter should be resubmitted for any reason (including for further studies or other information, or for the revision of the Planning Proposal).
- The community consultation required before consideration is given to the making of the proposed instrument.
- Whether a public hearing is to be held into the matter by the Planning Assessment Commission or other specified person or body.
- The times within which the various stages of the procedure for the making of the proposed instrument are to be completed.

1.2. Scope and Format of Planning Proposal

The Planning Proposal details the merits of the proposed changes to the LEP and has been structured in the following manner:

- Section 1.0 provides an introduction to the Planning Proposal;
- Section 2.0 provides a description of the site, its context and existing development, including identification of the land to which the changes are proposed;
- Section 3.0 identified the planning framework applicable to the site and considers the Planning Proposal against the relevant strategic plans and policies;
- Section 4.0 contains the Planning Proposal, prepared in accordance with the matters to be considered in the Department of Planning’s document titled *A Guide to Preparing Planning Proposals*; and

- Section 5.0 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination to amend the LEP.

1.3. Supporting Plans and Documentation

The Planning Proposal has been prepared with input from a number of technical and design documents which have been prepared to accompany the application. These documents are included as attachments to this report and are identified in **Table 1**.

Table 1 Attachments to Planning Proposal

| No. | Document Name | Prepared by |
|-----|--|------------------|
| A | Concept Plan | JCA |
| B | Consistency with Riverina-Murray Regional Plan 2036 | Habitat Planning |
| C | Consistency with State Environmental Planning Policies | Habitat Planning |
| D | Consistency with Section 9.1 Ministerial Directions | Habitat Planning |

2. Site Analysis

2.1. Site Details & Locality

The subject site comprises a single parcel of land described as Lot 6 in DP240938 at 151-159 Pioneer Drive, Jindera (“the subject site”) within the Greater Hume Local Government Area.

It is located on the fringe of the Jindera urban area and approximately 1.5 kilometres from the Jindera town centre and 10 kilometres north west of the Lavington town centre (within the adjacent Albury City LGA).

The location of the site is shown at **Figure 1**.

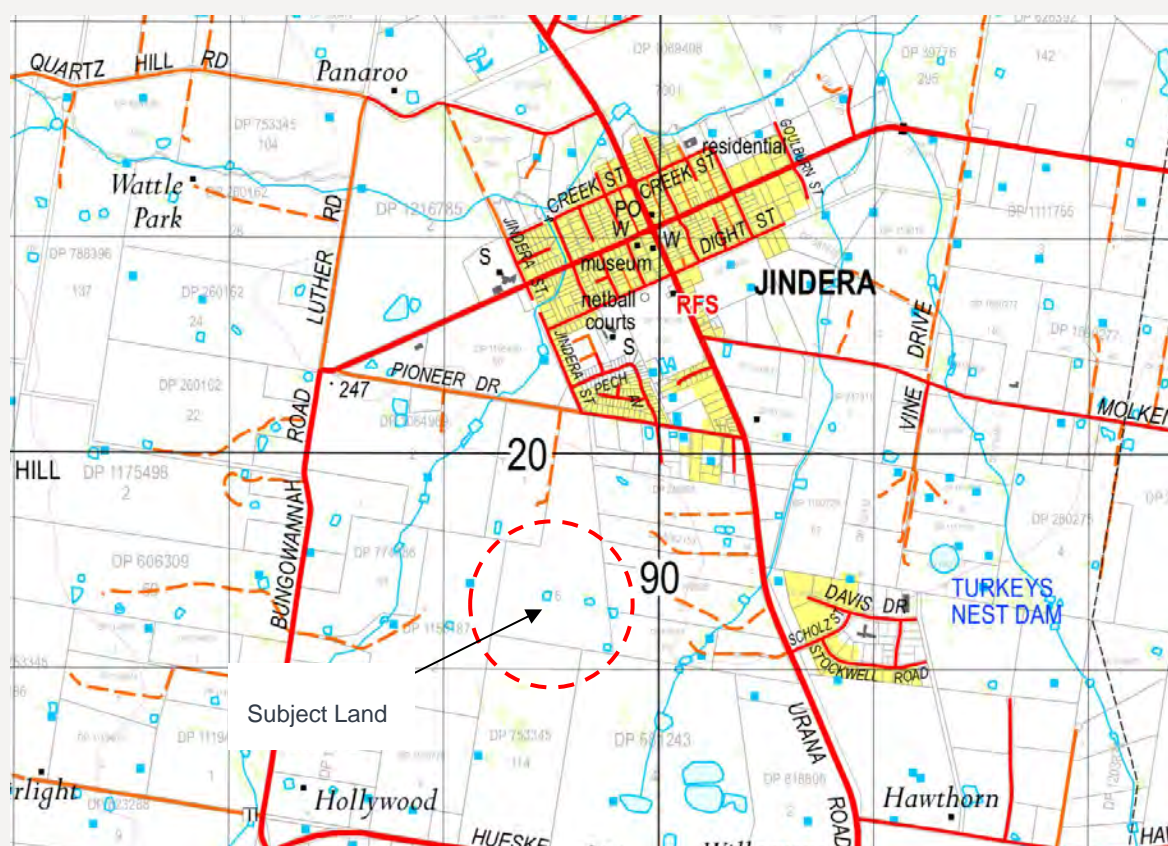


Figure 1 Location of the subject site (outlined) in context to Jindera (Source: NSW LPI 2020)

2.2. Site Description

The subject site is an irregular shaped parcel with a total area of 36 hectares. It has a frontage of approximately 124 metres to Pioneer Drive, which provides the only road frontage to the site. The eastern boundary of the lot extends alongside adjoining low density residential properties for a distance of approximately 1.1 kilometres. The western boundary is shaped around an existing established low density residential subdivision and rural properties. The rear boundary of the lot, to the south, runs alongside the Jindera Brickworks property.

The area of the subject site which is subject to this amendment request is the southern portion, comprising approximately 23 hectares. The remaining 13 hectare portion at the north of the site is zoned R2 Low Density Residential and is subject to an approved development consent for residential subdivision. Subdivision works have commenced at the Pioneer Drive frontage and are nearing completion.

The topography of the land is gently undulating rising from Pioneer Drive through the centre of the land before sloping downwards again to the south and south east. The land has also been extensively cleared as part of former rural uses, with only planted perimeter trees and a small patch of remnant vegetation remaining to the southern portion of the land.

Two stock dams are contained within the land, both to the southern boundaries. Other rural infrastructure including fencing is established across the remainder of the property.

An aerial image of the property is provided in **Figure 3**.

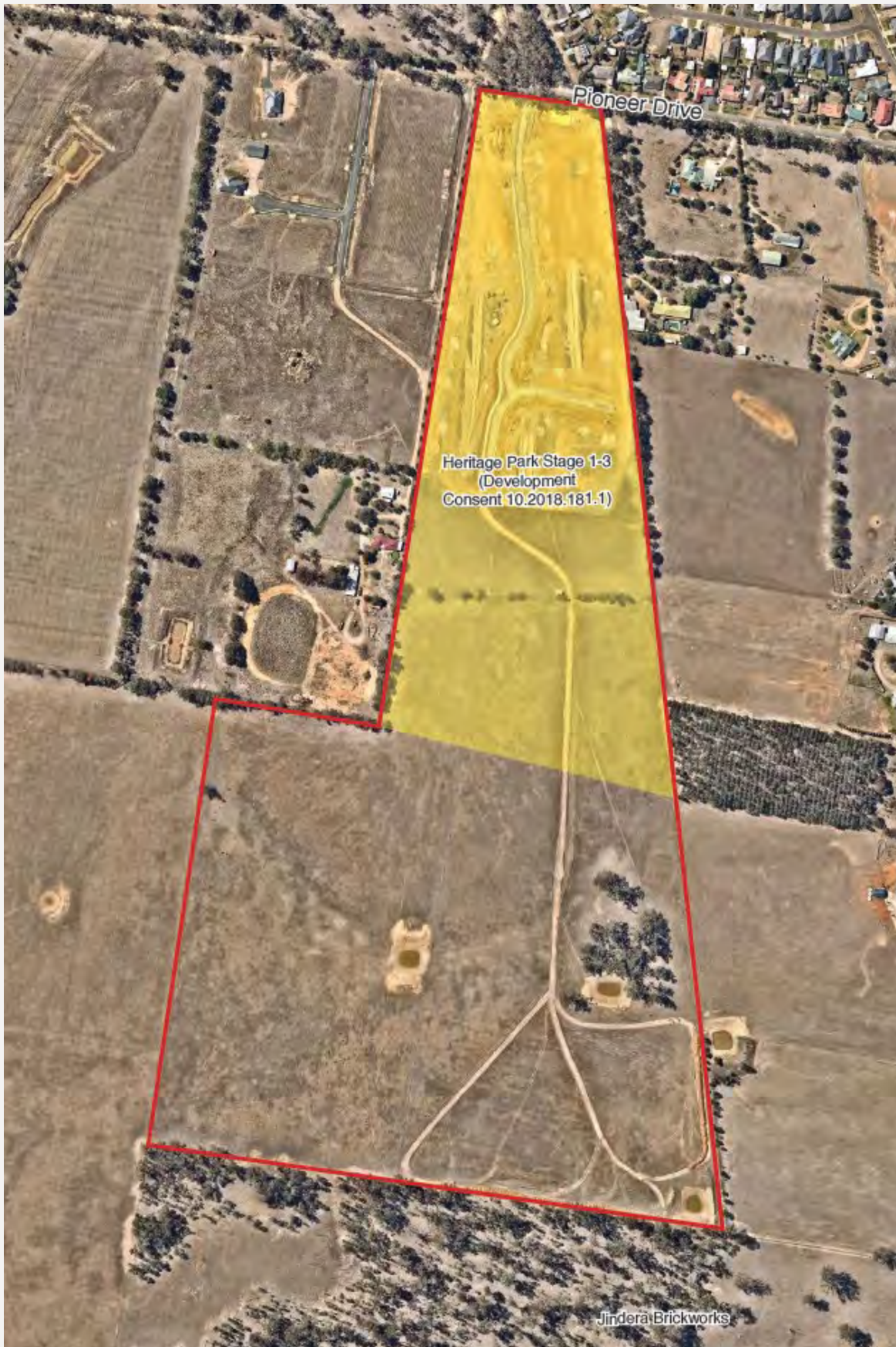


Figure 2 Aerial view of subject site (note area subject to existing R2 zoning shown shaded).

2.3. Surrounding Development and Built Form

The site is located at the fringe of the Jindera urban area and therefore represents a variety of residential, low density residential and rural land uses.

Land to the north beyond Pioneer Drive comprises the existing urban area of Jindera, with well-established conventional residential areas located beyond. The town centre of Jindera is located approximately 1.5 kilometres north along Urana Road. A large vacant residential parcel with scattered vegetation and used for rural purposes is located to the north west of the land, beyond Pioneer Drive.

A partially constructed low density residential development is located immediately adjacent to the north west of the subject land, with the remaining western interface being to rural properties. Smaller scale rural properties are located further west through to Bungowannah Road, with a number of smaller lots and dwellings located through this area.

Land to the south comprises a variety of smaller rural properties with associated dwellings in a generally fragmented lot arrangement. The Jindera Brickworks is established immediately south of the subject site and extends through to Hueske Road. The immediate interface of the subject site to the Brickworks is to a relatively dense stand of remnant native vegetation, with the operational buildings of the brickworks being located 1 kilometre south east.

Existing low density residential development is established immediately east along Pioneer Drive. These lots comprise 4,000m² and larger lots with single dwellings. Larger rural residential properties are noted to the south east of the land through to Urana Road. The Jindera Industrial Estate is located further south east beyond Urana Road.

3. Proposed Amendment

This section of the report addresses the Department of Planning's document titled *A Guide to Preparing Planning Proposals*.

3.1. Objectives and Intended Outcomes

The objective of this Planning Proposal is to amend the Greater Hume Local Environmental 2012 to enable the southern portion of the land to be used for residential development, consistent with the surrounding low density residential precinct to the north.

It is intended to take advantage of available urban services and enable new low density residential development within a portion of land that is contiguous with approved subdivision and integrated to the establishing low density precinct of Jindera.

An indicative subdivision plan for the future development of the subject land is shown at **Figure 3** below.

A key outcome of the amendment is to add to the supply of residential land in Jindera and provide additional choice in location and living environments for future residents. It is intended that the development of the subject land will provide for the strong demand for residential lots in Jindera. The lots will allow for Jindera to build on its reputation as having a strong family orientated community and offer a point of difference to Albury-Wodonga in terms of a residential environment.



Figure 3 Conceptual subdivision layout following rezoning

3.2. Explanation of Provisions

The intended outcomes discussed above and within this report will be achieved by amending the LEP as follows:

- Change the Land Zoning Map LZN 002C as it relates to part Lot 6 in DP 240938 from RU4 - Primary Production Small Lots to R2 Low Density Residential.
- Change the Lot Size Map LSZ 002C as it relates to part Lot 6 in DP 240938 from a minimum lot size of 8 hectares to a minimum lot size of 2,000m².

An extract of the existing and proposed *Land Zoning and Minimum Lot Size Maps* are contained within Figures 10-13.

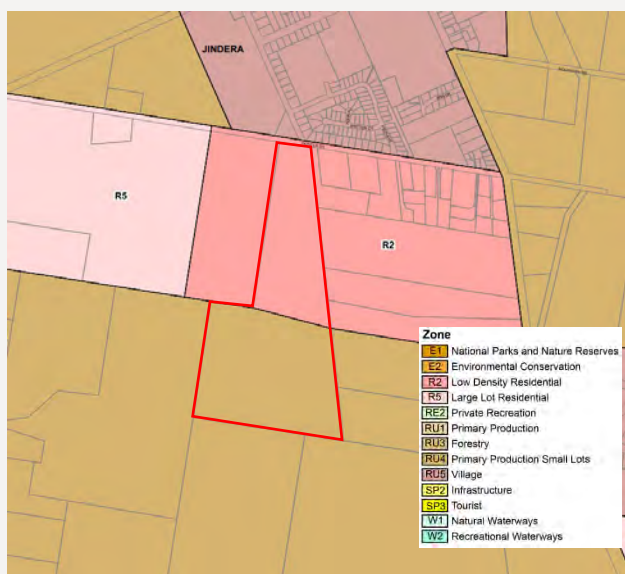


Figure 4 Existing Land Zoning Map

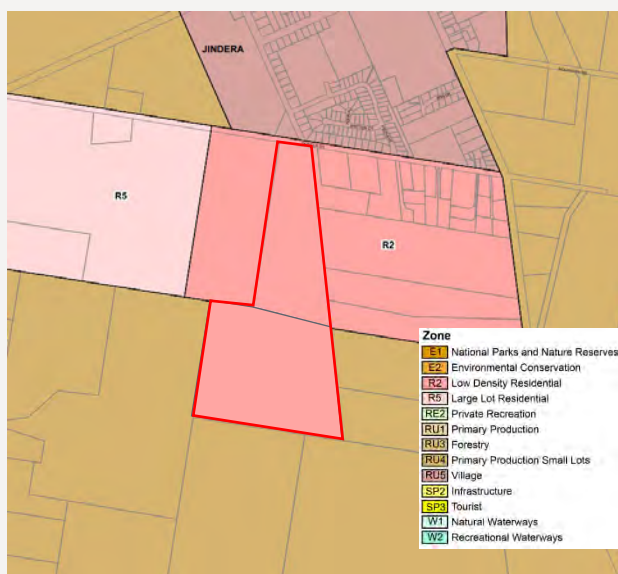


Figure 5 Proposed Land Zoning Map

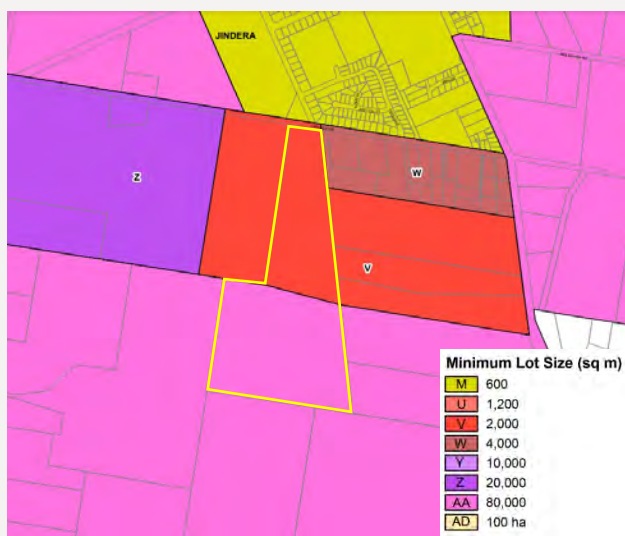


Figure 6 Existing Minimum Lot Size Map

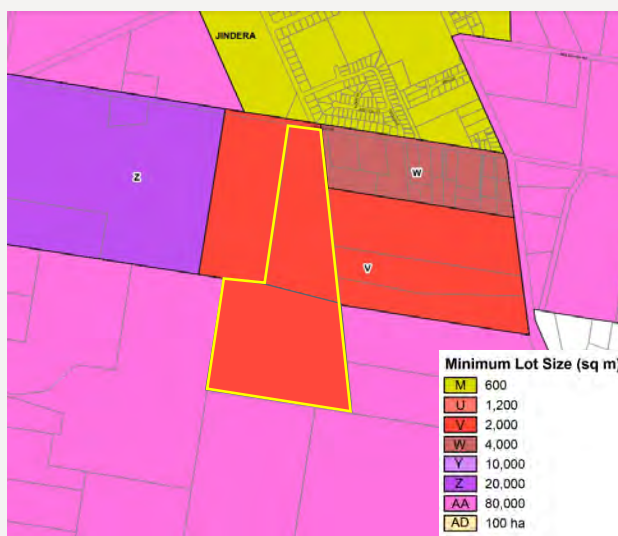


Figure 7 Proposed Minimum Lot Size Map

3.3. Justification

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, identifies the strategic planning context and outlines what the community benefit will be.

3.3.1 Section A - Need for the Planning Proposal

Is the planning proposal a result of an endorsed strategic planning statement, strategic study or report?

The Planning Proposal has been prepared consistent with the recommendations and actions contained within the Greater Hume Local Strategic Planning Statement and the Jindera Residential Land Use Strategy.

Further details regarding both of these strategic plans are provided below.

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.

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 Planning Proposal is consistent with the following relevant planning priorities outlined in **Table 2**.

Table 2 Consideration of Greater Hume Local Strategic Planning Statement

| Planning Priorities | Consistency |
|--|---|
| Planning Priority One – Housing and Land Supply | |
| <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> 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. <p><u>Actions:</u></p> <ol style="list-style-type: none"> Investigate and identify future opportunities to provided fully serviced large lot residential allotments and partially serviced rural residential allotment in Jindera – Short Term. For the RU4 zoning in Jindera and other townships investigate the feasibility of increasing the density within the RU4 zoning | <p>The Planning Proposal has been prepared in response to the recommendations of the draft Jindera Residential Land Use Strategy, which has identified this land for R2 Low Density Residential purposes.</p> <p>By rezoning this land from RU4 to residential, this will add additional residential land supply to Jindera, which is currently experiencing high demands for residential land and has a lack of larger lot residential properties.</p> <p>The subject land has very limited environmental constraints, can be readily serviced with infrastructure and will form an extension of the adjoining Heritage Park to the north resulting in a logical coordinated approach to land development.</p> <p>The development of this land for low density residential purposes, will also not adversely hinder the urban expansion of Jindera, which has been identified to the west.</p> |
| Planning Priority Three – Utility Infrastructure | |
| <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> Align residential and commercial growth with water and waste water capabilities.; <p><u>Actions:</u></p> <ol style="list-style-type: none"> Complete an Integrated Water Management Plan to ensure future water and sewer aligns with future growth. | <p>The subject land is centrally located and adjoins urban development immediately to the north, which has been developed for low density residential purposes.</p> <p>Therefore, the subject land can be readily serviced with all relevant infrastructure and services including water, sewerage, stormwater, roads,</p> |

| | |
|--|--|
| | <p>electricity, gas and telecommunications.</p> <p>It is also noted that Council in consultation with the NSW Public Works are currently preparing an Integrated Water Cycle Management Plan for Jindera, which will be informed by the recommendations of the Jindera Residential Land Use Strategy. As outlined above, this Strategy identifies the subject land for low density residential purposes.</p> |
|--|--|

Planning Priority Four – Agricultural Lands

| | |
|--|---|
| <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> • <i>Protect important agricultural lands in local planning controls.</i> • <i>To avoid agricultural land fragmentation and maintain the existing rural lands minimum lot size provisions in the Greater Hume Local Environmental Plan.</i> • <i>Manage land use conflict on agricultural land by:</i> <ul style="list-style-type: none"> ○ <i>In the case of nuisance complaints supporting pre-existing, lawfully operating agricultural land uses</i> ○ <i>Avoid locating incompatible land uses in and adjacent to agricultural production areas</i> ○ <i>Restrict the encroachment of incompatible land uses;</i> ○ <i>Ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector</i> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 2. <i>On review of the Greater Hume Local Environment Plan investigate the appropriateness of minimum lots sizes rural zones through undertaking a strategic analysis of agricultural land and practices</i> | <p>Whilst it is acknowledged that the subject land is zoned RU4 Primary Production, the subject land is not used for any productive agricultural activity, only the intermittent grazing of cattle.</p> <p>The subject land is already fragmented, small in size and is surrounded by urban development in all directions.</p> <p>For this reason, the draft Jindera Residential Land Use Strategy has recommended that the land be rezoned to R2 Low Density Residential in recognition of its limited agricultural value.</p> <p>The rezoning and development of this land for residential purposes will also not adversely affect any nearby or surrounding agricultural activities given that none exist.</p> |
|--|---|

Jindera Residential Land Use Strategy (Draft)

Greater Hume Council in conjunction with the NSW DPIE are currently in the process of finalising the *Jindera Residential Land Use Strategy*, which will guide the future growth and development of the Jindera Township for the next 20-30 years.

The preparation of this Strategy has been in response to Jindera's sustained and ongoing population growth, which has seen Jindera grow at an average annual rate of 4.46% since 2010. Based on current growth rates and population projections, Jindera is estimated to grow from 2,222 people in 2016 to 8,000 people by 2050.

As part of the preparation of the Strategy, a constraints and opportunities analysis was undertaken, as well as an assessment of existing residential supply and demand and infrastructure servicing capacities and constraints.

Residential demand since 2018 has seen an average of 35 new dwellings constructed in Jindera per annum in response to ongoing and sustained growth. This demand has occurred across all sectors of the residential land market. Of relevance to this Planning Proposal, demand for R2 zoned land accounts for approximately 26.5% of the total number of new dwellings constructed per annum, which equates to the construction of 11 new dwellings per annum.

It is noted however that the proportion of new home constructions occurring within the R2 zone is expected to increase in the coming years due to the recent release and large uptake (sales) of this form of residential product as part of the Heritage Park Estate located immediately to the north of the subject land. Specifically, Stage 1 of this estate was released in late 2020 with all 22 lots created within this initial stage now sold and pending development.

According to the draft Jindera Residential Land Use Strategy, Jindera has approximately 17.9 years' worth of R2 Low Density Residential zoned land.

To address this lack of residential land supply, the Strategy identifies a number of recommended land zoning and minimum lot size changes as outlined in **Figure 6** below.

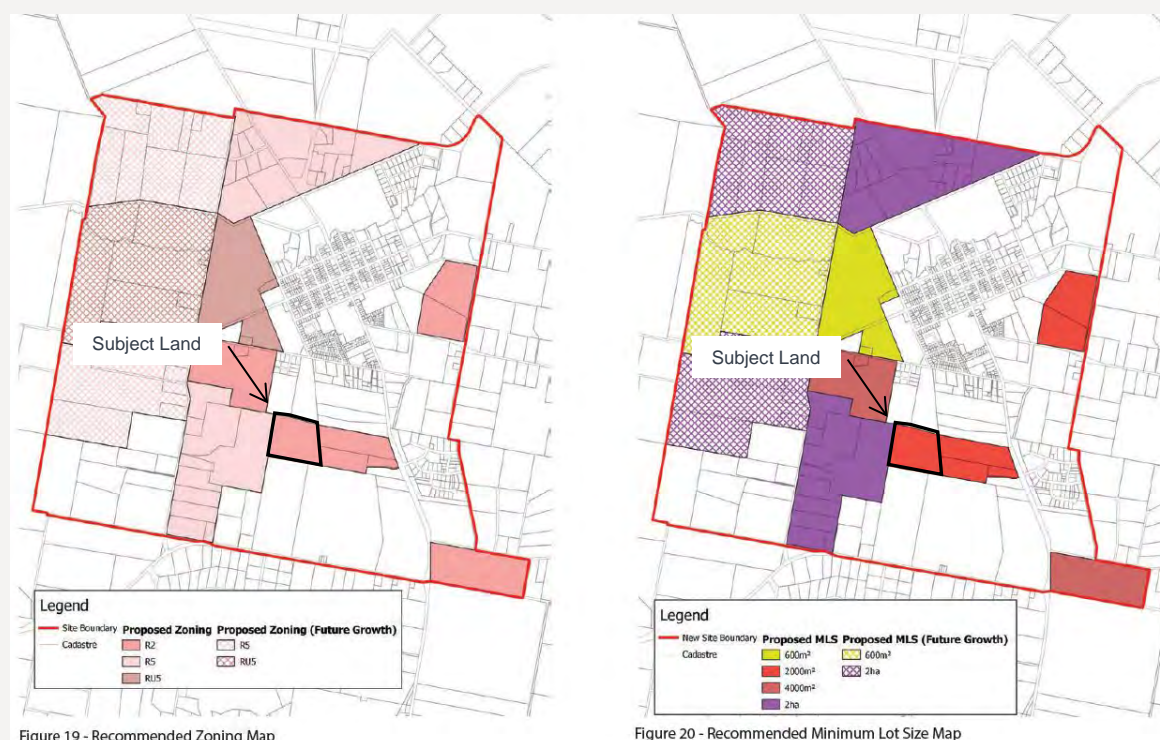


Figure 8 – Extract of the recommended Zoning and Minimum Lot Size Maps for Jindera indicating the subject land (Source: draft Jindera Residential Land Use Strategy, 2021)

As can be seen, the subject land is recommended to be rezoned R2 Low Density Residential with a corresponding 2,000m² minimum lot size. Section 5.2 of the draft Strategy outlines the following in relation to proposed candidate sites for rezoning to R2 Low Density Residential

“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 at the western end of Pioneer Drive to reflect the generally larger lot size pattern in this area and to provide a transition to R5 Large Lot Residential zoned land to the south and west.

Similarly, a 4,000m² minimum lot size is 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.

This equates to approximately 48 years’ worth of residential land supply based on current residential take-up rates.

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

The preparation of this Planning Proposal is consistent with the strategic aims and objectives of this draft Strategy.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered the best means of achieving the objectives or intended outcomes as it will allow for the subdivision of land in a manner that is compatible with the surrounding development and the recommendations of key Council strategic planning policies.

The objective and intended outcome aims to facilitate the development of the subject land for low density residential purposes consistent with the theme of adjoining land uses, particularly the establishing northern portion of the land.

The lot size map as applied to the subject land would prevent the creation of lots down to 2,000m² as it currently limits lots created by subdivision to 8 hectares. Consequently, the intended outcome can only be achieved by a Planning Proposal to change the minimum lot size for subdivision.

The current RU4 zone itself would not prevent the creation of 2,000m² lots if the minimum lot size was changed if the proposal was considered to still meet the objectives of the zone. However, the RU4 zone is a rural zone and would not be a suitable mechanism for encouraging new low density growth. The R2 zone is a residential zone that ensures consistency with the land to the north and is a more appropriate zone that reflects the development outcomes of the land. Hence whilst a change in zoning is not required to achieve the outcome, it is appropriate to do so.

Alternative options to a site-specific Planning Proposal include waiting for Council's next scheduled review of its LEP. This option is not preferred as Council has not identified a timeline for the preparation of an amendment to its LEP to implement the recommendations of the draft Jindera Residential Land Use Strategy. Furthermore, there is an identified lack of residential zoned land currently available, which the Planning Proposal seeks to address.

Therefore, the approval of a site-specific Planning Proposal is considered the best option as it will allow for the further development of the site consistent with the recommendations of the draft Jindera Residential Land Use Strategy.

4.3.2 Section B – Relationship to Strategic Planning Framework

Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The *Riverina Murray Regional Plan 2036* was adopted by the NSW government in 2017 and is the relevant regional strategy that provides the strategic planning framework to guide decision-making and development in the Riverina Murray region for the next 20 years.

The Minister's foreword to the document states that the Regional Plan "*encompasses a vision, goals and actions geared towards delivering greater prosperity in the years ahead for those who live, work and visit this important region.*"

The Regional Plan is underpinned by four (4) key goals including:

- Goal 1 – A connected and prosperous economy.
- Goal 2 – A diverse environment interconnected by biodiversity corridors.
- Goal 3 – Healthy and connected community.
- Goal 4 – Environmentally sustainable housing choices.

Each of these goals is supported by a number of different actions, which seek to achieve the objectives of the goal.

An assessment of the Planning Proposal against the relevant goals, directions and actions of the Regional Plan is undertaken in **Attachment B**.

In summary the Planning Proposal is consistent, or where applicable, justifiably inconsistent with relevant goals, directions and actions of the Regional Plan as detailed in **Attachment B**.

Will the planning proposal give effect to a Council's endorsed local strategic planning statement or another endorsed local strategy or strategic planning?

Consideration of the *Greater Hume Local Strategic Planning Statement* and *Jindera Residential Land Use Strategy* have been addressed in Section 4.3.1.1 of the Planning Proposal.

The *Greater Hume Community Strategic Plan 2017-2030* (CSP) is Council's local community strategic planning document. The CSP is based on four Strategic Directions and Themes:

- Theme 1 - Leadership and Communication.
- Theme 2 - Healthy Lifestyle.
- Theme 3 - Growth and Sustainability.
- Theme 4 - Good Infrastructure and facilities.

The subject Planning Proposal is consistent with the following outcomes and strategies under Theme 3 - Growth and Sustainability:

Our Outcome is that towns and villages in the shire are revitalised:

Strategy: Development a new Strategic Land Use Plan for the shire.

Measuring our progress:

- New Strategic Land Use Plan.

Strategy: Develop a new Resident Attraction Strategy for GHS and expand new residential estates.

Measuring our progress:

- Population growth.
- Increased number of new housing approvals.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

Attachment B provides an assessment of the Planning Proposal against all State Environmental Planning Policies (SEPP's). In summary, many of the SEPP's are not applicable and even less are applicable to the circumstances of the Planning Proposal.

Notwithstanding, an assessment has been provided in **Attachment C** outlining whether the Planning Proposal is consistent, or where applicable, justifiably inconsistent with relevant SEPP's.

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

Section 9.1 (formerly s. 117) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) provides for the Minister for Planning to give directions to Councils' regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of LEP's. A Planning Proposal needs to be consistent with the requirements of the Direction but in some instances can be inconsistent if justified using the criteria stipulated such as a Local Environmental Study or the proposal is of "minor significance".

An assessment of all s.9.1 Directions is undertaken in **Attachment D**. In summary, the Planning Proposal is either consistent, or justifiably inconsistent with the relevant Directions. Where there is an inconsistency, it has been justified utilising the provisions within each of the Directions.

4.3.3 Section C – Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal will not result in any disturbance of habitat areas or natural features of the area because it relates to the rezoning of a land that is devoid of natural habitat. The land to be rezoned has been subject to ongoing non-intensive agricultural activity for more than 100 years.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Consideration of other likely environmental effects resulting from the Planning Proposal have been considered and are addressed below.

There are few environmental effects anticipated as a result of the Planning Proposal.

Biodiversity

There is a small cluster of remnant vegetation around an existing small dam on the eastern side of the subject land (see Figure 2). It is intended for this area to be retained in a public reserve as part of the subject land's future development. On adjoining land to the south is a more significant and area of remnant vegetation but this will be unaffected.

This vegetation is mapped for 'biodiversity' on the Terrestrial Biodiversity Map in GHLEP (see Figure 7) and incorrectly includes part of the subject land along the southern boundary. This vegetation will assist in providing a buffer to the brickworks some 1,000 metres to the south in Hueske Road.

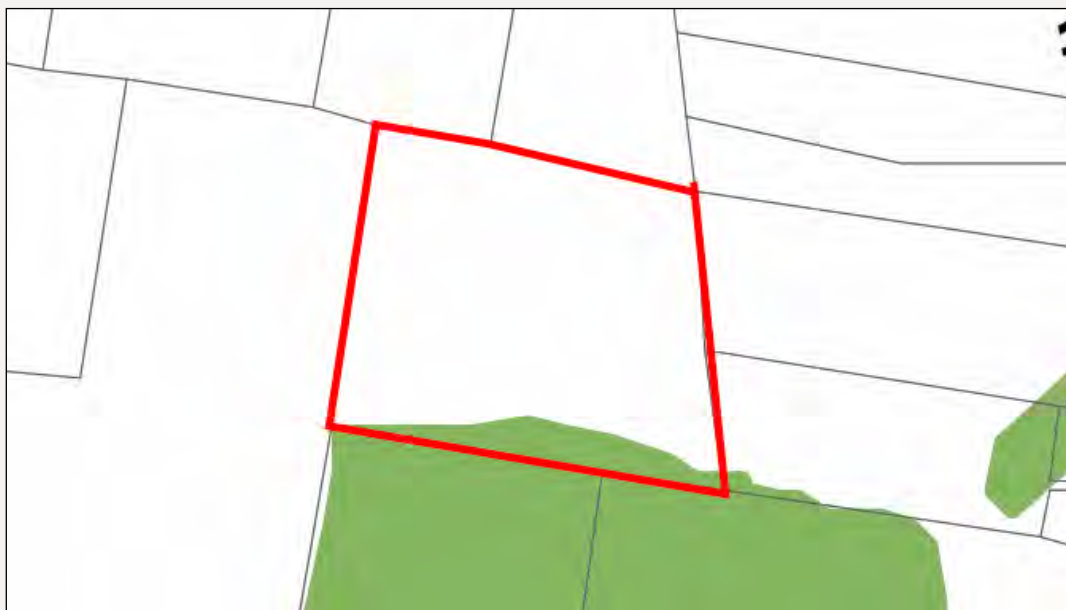


Figure 9 – Extent of land mapped for biodiversity (Source: GHLEP)

Natural Hazards

The subject land is not identified as bushfire prone on Council's bushfire prone land map. The subject land is also not known to be contaminated given previous land activities conducted on-site (broadacre grazing)(see response to SEPP 55 for further details).

A portion of the subject land is however subject to inundation in a major flood event (see Figure 8). With the exception of an existing dam in the south west corner, in a 1 in 100 year ARI event the depth of flooding will be less than 300mm placing it within the hydraulic category of 'flood fringe' and the hazard category of 'low'. These flooding characteristics are of a minor nature and consequently can be addressed in the civil design of the subdivision (including retention and storage) to ensure there are no detrimental impacts from flooding.



Figure 10 – Extent of flooding on the subject land in a 1:100 year ARI (Source: Jindera Flood Study)

Heritage

The land is not identified as an item of environmental heritage within schedule 5 of the heritage map of the LEP. Similarly, the subject land has been disturbed from previous agricultural activities and does not contain any landscape features such as permanent waterways, ridgelines, caves or sand dunes that would indicate the presence of items of Aboriginal Cultural Heritage significance.

Has the planning proposal adequately addressed any social and economic effects?

There will be a positive social and economic effect for the Jindera community from the Planning Proposal through additional choice of residential environments. The new residents will increase support for both community and commercial interests in the town.

4.3.4 Section D – State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The subject land adjoins urban zoned land that is currently being developed for low density residential purposes.

Therefore, the subject land has readily available access to reticulated infrastructure and services including water, sewerage, stormwater drainage, road access, telecommunications, electricity and gas (Figure 9).

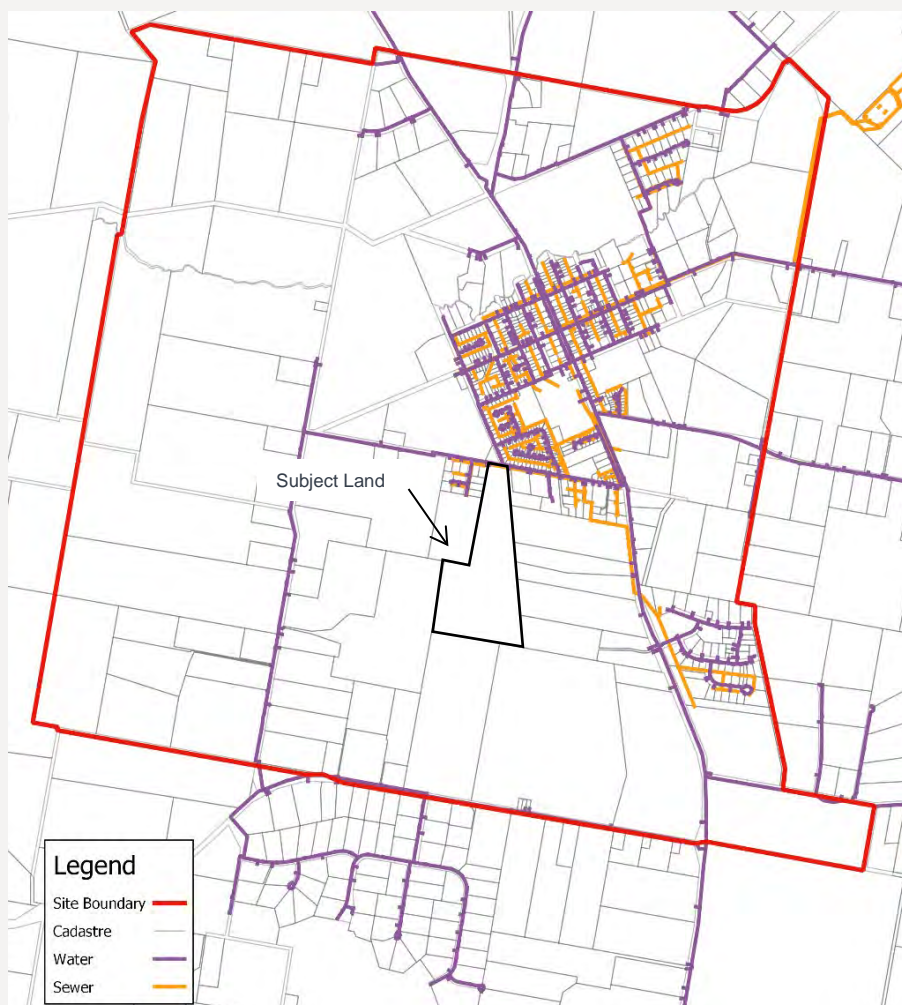


Figure 11 – Infrastructure servicing plan (Source: draft Jindera Residential Land Use Strategy, 2021)

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

No consultation has been carried out at this stage with any State and/or Commonwealth Public Authorities in relation to the subject Planning Proposal. Having regard for the circumstances of the subject land and nature of the Planning Proposal, no public authority consultation has been undertaken.

Notwithstanding, any consultation requirements with relevant public authorities and service providers will occur in accordance with the conditions of the Gateway Determination.

See Section 4.5 of this proposal for further details regarding community consultation.

3.4. Mapping

The Planning Proposal seeks to amend the following maps of the LEP as follows:

- Change the Land Zoning Map LZN 002C as it relates to part Lot 6 in DP 240938 from RU4 - Primary Production Small Lots to R2 Low Density Residential.
- Change the Lot Size Map LSZ 002C as it relates to part Lot 6 in DP 240938 from a minimum lot size of 8 hectares to a minimum lot size of 2,000m².

An extract of the existing and proposed Land Zoning and Minimum Lot Size Maps are contained within Figures 4-7.

The draft LEP maps and associated Map Cover Sheet will be prepared in accordance with the NSW Department of Planning & Environment's: *Standard Technical Requirements for Spatial Datasets and Maps* (Version 2.0, August 2017).

3.5. Community Consultation

The Planning Proposal will be exhibited in accordance with the requirements of Part 1, Division 1, Clause 4 of Schedule 1 of the EP&A Act, the NSW Department of Planning and Environment's: *A Guide to Preparing Local Environmental Plans* and any conditions of the Gateway Determination (to be issued).

The Planning Proposal is not considered to be a 'low impact proposal' for the purposes of public exhibition and will therefore need to be publicly exhibited for a minimum period of 28 days.

Written notification of the community consultation will be provided in a local newspaper and on Councils' website. In addition to this, any affected landowner/s adjoining the subject land will be notified in writing, as well as any Public Authorities, Government Agencies and other key stakeholders as determined by the Gateway Determination.

The future consultation process is expected to include:

- written notification to landowners adjoining the subject land.
- public notices to be provided in local media, including in a local newspaper and on Councils' website.
- static displays of the Planning Proposal and supporting material in Council public buildings; and
- electronic copies of all documentation being made available to the community free of charge (preferably via downloads from Council's website).

The written notice will contain:

- a brief description of the intended outcomes of the Planning Proposal.
- an indication of the land which is affected by the proposal.
- information on where and when the Planning Proposal can be inspected.
- the name and address of Council for the receipt of submissions.
- the closing date for submissions; and
- confirmation whether the Minister has chosen to delegate Plan Making powers to Council.

During the public exhibition period the following documents will be placed on public exhibition:

- the Planning Proposal.
- the Gateway Determination.
- any technical information relied upon by the Planning Proposal.
- relevant council reports.

An electronic copy of all of the above information to be placed on public exhibition will be made available to the public free of charge.

At the conclusion of the public exhibition period Council staff will consider submissions made with respect to the Planning Proposal and will prepare a report to Council.

3.6. Project Timeline

The project timeline for the Planning Proposal is outlined in Table 3.

It is noted however, that there are many factors that can influence compliance with the timeframe including Council staffing resources, the cycle of Council meetings and submissions received, and issues raised. Consequently, the timeframe should be regarded as indicative only.

Table 3 Project Timeline (indicative)

| Project Milestone | Anticipated Timeframe |
|---|--|
| Lodgement Lodge Planning Proposal with council and make any necessary adjustments or changes prior to council accepting the plan | 2 weeks for council to review and provide any comments regarding the submitted Planning Proposal and for the report to be updated. |
| Council Report (seeking Gateway Determination) Council planning officers to prepare a report to council seeking council endorsement of the Planning Proposal and referral to the NSW DPIE seeking the issuing of a Gateway Determination. | 2 weeks to prepare council report and include on council agenda. |
| Request Gateway Determination Council to request a Gateway Determination from the NSW Department of Planning to proceed to Planning Proposal to public exhibition (including any delegation of plan-making powers to council) | 2 weeks following Council resolution and request for a Gateway determination |

| | |
|---|--|
| Public Exhibition Undertake public exhibition of Planning Proposal in accordance with the conditions of the Gateway Determination. | 2 weeks to prepare and place a public notice in the paper and 4 weeks to publicly exhibit the Planning Proposal. |
| Consider Submissions & Finalise Document Council planning officers to consider, respond and report on submissions received and issues raised (if any) and where necessary, recommended relevant changes to the Planning Proposal. | 2 weeks to collate, consider and respond to submissions received (if any). |
| Council Report (consideration of submissions) Council planning officers to prepare a report to council post public exhibition that considers any submissions received. | 4 weeks to prepare council report and include on council agenda. |
| Submission to NSW DPIE/Parliamentary Counsel Forward Planning Proposal to NSW DPE/Parliamentary Counsel (if delegated) for finalisation following public exhibition. | 4 weeks |
| Notification Finalisation/gazettal of Planning Proposal | 2 weeks |

4. Conclusion

The Planning Proposal seeks to amend the *Greater Hume Local Environmental Plan 2012* by amending the Land Zoning Map as it applies to 151-159 Pioneer Drive, Jindera from RU4 Primary Production Small Lots to R2 Low Density Residential. The Planning Proposal also seeks to amend the Minimum Lot Size Map applicable to the land by reducing the minimum lot size from 8 hectares down to 2,000m².

The report has been prepared to address the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning, Infrastructure & Environment's guidelines titled: *A Guide to Preparing Local Environmental Plans* (August 2018) and *A Guide to Preparing Planning Proposals* (August 2018).

This Planning Proposal provides an analysis of the physical and strategic planning constraints and opportunities of the site and considers the relevant environmental, social and economic impacts of the proposal and its strategic merit.

The Planning Proposal has strategic merit and is in the public interest for the following reasons:

- The proposal is consistent with the strategic planning framework including State, Regional, District and local planning strategies for Greater Hume.
- The proposal is consistent with the recommendations of the recently exhibited *Jindera Residential Land Use Strategy* that identifies the site as R2 Low Density Residential with a 2,000m² minimum lot size.
- The resultant development of the land will not create any unacceptable environmental or social impacts.
- Development of this land as sought by this Planning Proposal can be fully integrated with residential development on the adjoining land to the north.
- There is clear evidence and demand for this form of residential product.
- The density of development is sustainable for the subject land.
- There will be a net benefit for the Jindera community.
- The subject land can be provided with all urban services.

Therefore, the proposed amendment to LEP is appropriate and well-considered and warrants the support of Council before proceeding to a Gateway Determination.

Attachment A: Concept Plan

Attachment B: Consistency with Riverina-Murray Regional Plan 2036

Table 4 Consistency with Riverina-Murray Regional Plan

| Goal, Direction & Action Title | Relevance to Planning Proposal | Consistency |
|---|--|--|
| Goal 1 – A connected and prosperous economy | | |
| Direction 1 – Protect the region’s diverse and productive agricultural land. | The subject land is within a rural zone, being the RU4 Primary Production Small Lots Zone. | The subject land is located within a large area zoned RU4 that is highly fragmented and has limited agricultural capability. Rezoning the land to R2 Low Density Residential will therefore not reduce the amount of productive agricultural land and is consistent with the recommendations of the draft Jindera Residential Land Use Strategy. |
| Direction 2 – Promote and grow the agribusiness sector. | Not applicable, as the proposal does not relate to agribusiness. | N/A |
| Direction 3 – Expand advanced and value-added manufacturing. | Not applicable, as the proposal does not relate to industry as value-added manufacturing. | N/A |
| Direction 4 – Promote business activities in industrial and commercial areas. | Not applicable, as the proposal does not relate to business activities. | N/A |
| Direction 5 – Support the growth of the health and aged care sectors. | Not applicable, as the proposal does not relate to the health and aged care sectors. | N/A |
| Direction 6 – Promote the expansion of education and training opportunities. | Not applicable, as the proposal does not relate to education or training. | N/A |
| Direction 7 – Promote tourism opportunities. | Not applicable, as the proposal does not relate to tourism. | N/A |

| | | |
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| Direction 8 – Enhance the economic self-determination of Aboriginal communities. | Not applicable, as the proposal does not relate to Aboriginal communities. | N/A |
| Direction 9 – Support the forestry industry. | Not applicable, as the proposal does not relate to forestry. | N/A |
| Direction 10 – Sustainably manage water resources for economic opportunities. | Not applicable as the proposal does not relate to water resources. | N/A |
| Direction 11 – Promote the diversification of energy supplies through renewable energy generation. | Not applicable as the proposal does not relate to energy supplies. | N/A |
| Direction 12 – Sustainably manage mineral resources. | Not applicable, as the subject land is not known to contain any significant mineral resources. | N/A |
| Goal 2 – A healthy environment with pristine waterways | | |
| Direction 13 – Manage and conserve water resources for the environment. | Not applicable, as the subject land is not known to contain any water resources. | N/A |
| Direction 14 – Manage land uses along key river corridors. | Not applicable as the subject land is not located within or near a river corridor. | N/A |

| | | |
|--|--|---|
| Direction 15 – Protect and manage the region’s many environmental assets. | The subject land contains a small stand of remnant vegetation. | Whilst the Planning Proposal seeks to rezone the subject land R2 Low Density Residential, the proposed concept plan contained in Attachment A seeks to retain the existing stand of trees in a public reserve and thus ensuring they are protected ongoing. |
| Direction 16 – Increase resilience to natural hazards and climate change. | A small part of the subject land is subject to minor flooding in a major rainfall event. | The extent and depth of flooding is very minor (see Figure 8) and rated as ‘flood fringe’ and ‘low flood hazard’ in the Jindera Flood Study, which will not preclude the further more intensive development of the land. |
| Goal 3 – Efficient transport and infrastructure networks | | |
| Direction 17 – Transform the region into the eastern seaboard’s freight and logistics hub. | Not relevant, as the proposal does not relate to industry or freight. | N/A |
| Direction 18 – Enhance road and rail freight links. | Not relevant, as the proposal does not relate to freight. | N/A |
| Direction 19 – Support and protect ongoing access to air travel. | Not relevant, as the proposal will not affect air travel. | N/A |
| Direction 20 – Identify and protect future transport corridors. | Not relevant to the subject proposal. | N/A |

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|---|---|--|
| Direction 21 – Align and protect utility infrastructure investment. | The proposal will result in vacant land being developed. | All urban infrastructure can be extended to the subject land and with capacity to accommodate the anticipated future residential development. |
| Goal 4 – Strong, connected and healthy communities | | |
| Direction 22 – Promote the growth of regional cities and local centres. | The proposal affects land within the Jindera township. | The Planning Proposal will support and promote the growth of Jindera by making available additional land for residential development. |
| Direction 23 – Build resilience in towns and villages. | The proposal affects land within the Jindera township. | By providing additional land for residential development, the population of Jindera will be increased, thereby building resilience. It is noted Jindera is fortunate in that unlike many smaller towns and villages, it is experiencing strong demand for residential development. |
| Direction 24 – Create a connected and competitive environment for cross-border communities. | Not relevant as Jindera is not a border town. | N/A |
| Direction 25 – Build housing capacity to meet demand. | The proposal is creating the opportunity for residential development. | The Planning Proposal supports this Direction because as a consequence, it will increase the supply of vacant residential lots in Jindera. Jindera has demonstrated an ongoing healthy demand for residential land in recent times and this is expected to continue. |

| | | |
|--|---|---|
| Direction 26 – Provide greater housing choice. | The proposal is creating the opportunity for residential development. | The subject land in question is located adjoining a developing low-density residential estate and as such will create choice in living environments within Jindera as new vacant lots in this location. |
| Direction 27 – Manage rural residential development. | Not applicable, as the proposal does not relate to rural residential development. | N/A |
| Direction 28 – Deliver healthy built environments and improved urban design. | The future development of the subject land is depicted in Figure 8. | The subdivision layout proposed is integrated with that adjoining to the north that will facilitate efficient movement through the estate to the facilities within Jindera. |
| Direction 29 – Protect the region's Aboriginal and historic heritage. | Not relevant as the lots are unlikely to feature items of Aboriginal cultural heritage. | N/A |

Attachment C: Consistency with State Environmental Planning Policies

Table 5 Consistency with State Environmental Planning Policies

| No. | Title | Applicable to Planning Proposal | Consistency |
|-----|-----------------------------------|---|---|
| 19 | Bushland in Urban Areas | Not applicable to the local government area of Greater Hume. | Not applicable |
| 21 | Caravan Parks | Applies to all land in the State. | The Planning Proposal does not conflict with the aims, development consent requirements, number of sites being used for long term or short term residents, permissibility of moveable dwellings where caravan parks or camping grounds are also permitted, and subdivision of caravan parks for lease purposes as provided in the SEPP. |
| 33 | Hazardous & Offensive Development | Not applicable as the existing and proposed activities on site do not constitute hazardous and offensive development. | Not applicable. |
| 36 | Manufactured Home Estate | Applies to all land in the State. | The Planning Proposal does not conflict with the aims, strategies, development consent, assessment and location provisions as provided for in the SEPP. |
| 47 | Moore Park Showground | Not applicable to the local government area of Greater Hume. | Not applicable. |
| 50 | Canal Estate Development | Applies to all land in the State. | The Planning Proposal does not conflict with the aims and canal estate development prohibitions as provided for in the SEPP. |

| | | | |
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| 55 | Remediation of Land | Applies to all land in the State. | As the Planning Proposal will create the opportunity for residential development, Clause 6 of this SEPP requires Council to consider whether the subject land is potentially contaminated. However as there is a high degree of confidence that none of the subject land has been used for an activity listed in Table 1 of the Contaminated Land Planning Guidelines, a preliminary investigation as potential contamination is not necessary. |
| 64 | Advertising & Signage | Applies to all land in the State. | The Planning Proposal does not conflict with the aims, development consent requirements and assessment criteria for advertising and signage as provided for in the SEPP. |
| 65 | Design Quality of Residential Apartment Development | Applies to all land in the State. | The Planning Proposal does not conflict with the aims, development consent, assessment, information and notification requirements as provided in the SEPP. |
| 70 | Affordable Housing (Revised Schemes) | Applies to all land in the State. | The Planning Proposal does not conflict with the aims or objectives as provided for in the SEPP. |
| | Aboriginal Land 2019 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| | Activation Precincts 2020 | Not applicable as the subject land is not located within an activation precinct. | Not applicable. |
| | Affordable Rental Housing 2009 | Applies to all land in the State. | The Planning Proposal does not conflict with the aims and functions of this SEPP. |

| | | |
|---|--|---|
| Building Sustainability Index (BASIX) 2004 | Applies to all land in the State. | The Planning Proposal does not conflict with the aims and development consent requirements relating to BASIX affected building(s) that seeks to reduce water consumption, greenhouse gas emissions and improve thermal performance as provided in the SEPP. |
| Coastal Management 2018 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| Concurrences and Consents 2018 | Applies to all land in the State. | The Planning Proposal does not conflict with the concurrence and consent requirements as provided for in the SEPP. |
| Educational Establishments & Child Care Facilities 2017 | Applies to all land in the State. | The Planning Proposal does not conflict with the aims, permissibility, development assessment requirements relating to educational establishments and childcare facilities as provided in the SEPP. Furthermore, the Planning Proposal does not seek to facilitate the use of the site as an educational establishment or childcare facility. |
| Exempt & Complying Development Codes 2008 | Applies to all land in the State. | The Planning Proposal does not conflict with the aims and functions of this SEPP with respect to exempt and complying development provisions. |
| Gosford City Centre 2018 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| Housing for Seniors & People with a Disability 2004 | Applies to all land in the State. | The Planning Proposal does not conflict with the aims, development consent, location, design, development standards, service, assessment, and information requirements as provided for in the SEPP. |

| | | |
|--|--|--|
| Infrastructure 2007 | Applies to all land in the State. | The Planning Proposal does not conflict with the aims, permissibility, development consent, assessment and consultation requirements, capacity to undertake additional uses, adjacent, exempt and complying development provisions as provided in the SEPP. |
| Koala Habitat Protection 2020 | Not applicable as the subject land is not contained in the RU1, RU2 or RU3 zones | Not applicable. |
| Koala Habitat Protection 2021 | Applies to the Greater Hume local government area. | Greater Hume is one of the Councils to which this SEPP applies. Whilst it is acknowledged that a Koala Plan of Management has not been prepared for the land in recognition of the history of the site, its current condition and lack of any koala sitings in the area. Notwithstanding, the proposed subdivision concept plan prepared for the land (Attachment A) seeks to remain a small patch of remnant vegetation within a public reserve for its ongoing protection. This is considered to achieve the general aims and objectives of this SEPP. |
| Kosciuszko National Park – Alpine Resorts 2007 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| Kurnell Peninsula 1989 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| Major Infrastructure Corridors 2020 | Not applicable to the local government area of Greater Hume. | Not applicable. |

| | | | |
|--|---|--|--|
| | Mining, Petroleum Production & Extractive Industries 2007 | Applies to all land in the State. | The Planning Proposal does not conflict with the aims, permissibility, development assessment requirements relating to mining, petroleum production and extractive industries as provided for in the SEPP. |
| | Penrith Lakes Scheme 1989 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| | Primary Production and Rural Development 2019 | Not applicable as the subject land is not state significant agricultural land and does not propose any artificial waterbodies. | Not applicable. |
| | Murray Regional Environmental Plan No 2 – Riverine Land | Not applicable to the local government area of Greater Hume. | Not applicable. |
| | State and Regional Development 2011 | Not applicable as the Planning Proposal is not for State significant development. | Not applicable. |
| | State Significant Precincts 2005 | Not applicable as the subject land is not within a State significant precinct. | Not applicable. |
| | Sydney Drinking Water Catchment 2011 | Not applicable to the local government area of Greater Hume. | Not applicable. |

| | | | |
|--|-------------------------------------|---|---|
| | Sydney Region Growth Centres 2006 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| | Three Ports 2013 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| | Urban Renewal 2010 | Not applicable as the subject land is not within a potential precinct. | Not applicable. |
| | Vegetation in Non-Rural Areas 2017 | Applies as the subject land is proposed to be zoned R2 Low Density Residential. | This SEPP is relevant as the proposed R2 zone is a zone to which it applies. However, the future development of the land in accordance with the proposed concept plan will not require the removal of any trees (see Attachment A). The existing stand of trees will be contained in a public open space reserve. |
| | Western Sydney Aerotropolis 2020 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| | Western Sydney Employment Area 2009 | Not applicable to the local government area of Greater Hume. | Not applicable. |
| | Western Sydney Parklands 2009 | Not applicable to the local government area of Greater Hume. | Not applicable. |

Attachment D: Consistency with Section 9.1 Ministerial Directions

Table 6 Consistency with Ministerial Directions

| No. | Title | Applicable to Planning Proposal | Consistency |
|------------------------------------|--|--|---|
| 1. Employment and Resources | | | |
| 1.1 | Business and Industrial Zones | Not applicable as the subject land is not zoned business or industrial. | Not applicable. |
| 1.2 | Rural Zones | Yes, as the subject land is rurally zoned. | <p>The proposal is inconsistent with the Direction because it advocates a change from a rural zone to a residential zone.</p> <p>However, the Direction allows for a proposal to be inconsistent in the circumstances set out in clause (5). In this instance the inconsistency is justified because the proposal is in accordance with the Greater Hume Local Strategic Planning Statement, draft Jindera Residential Land Use Strategy and the Riverina-Murray Regional Plan 2036 prepared by the Department of Planning (see Attachment B) and in particular Goal 4 – Strong, connected and healthy communities.</p> <p>Furthermore, the proposed amendment to land zoning and minimum lot size is considered minor given the low productive agricultural value of the land.</p> |
| 1.3 | Mining, Petroleum Production and Extractive Industries | Not applicable as the Planning Proposal does not impact on mining, petroleum or extractive industries. | Not applicable. |
| 1.4 | Oyster Aquaculture | Not applicable as the subject land is not within a Priority Oyster Aquaculture Area. | Not applicable. |

| | | | |
|-----|-------------|---|--|
| 1.5 | Rural Lands | Yes, as the Planning Proposal affects land within an existing rural zone. | <p>The Direction requires that the planning proposal must:</p> <ul style="list-style-type: none"> a) <i>be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement</i> b) <i>consider the significance of agriculture and primary production to the State and rural communities</i> c) <i>identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources</i> d) <i>consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions</i> e) <i>promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities</i> f) <i>support farmers in exercising their right to farm</i> g) <i>prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses</i> h) <i>consider State significant agricultural land identified in State Environmental Planning Policy (Primary Production and Rural Development) 2019 for the purpose of ensuring the ongoing viability of this land</i> i) <i>consider the social, economic and environmental interests of the community.</i> <p>The planning proposal can be considered to satisfy these requirements for the following reasons:</p> |
|-----|-------------|---|--|

| | | | |
|--|--|--|--|
| | | | <ul style="list-style-type: none"> a) it is consistent with the Riverina-Murray Regional Plan 2036 prepared by the Department of Planning (see Attachment B) and particularly Goal 4 – Strong, connected and healthy communities; b) the subject land has been within the RU4 zone and part of a highly fragmented rural environment that contributes little to primary production and rural economy; c) the subject land is cleared of vegetation with the exception of one stand of remnant trees that are proposed to be retained in a public reserve; d) other than very minor flooding, the land has no physical constraints; e) as RU4 zoned land there is little opportunity for agricultural innovation and investment given the small size of the property and surrounding urban development; f) the subject land is not part of a commercial farming operation (that would require protection); g) the RU4 and adjoining R2 zoned land is already highly fragmented with a high density residential development (in a rural context). Therefore, further fragmentation of this land for R2 purposes is unlikely to create land use conflicts; h) the subject land is not identified as State significant; and i) there will be a net benefit to the Jindera community through an increase in population. <p>Having regard for the above, the proposal is considered to be justifiably inconsistent with this Direction.</p> |
|--|--|--|--|

| 2. Environment and Heritage | | | |
|-----------------------------|--|---|---|
| 2.1 | Environment Protection Zones | Yes, as this Direction applies to all Planning Proposals. | The Planning Proposal is consistent with this Direction because it does not involve land identified as environmentally sensitive and does not seek to reduce the environmental protection standards that apply to the land. |
| 2.2 | Coastal Management | Not applicable as the subject land is not within a coastal zone. | Not applicable. |
| 2.3 | Heritage Conservation | Yes, as this Direction applies to all Planning Proposals. | The Planning Proposal is consistent with this Direction because it does not seek to vary the existing provisions in the GHLEP at clause 5.10 that already facilitate the conservation of “items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance” or Aboriginal objects. |
| 2.4 | Recreation Vehicle Areas | Yes, as this Direction applies to all Planning Proposals. | The Planning Proposal is consistent with this direction because it does not advocate the designation of the subject land as a recreation vehicle area pursuant to an order in force under section 11 (1) of the <i>Recreation Vehicles Act 1983</i> . |
| 2.5 | Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs. | Not applicable to the Greater Hume Local Government Area. | Not applicable. |
| 2.6 | Remediation of Contaminated Land | Not applicable, as the subject land is not identified as an investigation area under the Contaminated Land Management Act 1997, nor has it been used for a purpose referred to in Table 1 of the contaminated land planning guidelines. | Not applicable |

| 3. Housing, Infrastructure and Urban Development | | | |
|--|--|---|--|
| 3.1 | Residential Zones | Yes, as the Planning Proposal seeks to rezone land for residential purposes. | The Planning Proposal is consistent with this Direction because it will provide the opportunity for a greater choice and supply of housing in Jindera and make use of existing urban infrastructure. In addition, the LEP already contains a provision (clause 6.7) requiring development to be adequately serviced. |
| 3.2 | Caravan Parks & Manufactured Home Estates | Yes, as this Direction applies to all Planning Proposals. | The Planning Proposal is consistent with this Direction because it does not reduce the opportunities for caravan parks and manufactured homes estates on the subject land (both the RU4 and R2 zones permit caravan parks). |
| 3.3 | Home Occupations | Yes, as this Direction applies to all Planning Proposals. | The Planning Proposal is consistent with this Direction as it does not seek to change any provisions regarding home occupations. |
| 3.4 | Integrating Land Use and Transport | Yes, as the planning proposal seeks to rezone land for residential purposes. | The Planning Proposal will facilitate residential development at an urban scale within Jindera. Recreational facilities are available in close proximity. Having regard for these circumstances, the Planning Proposal is considered consistent with this Direction. |
| 3.5 | Development Near Licensed Aerodromes and Defence Airfields | Not applicable, as the subject land is not in the vicinity of a licensed aerodrome. | Not applicable. |
| 3.6 | Shooting Ranges | Not applicable, as the subject land is not located in the vicinity of a shooting range. | Not applicable. |
| 3.7 | Reduction in non-hosted short term rental accommodation period | Not applicable to the Greater Hume Local Government Area. | Not applicable. |

| 4. Hazard and Risk | | | |
|----------------------|---------------------------------------|--|--|
| 4.1 | Acid Sulphate Soils | Not applicable, as the subject land is not identified as containing acid sulphate soils. | Not applicable. |
| 4.2 | Mine Subsidence & Unstable Land | Not applicable, as the subject land is not within a Mine Subsistence District. | Not applicable. |
| 4.3 | Flood Prone Land | Yes, as the Planning Proposal will alter a zone within a flood planning area. | <p>The Planning Proposal is inconsistent with the Direction because it proposes a change in zoning from rural to residential for land that is flood prone.</p> <p>The inconsistency with the Direction is justified on the basis that the proposal is of minor significance (see Figure 8). This is because most of the land is flood free and the minor flood characteristics of the small portion that is flood prone (flood depth, hydraulics and hazard categories) can be easily accommodated in a civil design for future low density residential subdivision and development.</p> |
| 4.4 | Planning for Bushfire Protection | Not applicable as the subject land is not mapped as bushfire prone. | Not applicable. |
| 5. Regional Planning | | | |
| 5.1 | Implementation of Regional Strategies | Revoked 17 October 2017. | Not applicable. |

| | | | |
|-----|--|---|-----------------|
| 5.2 | Sydney Drinking Water Catchment | Not applicable, as the land is not located within the Sydney Drinking Water Catchment. | Not applicable. |
| 5.3 | Farmland of State & Regional Significance on the NSW Far North Coast | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 5.4 | Commercial and Retail Development along the Pacific Highway, North Coast | Not applicable, as the subject land is not located within proximity to the Pacific Highway. | Not applicable. |
| 5.5 | Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) | Revoked 18 June 2010. | Not applicable. |
| 5.6 | Sydney to Canberra Corridor | Revoked 10 July 2008. | Not applicable. |
| 5.7 | Central Coast | Revoked 10 July 2008. | Not applicable. |
| 5.8 | Second Sydney Airport: Badgerys Creek | Revoked 20 August 2018. | Not applicable. |

| | | | |
|-----------------------------|---|---|--|
| 5.9 | North West Rail Link Corridor Strategy | Not applicable, does not apply to the Bega Valley Shire Local Government Area. | Not applicable. |
| 5.10 | Implementation of Regional Plans | Yes, as this Direction applies to all Planning Proposals that apply to land where a Regional Plan has been prepared. | The Planning Proposal is generally consistent with the goals, directions and actions as contained within the <i>Riverina-Murray Regional Plan 2036</i> for the reasons outlined in Attachment B. A full response in relation to this Regional Plan has been provided in Attachment B. |
| 5.11 | Development of Aboriginal Land Council Land | Not applicable, as the subject land is not identified on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019 | Not applicable. |
| 6. Local Plan Making | | | |
| 6.1 | Approval and Referral Requirements | Yes, as this Direction applies to all Planning Proposals. | The Planning Proposal is consistent with this direction because it does not propose any referral or concurrence requirements or nominate any development as 'designated development'. |
| 6.2 | Reserving Land for Public Purposes | Yes, as this Direction applies to all Planning Proposals. | The Planning Proposal is consistent with this Direction because it does not remove or propose any land for public purposes. |
| 6.3 | Site Specific Provisions | Not applicable as the proposal does not propose any site-specific provisions. | Not applicable. |

| 7. Metropolitan Planning | | | |
|--------------------------|---|---|-----------------|
| 7.1 | Implementation of A Plan for Growing Sydney | Not applicable as the subject land is not within one of the local government areas nominated in this Direction. | Not applicable. |
| 7.2 | Implementation of Greater Macarthur Land Release Investigation | Revoked 28 November 2019. | Not applicable. |
| 7.3 | Parramatta Road Corridor Urban Transformation Strategy | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 7.4 | Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 7.5 | Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 7.6 | Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |

| | | | |
|------|---|---|-----------------|
| 7.7 | Implementation of Glenfield to Macarthur Urban Renewal Corridor | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 7.8 | Implementation of Western Sydney Aerotropolis Plan | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 7.9 | Implementation of Bayside West Precincts 2036 Plan | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 7.10 | Implementation of Planning Principles for the Cooks Cove Precinct | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 7.11 | Implementation of St Leonards and Crows Nest 2036 Plan | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 7.12 | Implementation of Greater Macarthur 2040 | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |
| 7.13 | Implementation of the Pymont Peninsula Place Strategy | Not applicable, does not apply to the Greater Hume Local Government Area. | Not applicable. |

1037 Urana Road, Jindera

JULY 2021

Planning Proposal – Amendment to Greater Hume Local Environmental Plan 2012
Amendment to Land Zoning Map and Minimum Lot Size Map

Prepared for

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Project Number 21127

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1. Introduction

1.1. Overview

The Planning Proposal has been prepared by Habitat Planning on behalf of David & Helene Walker in support of an amendment to the *Greater Hume Local Environmental Plan 2012* (GHLEP 2012). Specifically, the Planning Proposal seeks to amend the Land Zoning Map and Lot Size Map as it applies to 1037 Urana Road, Jindera (Lot 2 DP 240938) by

- Rezoning the land from 'RU4 – Primary Production Small Lots' to 'R2 – Low Density Residential'
- Amending the existing lots size from 8000m² to 2000m².

This report has been prepared to address the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning, Industry and Environment's guidelines titled:

- *A Guide to Preparing Local Environmental Plans* (December 2018); and
- *A Guide to Preparing Planning Proposals* (December 2018)

This report will demonstrate that the proposed amendment to the GHLEP 2012 is consistent with the intent and objectives of the planning frameworks and strategic plans and policies. Consequently, this will provide both Council and the NSW Department of Planning, Industry and Environment (DPIE) with the confidence to endorse the proposed amendment as sought by this Planning Proposal.

1.2. Scope and Format of Planning Proposal

The Planning Proposal details the merits of the proposed change to the GHLEP 2012 and has been structured in the following manner:

- Section 1.0 provides an introduction to the Planning Proposal;
- Section 2.0 provides a description of the site, its context and existing development, including identification of the land to which the changes are proposed;
- Section 3.0 identified the planning framework applicable to the site and considers the Planning Proposal against the relevant strategic plans and policies;
- Section 4.0 contains the Planning Proposal, prepared in accordance with the matters to be considered in the Department of Planning's document titled *A Guide to Preparing Planning Proposals*; and
- Section 5.0 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination to amend GHLEP 2012.

1.3. Supporting Plans and Documentation

The Planning Proposal has been prepared with input from a number of technical and design documents which have been prepared to accompany the application. These documents are included as attachments to this report and are identified in **Table 1**.

Table 1: Attachments to Planning Proposal

| Document Name | Prepared by |
|--|------------------|
| Consistency with State Environmental Planning Policies | Habitat Planning |

| | |
|---|------------------|
| Consistency with Section 9.1 Ministerial Directions | Habitat Planning |
| Consistency with Riverina Murray Regional Plan 2036 | Habitat Planning |

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2. Site & Context Description

2.1. Site Context and Locality

The subject land to which this Planning Proposal relates is described as Lot 2 DP240938 and addressed as 1037 Urana Road, Jindera 2642.

The subject site is located within a semi-rural area located south of the Jindera town centre. The location is shown at **Figure 1** below.

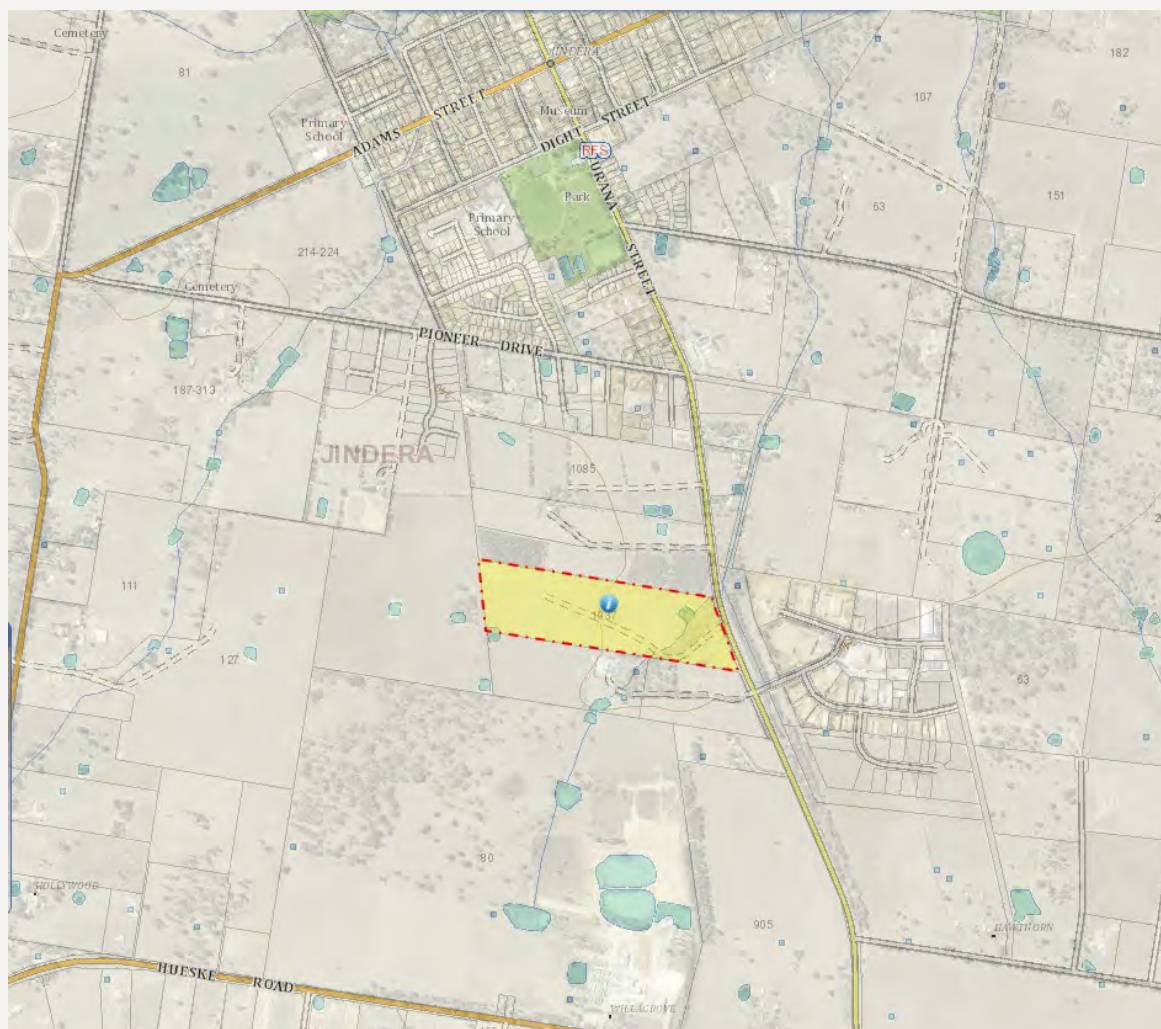


Figure 1: Context Map (Source: SixMaps)

2.2. Site Description

The subject land is located on the western side of Urana Road, Jindera within a primary production small lot zone to the south of Jindera's town centre. The property is generally rectangular in shape and is identified as one lot.

The land is improved with one dwelling and contains moderately dense vegetation to the east of the subject site. The site is generally flat to the east, and gently undulating to the west and contains no significant landforms.

An aerial image of the property is provided in **Figure 2**.



Figure 2: Site Map (Source: NearMap)

2.3. Surrounding Development and Built Form

The subject site is located within a semi-rural area on the fringe of Jindera that has seen a dramatic change over the past 5-10 years.

To the north west of the site several subdivisions have resulted in construction and establishment of a 'general residential' zone that has lots of approximately 2000sqm and known as 'Heritage Park'. This residential area will also eventually extend to the south and will link into the subject site on the western boundary. The houses in this area have been developed and constructed over the past 2-3 years. The land to the north of the site contains large lot residential development and a tree plantation which is heavily vegetated. It is noted that the sites to the north are zoned for low density residential development and will eventually provide additional housing supply to join this divide between the urban and rural-residential area environs.

The land to the south and south east contains larger lot rural style lots and Hueske Road Brickworks. To the immediate east is the Jindera Industrial precinct, which is buffered by heavy road side vegetation.

3. Planning Proposal

This section of the report addresses the Department of Planning's document titled *A Guide to Preparing Planning Proposals* and Section 3.33 of the EP&A Act. This section provides:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification;
- Mapping
- Community consultation; and
- Project timeline.

3.1. Objectives or Intended Outcomes

This part of the planning proposal responds to Section 3.33(2)(a) of the *Environmental Planning & Assessment Act 1979* which requires a statement of the objectives or intended outcomes of the proposed instrument.

The objective of this Planning Proposal is to amend the Greater Hume Local Environmental 2012 to enable the rezoning of the lot to be used for urban residential development, consistent with the draft Jindera Land Use Strategy.

It is intended to take advantage of available urban services and enable new low density residential development within a portion of land that is integrated into the growth of the low density precinct of Jindera.

A key outcome of the amendment is to add to the supply of residential land in Jindera and provide additional choice in location and living environments for future residents. It is intended that the development of the subject land will provide for the strong demand for residential lots in Jindera. The lots will allow for Jindera to build on its reputation as having a strong family orientated community and offer a point of difference to Albury-Wodonga in terms of a residential environment.

3.2. Explanation of Provisions

This part of the planning proposal responds to Section 3.33(2)(b) of the *Environmental Planning & Assessment Act 1979* which requires an explanation of the provisions that are to be included in the proposed instrument.

The Planning Proposal seeks to:

- Amend *Greater Hume Local Environmental Plan – Land Zoning Map* (LZN_002C) to rezone the land from 'RU4 – Primary Production Small Lots' to 'R2 – Low Density Residential'.
- Amend *Greater Hume Local Environmental Plan – Lot Size Map* (LSZ_002C) to reduce the minimum lot size from 8000m² to 2000m².

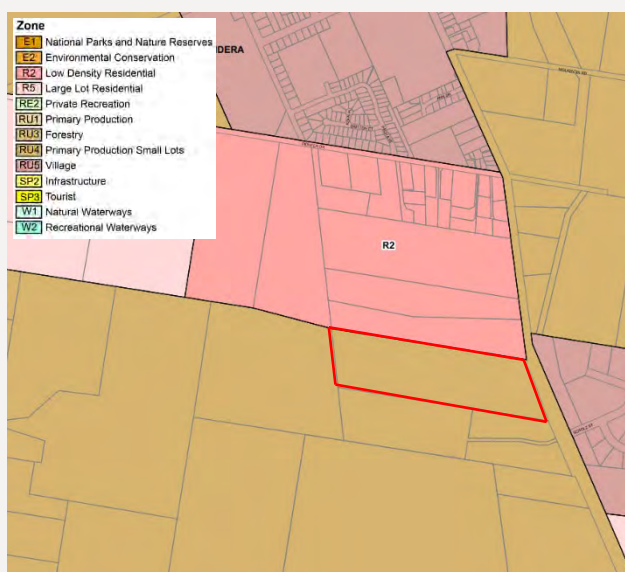


Figure 3: Existing Land Zoning Map

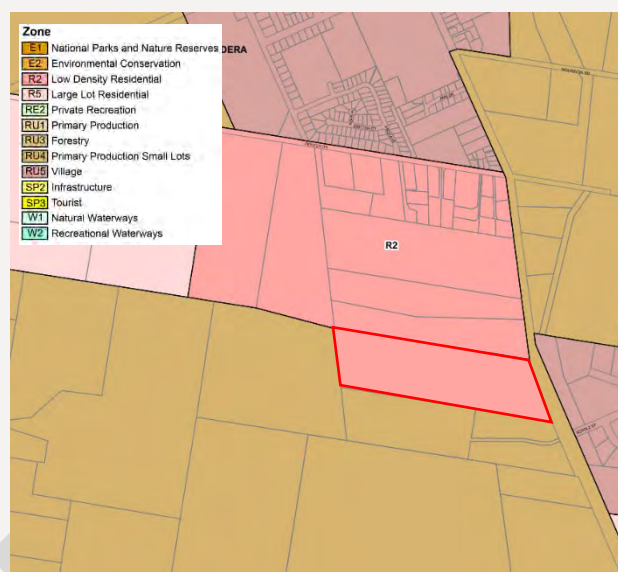


Figure 4: Proposed Land Zoning Map

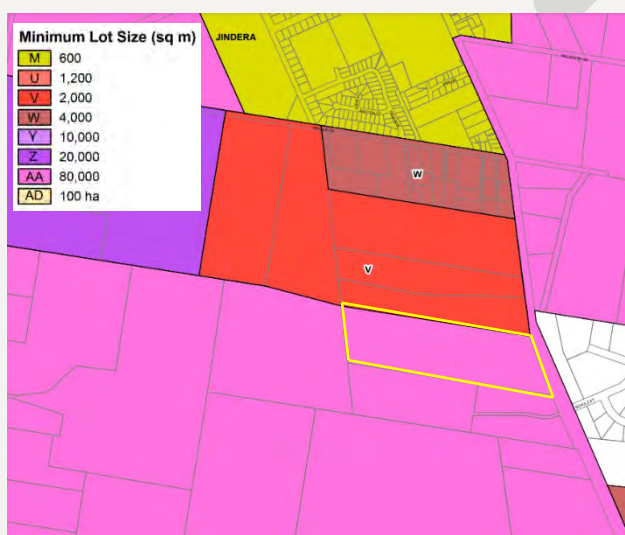


Figure 5: Existing Minimum Lot Size Map

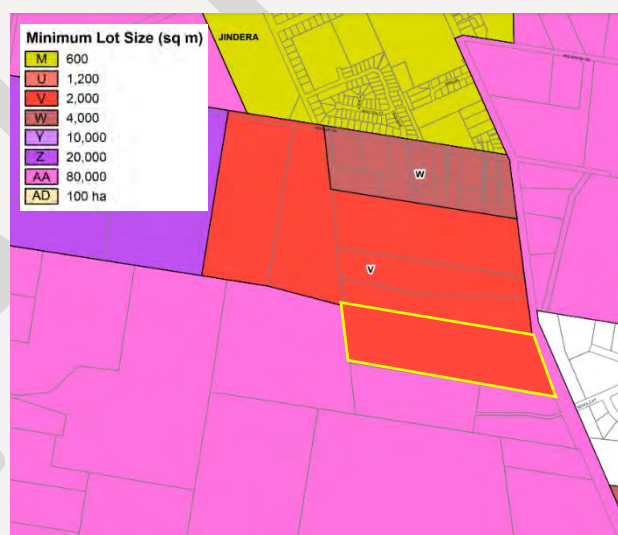


Figure 6: Proposed Minimum Lot Size Map

3.3. Justification

This part of the planning proposal responds to Section 3.33(2)(c) of the *Environmental Planning & Assessment Act 1979* which requires the justification for the objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will give effect to the local strategic planning statement of the council of the area and will comply with relevant directions under section 9.1).

3.3.1. Section A – Need for a Planning Proposal

3.3.1.1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal has been prepared consistent with the recommendations and actions contained within the Greater Hume Local Strategic Planning Statement and the Jindera Residential Land Use Strategy.

Further details regarding both of these strategic plans are provided below.

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.

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 Planning Proposal is consistent with the following relevant planning priorities outlined in **Table 2**.

Table 2: LSPS Planning Priorities

| Planning Priorities | Consistency |
|---|---|
| Planning Priority One – Housing and Land Supply | |
| <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> • 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; | <p>The Planning Proposal has been prepared in response to the recommendations of the draft Jindera Residential Land Use Strategy, which has identified this land for R2 Low Density Residential purposes.</p> <p>By rezoning this land from RU4 to residential, this will add additional residential land supply to Jindera, which is currently experiencing high demands for residential land and has a lack of larger lot residential properties.</p> <p>The subject land has very limited environmental constraints, can be readily serviced with infrastructure and will form an extension of the adjoining Heritage Park to the west</p> |

| | |
|--|---|
| <ul style="list-style-type: none"> Create new neighbourhoods that are environmentally sustainable, socially inclusive, easy to get to, healthy and safe. <p><u>Actions:</u></p> <ol style="list-style-type: none"> Investigate and identify future opportunities to provide fully serviced large lot residential allotments and partially serviced rural residential allotment in Jindera – Short Term. For the RU4 zoning in Jindera and other townships investigate the feasibility of increasing the density within the RU4 zoning | <p>resulting in a logical coordinated approach to land development.</p> <p>The development of this land for low density residential purposes, will also not adversely hinder the urban expansion of Jindera, which has been identified to the west.</p> |
|--|---|

Planning Priority Three – Utility Infrastructure

| | |
|--|--|
| <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> Align residential and commercial growth with water and waste water capabilities.; <p><u>Actions:</u></p> <ol style="list-style-type: none"> Complete an Integrated Water Management Plan to ensure future water and sewer aligns with future growth. | <p>The subject land is centrally located and adjoins urban development immediately to the north, which has been developed for low density residential purposes.</p> <p>Therefore, the subject land can be readily serviced with all relevant infrastructure and services including water, sewerage, stormwater, roads, electricity, gas and telecommunications.</p> <p>It is also noted that Council in consultation with the NSW Public Works are currently preparing an Integrated Water Cycle Management Plan for Jindera, which will be informed by the recommendations of the Jindera Residential Land Use Strategy. As outlined above, this Strategy identifies the subject land for low density residential purposes.</p> |
|--|--|

Planning Priority Four – Agricultural Lands

| | |
|---|---|
| <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> Protect important agricultural lands in local planning controls. To avoid agricultural land fragmentation and maintain the existing rural lands minimum lot size provisions in the Greater Hume Local Environmental Plan. Manage land use conflict on agricultural land by: <ul style="list-style-type: none"> In the case of nuisance complaints supporting pre-existing, lawfully operating agricultural land uses | <p>Whilst it is acknowledged that the subject land is zoned RU4 Primary Production, the subject land is not used for any productive agricultural activity, only the intermittent grazing of cattle.</p> <p>The subject land is already fragmented, small in size and is surrounded by urban development in all directions.</p> <p>For this reason, the draft Jindera Residential Land Use Strategy has recommended that the land be</p> |
|---|---|

| | |
|--|--|
| <ul style="list-style-type: none"> ○ <i>Avoid locating incompatible land uses in and adjacent to agricultural production areas</i> ○ <i>Restrict the encroachment of incompatible land uses;</i> ○ <i>Ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector</i> <p><u>Actions:</u></p> <p>2. <i>On review of the Greater Hume Local Environment Plan investigate the appropriateness of minimum lots sizes rural zones through undertaking a strategic analysis of agricultural land and practices</i></p> | <p>rezoned to R2 Low Density Residential in recognition of its limited agricultural value.</p> <p>The rezoning and development of this land for residential purposes will also not adversely affect any nearby or surrounding agricultural activities given that none exist.</p> |
|--|--|

Jindera Residential Land Use Strategy (Draft)

Greater Hume Council in conjunction with the NSW DPIE are currently in the process of finalising the *Jindera Residential Land Use Strategy*, which will guide the future growth and development of the Jindera Township for the next 20-30 years.

The preparation of this Strategy has been in response to Jindera's sustained and ongoing population growth, which has seen Jindera grow at an average annual rate of 4.46% since 2010. Based on current growth rates and population projections, Jindera is estimated to grow from 2,222 people in 2016 to 8,000 people by 2050.

As part of the preparation of the Strategy, a constraints and opportunities analysis was undertaken, as well as an assessment of existing residential supply and demand and infrastructure servicing capacities and constraints.

Residential demand since 2018 has seen an average of 35 new dwellings constructed in Jindera per annum in response to ongoing and sustained growth. This demand has occurred across all sectors of the residential land market. Of relevance to this Planning Proposal, demand for R2 zoned land accounts for approximately 26.5% of the total number of new dwellings constructed per annum, which equates to the construction of 11 new dwellings per annum.

It is noted however that the proportion of new home constructions occurring within the R2 zone is expected to increase in the coming years due to the recent release and large uptake (sales) of this form of residential product as part of the Heritage Park Estate located immediately to the north of the subject land. Specifically, Stage 1 of this estate was released in late 2020 with all 22 lots created within this initial stage now sold and pending development.

According to the draft Jindera Residential Land Use Strategy, Jindera has approximately 17.9 years' worth of R2 Low Density Residential zoned land.

To address this lack of residential land supply, the Strategy identifies a number of recommended land zoning and minimum lot size changes as outlined in **Figure 6** below.

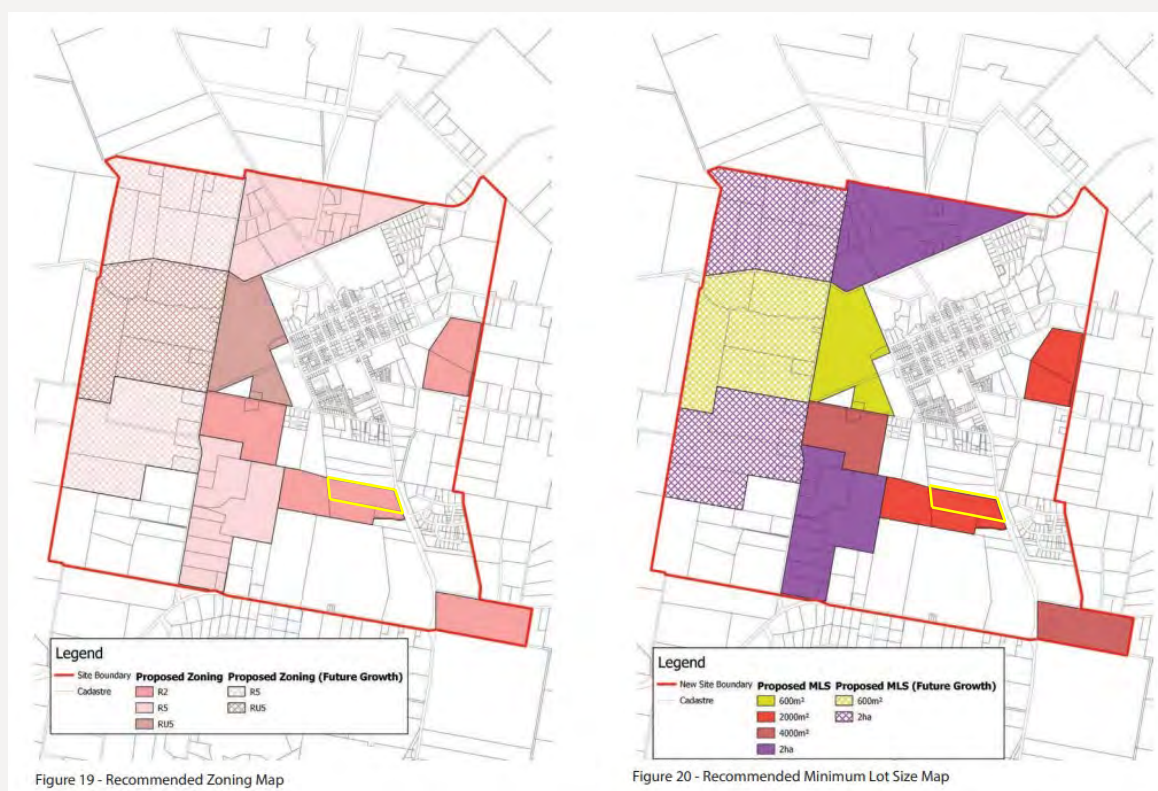


Figure 7: Extract of the recommended Zoning and Minimum Lot Size Maps for Jindera indicating the subject land (Source: draft Jindera Residential Land Use Strategy, 2021)

As can be seen, the subject land is recommended to be rezoned R2 Low Density Residential with a corresponding 2,000m² minimum lot size. Section 5.2 of the draft Strategy outlines the following in relation to proposed candidate sites for rezoning to R2 Low Density Residential

“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 at the western end of Pioneer Drive to reflect the generally larger lot size pattern in this area and to provide a transition to R5 Large Lot Residential zoned land to the south and west.

Similarly, a 4,000m² minimum lot size is 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.

This equates to approximately 48 years’ worth of residential land supply based on current residential take-up rates.

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

The preparation of this Planning Proposal is consistent with the strategic aims and objectives of this draft Strategy.

3.3.1.2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered the best means of achieving the objectives or intended outcomes as it will allow for the subdivision of land in a manner that is compatible with the surrounding development and the recommendations of key Council strategic planning policies.

The objective and intended outcome aims to facilitate the development of the subject land for low density residential purposes consistent with the theme of adjoining land uses, particularly the establishing northern portion of the land.

The lot size map as applied to the subject land would prevent the creation of lots down to 2,000m² as it currently limits lots created by subdivision to 8 hectares. Consequently, the intended outcome can only be achieved by a Planning Proposal to change the minimum lot size for subdivision.

The current RU4 zone itself would not prevent the creation of 2,000m² lots if the minimum lot size was changed if the proposal was considered to still meet the objectives of the zone. However, the RU4 zone is a rural zone and would not be a suitable mechanism for encouraging new low density growth. The R2 zone is a residential zone that ensures consistency with the land to the north and is a more appropriate zone that reflects the development outcomes of the land. Hence whilst a change in zoning is not required to achieve the outcome, it is appropriate to do so.

Alternative options to a site-specific Planning Proposal include waiting for Council's next scheduled review of its LEP. This option is not preferred as Council has not identified a timeline for the preparation of an amendment to its LEP to implement the recommendations of the draft Jindera Residential Land Use Strategy. Furthermore, there is an identified lack of residential zoned land currently available, which the Planning Proposal seeks to address.

Therefore, the approval of a site-specific Planning Proposal is considered the best option as it will allow for the further development of the site consistent with the recommendations of the draft Jindera Residential Land Use Strategy.

3.3.2. Section B – Relationship to Strategic Planning Framework

3.3.2.1. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Riverina Murray Regional Plan 2036

The *Riverina Murray Regional Plan 2036* (Regional Plan) was adopted by the NSW Government in 2017 and is the relevant regional strategy that provides the strategic planning framework to guide decision-making and development in the Riverina & Murray regions for the next 15 years.

The Minister's foreword to the document states that the Regional Plan will help support "More housing and a greater choice in housing throughout the Riverina Murray will give communities greater flexibility to accommodate an ageing population and seasonal workers."

The Regional Plan is underpinned by four (4) key goals including:

- Goal 1 – A connected and prosperous economy.
- Goal 2 – A diverse environment interconnected by biodiversity corridors.
- Goal 3 – Healthy and connected community.
- Goal 4 – Environmentally sustainable housing choices.

Each of these goals is supported by a number of different actions, which seek to achieve the objectives of the goal.

An assessment of the Planning Proposal against the relevant goals, directions and actions of the Regional Plan is undertaken in **Attachment A**.

In summary the Planning Proposal is consistent, or where applicable, justifiably inconsistent with relevant goals, directions and actions of Regional Plan as detailed in **Attachment A**.

3.3.2.2. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Consideration of the *Greater Hume Local Strategic Planning Statement* and *Jindera Residential Land Use Strategy* have been addressed in Section 4.3.1.1 of the Planning Proposal.

The *Greater Hume Community Strategic Plan 2017-2030* (CSP) is Council's local community strategic planning document. The CSP is based on four Strategic Directions and Themes:

- Theme 1 - Leadership and Communication.
- Theme 2 - Healthy Lifestyle.
- Theme 3 - Growth and Sustainability.
- Theme 4 - Good Infrastructure and facilities.

The subject Planning Proposal is consistent with the following outcomes and strategies under Theme 3 - Growth and Sustainability:

Our Outcome is that towns and villages in the shire are revitalised:

Strategy: Development a new Strategic Land Use Plan for the shire.

Measuring our progress:

- New Strategic Land Use Plan.

Strategy: Develop a new Resident Attraction Strategy for GHS and expand new residential estates.

Measuring our progress:

- Population growth.

- Increased number of new housing approvals.

3.3.2.3. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Attachment B provides an assessment of the Planning Proposal against all State Environmental Planning Policies (SEPP's). In summary, many of the SEPP's are not applicable to the Greater Hume Local Government Area and even less are applicable to the circumstances of the Planning Proposal.

Notwithstanding, an assessment has been provided in **Attachment B** outlining whether the Planning Proposal is consistent, or where applicable, justifiably inconsistent with relevant SEPP's.

3.3.2.4. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Section 9.1 (formerly s. 117) of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides for the Minister for Planning to give directions to Councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of LEP's. A Planning Proposal needs to be consistent with the requirements of the Direction but in some instances can be inconsistent if justified using the criteria stipulated such as a Local Environmental Study or the proposal is of "minor significance".

An assessment of all s.9.1 Directions is undertaken in **Attachment C**. In summary, the Planning Proposal is either consistent, or justifiably inconsistent with the relevant Directions. Where there is an inconsistency, it has been justified utilising the provisions within each of the Directions.

3.3.3. Section C – Environmental, social and economic impact

3.3.3.1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site contains a large number of trees and remnant vegetation. The site is not identified on the Biodiversity Values Map and the subject land is not classified as a Matter of National Environmental Significance under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Any future subdivision of the property is expected to retain the vegetation that traverses the eastern portion of the site as public open space or reserve.

3.3.3.2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Consideration has also been provided to other likely environmental effects as a result of the Planning Proposal.

There are few environmental effects anticipated as a result of the Planning Proposal.

Biodiversity

There is a small cluster of remnant vegetation around an existing creek that traverses the eastern portion of the property. This vegetation is mapped for 'biodiversity' on the Terrestrial Biodiversity Map in GHLEP (see Figure 7). This vegetation will assist in providing a buffer to the Urana Road to the east of the subject site. Due to the location of the vegetation and the amenity value it provides it would be retained as part of any future subdivision due to its location and value. It is noted that if trees were required to be removed as a result of any future subdivision any relevant assessment will be made against the requirements of the *Biodiversity Conservation Act*.



Figure 9 – Extent of land mapped for biodiversity (Source: GHLEP)

Natural Hazards

The subject land is not identified as bushfire prone on Council's bushfire prone land map. The subject land is also not known to be contaminated given previous land activities conducted on-site (broadacre grazing)(see response to SEPP 55 for further details).

A portion of the subject land is however subject to inundation in a major flood event (see **Figure 8**). With the exception of an existing dam in the north east corner, in a 1 in 100 year ARI event the depth of flooding will be less than 0.50m – 1.0m placing it within the hydraulic category of 'flood fringe' and the hazard category of 'low'. Although the mapping does identify some areas of the property as 'high hazard' these areas are within the existing dam and creek bed and not where residential development would occur. These flooding characteristics are of a minor nature and consequently can be addressed in the civil design of the subdivision (including retention and storage) to ensure there are no detrimental impacts from flooding.

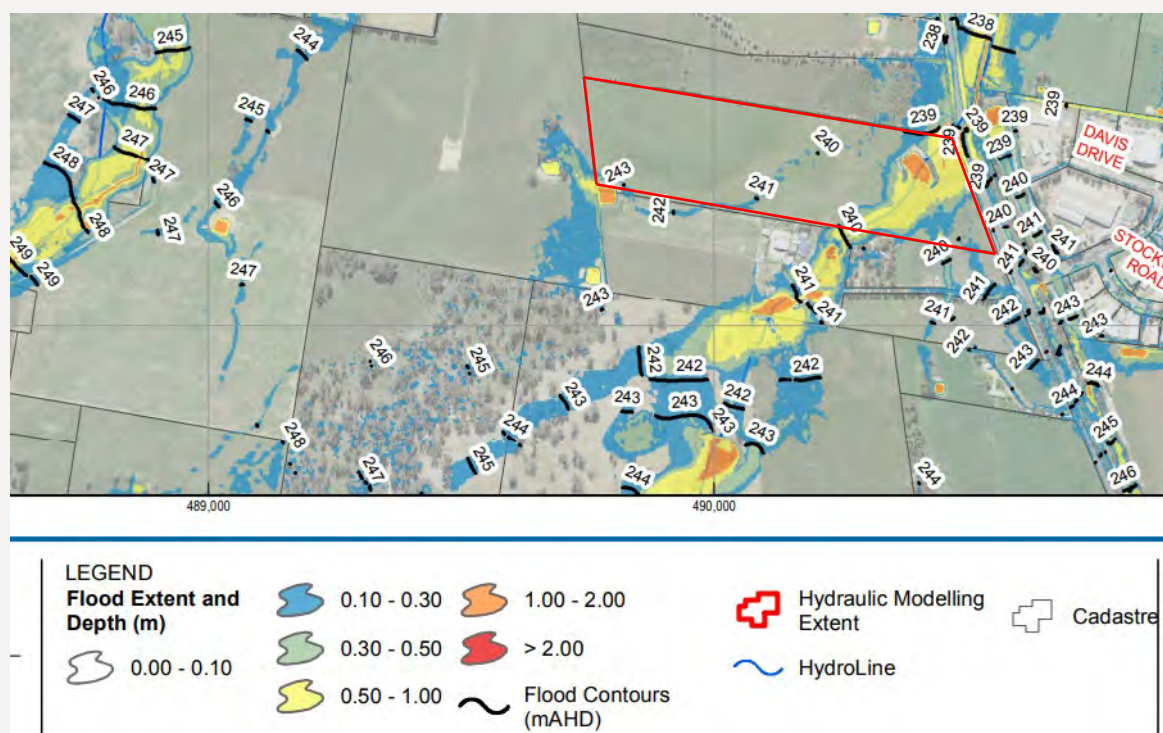


Figure 8: Extent of flooding on the subject land in a 1:100 year ARI (Source: Jindera Flood Study)

Heritage

The land is not identified as an item of environmental heritage within schedule 5 of the heritage map of the LEP. Similarly, the subject land has been disturbed from previous agricultural activities and does not contain any landscape features such as permanent waterways, ridgelines, caves or sand dunes that would indicate the presence of items of Aboriginal Cultural Heritage significance.

3.3.3.3. Has the planning proposal adequately addressed any social and economic effects?

There will be a positive social and economic effect for the Jindera community from the Planning Proposal through additional choice of residential environments. The new residents will increase support for both community and commercial interests in the town.

3.3.4. Section D – State and Commonwealth interests

3.3.4.1. Is there adequate public infrastructure for the planning proposal?

The subject land adjoins urban zoned land that is currently being developed for low density residential purposes.

Therefore, the subject land has readily available access to reticulated infrastructure and services including water, sewerage, stormwater drainage, road access, telecommunications, electricity and gas (Figure 9).

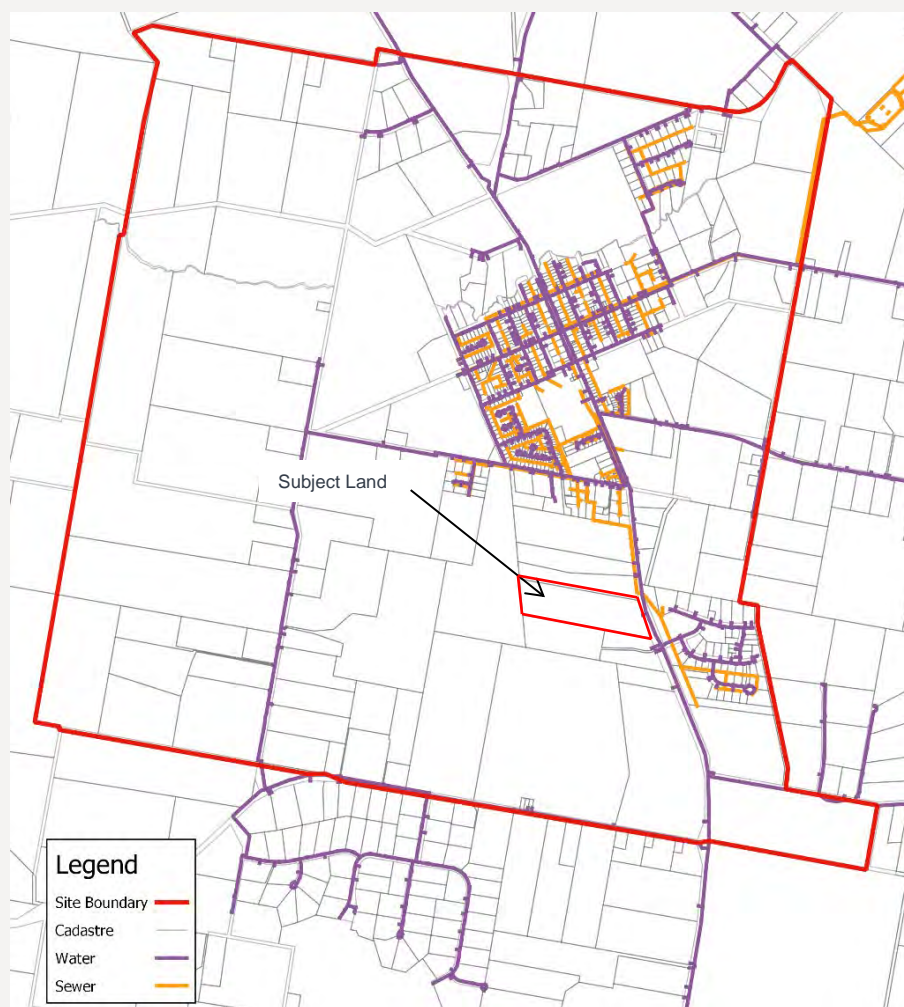


Figure 9 – Infrastructure servicing plan (Source: draft Jindera Residential Land Use Strategy, 2021)

3.3.4.2. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

No consultation has been carried out at this stage with any State and/or Commonwealth Public Authorities in relation to the subject Planning Proposal. Having regard for the circumstances of the subject land and nature of the Planning Proposal, no public authority consultation has been undertaken.

Notwithstanding, any consultation requirements with relevant public authorities and service providers will occur in accordance with the conditions of the Gateway Determination.

See Section 4.5 of this proposal for further details regarding community consultation.

3.4. Mapping

This part of the planning proposal responds to Section 3.33(2)(d) of the *Environmental Planning & Assessment Act 1979* which requires that if maps are to be adopted by the proposed instrument, such as maps for proposed land use zones; heritage areas; flood prone land—a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument be provided.

The Planning Proposal seeks to amend the following maps of the LEP as follows:

- Change the Land Zoning Map LZN 002C as it relates to part Lot 2 in DP 240938 from RU4 - Primary Production Small Lots to R2 Low Density Residential.
- Change the Lot Size Map LSZ 002C as it relates to part Lot 2 in DP 240938 from a minimum lot size of 8 hectares to a minimum lot size of 2,000m².

An extract of the existing and proposed Land Zoning and Minimum Lot Size Maps are contained within Figures 3-6.

The draft LEP maps and associated Map Cover Sheet will be prepared in accordance with the NSW Department of Planning & Environment's: *Standard Technical Requirements for Spatial Datasets and Maps* (Version 2.0, August 2017).

3.5. Community Consultation

This part of the planning proposal responds to Section 3.33(2)(e) of the *Environmental Planning & Assessment Act 1979* which requires the details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

The Planning Proposal will be exhibited in accordance with the requirements of Part 1, Division 1, Clause 4 of Schedule 1 of the EP&A Act, the NSW Department of Planning and Environment's: *A Guide to Preparing Local Environmental Plans* and any conditions of the Gateway Determination (to be issued).

The Planning Proposal is not considered to be a 'low impact proposal' for the purposes of public exhibition and will therefore need to be publicly exhibited for a minimum period of 28 days.

Written notification of the community consultation will be provided in a local newspaper and on Councils' website. In addition to this, any affected landowner/s adjoining the subject land will be notified in writing, as well as any Public Authorities, Government Agencies and other key stakeholders as determined by the Gateway Determination.

The future consultation process is expected to include:

- written notification to landowners adjoining the subject land;
- public notices to be provided in local media, including in a local newspaper and on Councils' website;
- static displays of the Planning Proposal and supporting material in Council public buildings; and
- electronic copies of all documentation being made available to the community free of charge (preferably via downloads from Council's website).

The written notice will contain:

- a brief description of the intended outcomes of the Planning Proposal;
- an indication of the land which is affected by the proposal;
- information on where and when the Planning Proposal can be inspected;
- the name and address of Council for the receipt of submissions;
- the closing date for submissions; and

- confirmation whether the Minister has chosen to delegate Plan Making powers to Council.

During the public exhibition period the following documents will be placed on public exhibition:

- the Planning Proposal;
- the Gateway Determination;
- any technical information relied upon by the Planning Proposal;
- relevant council reports.

An electronic copy of all of the above information to be placed on public exhibition will be made available to the public free of charge.

At the conclusion of the public exhibition period Council staff will consider submissions made with respect to the Planning Proposal and will prepare a report to Council.

3.6. Project Timeline

The project timeline for the Planning Proposal is outlined in **Table 3**.

It is noted however, that there are many factors that can influence compliance with the timeframe including Council staffing resources, the cycle of Council meetings and submissions received, and issues raised. Consequently, the timeframe should be regarded as indicative only.

Table 3: Project Timeline (indicative)

| Project Milestone | Anticipated Timeframe |
|---|--|
| Lodgement Lodge Planning Proposal with council and make any necessary adjustments or changes prior to council accepting the plan | 2 weeks for council to review and provide any comments regarding the submitted Planning Proposal and for the report to be updated. |
| Council Report (seeking Gateway Determination) Council planning officers to prepare a report to council seeking council endorsement of the Planning Proposal and referral to the NSW DPIE seeking the issuing of a Gateway Determination. | 2 weeks to prepare council report and include on council agenda. |
| Request Gateway Determination Council to request a Gateway Determination from the NSW Department of Planning to proceed to Planning Proposal to public exhibition (including any delegation of plan-making powers to council) | 2 weeks following Council resolution and request for a Gateway determination |
| Public Exhibition Undertake public exhibition of Planning Proposal in accordance with the conditions of the Gateway Determination. | 2 weeks to prepare and place a public notice in the paper and 4 weeks to publicly exhibit the Planning Proposal. |

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| <p>Consider Submissions & Finalise Document</p> <p>Council planning officers to consider, respond and report on submissions received and issues raised (if any) and where necessary, recommended relevant changes to the Planning Proposal.</p> | <p>2 weeks to collate, consider and respond to submissions received (if any).</p> |
| <p>Council Report (consideration of submissions)</p> <p>Council planning officers to prepare a report to council post public exhibition that considers any submissions received.</p> | <p>4 weeks to prepare council report and include on council agenda.</p> |
| <p>Submission to NSW DPIE/Parliamentary Counsel</p> <p>Forward Planning Proposal to NSW DPE/Parliamentary Counsel (if delegated) for finalisation following public exhibition.</p> | <p>4 weeks</p> |
| <p>Notification</p> <p>Finalisation/gazettal of Planning Proposal</p> | <p>2 weeks</p> |

4. Conclusion

The Planning Proposal seeks to amend the *Greater Hume Local Environmental Plan 2012* by amending the Land Zoning Map as it applies to 1037 Urana Road, Jindera from RU4 Primary Production Small Lots to R2 Low Density Residential. The Planning Proposal also seeks to amend the Minimum Lot Size Map applicable to the land by reducing the minimum lot size from 8 hectares down to 2,000m².

The report has been prepared to address the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning, Infrastructure & Environment's guidelines titled: *A Guide to Preparing Local Environmental Plans* (August 2018) and *A Guide to Preparing Planning Proposals* (August 2018).

This Planning Proposal provides an analysis of the physical and strategic planning constraints and opportunities of the site and considers the relevant environmental, social and economic impacts of the proposal and its strategic merit.

The Planning Proposal has strategic merit and is in the public interest for the following reasons:

- The proposal is consistent with the strategic planning framework including State, Regional, District and local planning strategies for Greater Hume.
- The proposal is consistent with the recommendations of the recently exhibited *Jindera Residential Land Use Strategy* that identifies the site as R2 Low Density Residential with a 2,000m² minimum lot size.
- The resultant development of the land will not create any unacceptable environmental or social impacts.
- Development of this land as sought by this Planning Proposal can be fully integrated with residential development on the adjoining land to the north.
- There is clear evidence and demand for this form of residential product.
- The density of development is sustainable for the subject land.
- There will be a net benefit for the Jindera community.
- The subject land can be provided with all urban services.

Therefore, the proposed amendment to LEP is appropriate and well-considered and warrants the support of Council before proceeding to a Gateway Determination.

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Appendix A: Consistency with Riverina Murray Regional Plan 2036

Table 4: Consistency with Riverina Murray Regional Plan 2036

| Goal, Direction & Action Title | Relevance to Planning Proposal | Consistency |
|--|--|--|
| Goal 1 – A connected and prosperous economy | | |
| Direction 1 – Protect the region’s diverse and productive agricultural land. | The subject land is within a rural zone, being the RU4 Primary Production Small Lots Zone. | The subject land is located within a large area zoned RU4 that is highly fragmented and has limited agricultural capability. Rezoning the land to R2 Low Density Residential will therefore not reduce the amount of productive agricultural land and is consistent with the recommendations of the draft Jindera Residential Land Use Strategy. |
| Direction 2 – Promote and grow the agribusiness sector. | Not applicable, as the proposal does not relate to agribusiness. | N/A |
| Direction 3 – Expand advanced and value-added manufacturing. | Not applicable, as the proposal does not relate to industry as value-added manufacturing. | N/A |
| Direction 4 – Promote business activities in industrial and commercial areas. | Not applicable, as the proposal does not relate to business activities. | N/A |
| Direction 5 – Support the growth of the health and aged care sectors. | Not applicable, as the proposal does not relate to the health and aged care sectors. | N/A |
| Direction 6 – Promote the expansion of education and training opportunities. | Not applicable, as the proposal does not relate to education or training. | N/A |
| Direction 7 – Promote tourism opportunities. | Not applicable, as the proposal does not relate to tourism. | N/A |
| Direction 8 – Enhance the economic self-determination of Aboriginal communities. | Not applicable, as the proposal does not relate to Aboriginal communities. | N/A |

| | | |
|--|--|---|
| Direction 9 – Support the forestry industry. | Not applicable, as the proposal does not relate to forestry. | N/A |
| Direction 10 – Sustainably manage water resources for economic opportunities. | Not applicable as the proposal does not relate to water resources. | N/A |
| Direction 11 – Promote the diversification of energy supplies through renewable energy generation. | Not applicable as the proposal does not relate to energy supplies. | N/A |
| Direction 12 – Sustainably manage mineral resources. | Not applicable, as the subject land is not known to contain any significant mineral resources. | N/A |
| Goal 2 – A healthy environment with pristine waterways | | |
| Direction 13 – Manage and conserve water resources for the environment. | Not applicable, as the subject land is not known to contain any water resources. | N/A |
| Direction 14 – Manage land uses along key river corridors. | Not applicable as the subject land is not located within or near a river corridor. | N/A |
| Direction 15 – Protect and manage the region's many environmental assets. | The subject land contains a small stand of remnant vegetation. | Whilst the Planning Proposal seeks to rezone the subject land R2 Low Density Residential, the proposed concept plan contained in Attachment A seeks to retain the existing stand of trees in a public reserve and thus ensuring they are protected ongoing. |

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| Direction 16 – Increase resilience to natural hazards and climate change. | A small part of the subject land is subject to minor flooding in a major rainfall event. | The extent and depth of flooding is very minor (see Figure 8) and rated as 'flood fringe' and 'low flood hazard' in the Jindera Flood Study, which will not preclude the further more intensive development of the land. |
| Goal 3 – Efficient transport and infrastructure networks | | |
| Direction 17 – Transform the region into the eastern seaboard's freight and logistics hub. | Not relevant, as the proposal does not relate to industry or freight. | N/A |
| Direction 18 – Enhance road and rail freight links. | Not relevant, as the proposal does not relate to freight. | N/A |
| Direction 19 – Support and protect ongoing access to air travel. | Not relevant, as the proposal will not affect air travel. | N/A |
| Direction 20 – Identify and protect future transport corridors. | Not relevant to the subject proposal. | N/A |
| Direction 21 – Align and protect utility infrastructure investment. | The proposal will result in vacant land being developed. | All urban infrastructure can be extended to the subject land and with capacity to accommodate the anticipated future residential development. |
| Goal 4 – Strong, connected and healthy communities | | |

| | | |
|---|---|--|
| Direction 22 – Promote the growth of regional cities and local centres. | The proposal affects land within the Jindera township. | The Planning Proposal will support and promote the growth of Jindera by making available additional land for residential development. |
| Direction 23 – Build resilience in towns and villages. | The proposal affects land within the Jindera township. | By providing additional land for residential development, the population of Jindera will be increased, thereby building resilience. It is noted Jindera is fortunate in that unlike many smaller towns and villages, it is experiencing strong demand for residential development. |
| Direction 24 – Create a connected and competitive environment for cross-border communities. | Not relevant as Jindera is not a border town. | N/A |
| Direction 25 – Build housing capacity to meet demand. | The proposal is creating the opportunity for residential development. | The Planning Proposal supports this Direction because as a consequence, it will increase the supply of vacant residential lots in Jindera. Jindera has demonstrated an ongoing healthy demand for residential land in recent times and this is expected to continue. |
| Direction 26 – Provide greater housing choice. | The proposal is creating the opportunity for residential development. | The subject land in question is located adjoining a developing low-density residential estate and as such will create choice in living environments within Jindera as new vacant lots in this location. |
| Direction 27 – Manage rural residential development. | Not applicable, as the proposal does not relate to rural residential development. | N/A |

| | | |
|--|---|---|
| Direction 28 – Deliver healthy built environments and improved urban design. | The future development of the subject land is depicted in Figure 8. | The subdivision layout proposed is integrated with that adjoining to the north that will facilitate efficient movement through the estate to the facilities within Jindera. |
| Direction 29 – Protect the region's Aboriginal and historic heritage. | Not relevant as the lots are unlikely to feature items of Aboriginal cultural heritage. | N/A |

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Appendix B: Consistency with State Environmental Planning Policies

Table 5: Consistency with State Environmental Planning Policies

| Title | Applies to PP | Not Applicable to PP | Not Applicable to LGA | Comment |
|--|---------------|----------------------|-----------------------|---|
| State Environmental Planning Policy No. 19 (Bushland in Urban Areas) | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy No. 21 (Caravan Parks) | | ✓ | | Applies to all land in the State. The Planning Proposal does not conflict with the aims or development consent requirements as provided for in the SEPP. |
| State Environmental Planning Policy No. 33 (Hazardous & Offensive Development) | | ✓ | | Not applicable. Not applicable as the existing and proposed activities on site do not constitute hazardous and offensive development. |
| State Environmental Planning Policy No. 36 (Manufactured Home Estate) | | ✓ | | Applies to all land in the State. The Planning Proposal does not conflict with the aims, strategies, development consent, assessment and location provisions as provided for in the SEPP. |
| State Environmental Planning Policy No. 47 (Moore Park Showground) | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy No. 50 (Canal Estate Development) | | ✓ | | The Planning Proposal does not conflict with the aims and canal estate development prohibitions as provided for in the SEPP. |
| State Environmental Planning Policy No. 55 (Remediation of Land) | ✓ | | | As the Planning Proposal will create the opportunity for residential development, Clause 6 of this SEPP requires Council to consider whether the subject land is potentially contaminated. However as there is a high degree of confidence that none of the subject land has been used for an activity listed in Table 1 of the Contaminated Land Planning Guidelines, a preliminary investigation as potential contamination is not necessary. |
| State Environmental Planning Policy No. 64 (Advertising & Signage) | | ✓ | | The Planning Proposal does not conflict with the aims, development consent requirements and assessment criteria for advertising and signage as provided for in the SEPP. |

| Title | Applies to PP | Not Applicable to PP | Not Applicable to LGA | Comment |
|--|---------------|----------------------|-----------------------|--|
| State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) | | ✓ | | The Planning Proposal does not conflict with the aims, strategies, development consent, assessment provisions as provided for in the SEPP. |
| State Environmental Planning Policy No. 70 (Affordable Housing) (Revised Schemes) | | ✓ | | The Planning Proposal does not conflict with the aims or objectives as provided for in the SEPP. |
| State Environmental Planning Policy - Aboriginal Land 2019 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy - Activation Precincts 2020 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy - Affordable Rental Housing 2009 | | ✓ | | The Planning Proposal does not conflict with the aims and functions of this SEPP. |
| State Environmental Planning Policy -Building Sustainability Index (BASIX) 2004 | | ✓ | | The Planning Proposal does not conflict with the aims and development consent requirements relating to BASIX affected building(s) that seeks to reduce water consumption, greenhouse gas emissions and improve thermal performance as provided in the SEPP. |
| State Environmental Planning Policy -Coastal Management 2018 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy - Concurrences and Consents 2018 | | ✓ | | Applies to all land in the State. The Planning Proposal does not conflict with the concurrence and consent requirements as provided for in the SEPP. |
| State Environmental Planning Policy - Educational Establishments & Child Care Facilities 2017 | | ✓ | | Applies to all land in the State. The Planning Proposal does not conflict with the aims, permissibility, development assessment requirements relating to educational establishments and child care facilities as provided in the SEPP. Furthermore, the Planning Proposal does not seek to facilitate the use of the site as an educational establishment or child care facility. |

| Title | Applies to PP | Not Applicable to PP | Not Applicable to LGA | Comment |
|--|---------------|----------------------|-----------------------|---|
| State Environmental Planning Policy -Exempt & Complying Development Codes 2008 | | ✓ | | Applies to all land in the State. The Planning Proposal does not conflict with the aims and functions of this SEPP with respect to exempt and complying development provisions. |
| State Environmental Planning Policy -Gosford City Centre 2018 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy -Housing for Seniors & People with a Disability 2004 | | | | Applies to all land in the State. The Planning Proposal does not conflict with the aims, development consent, location, design, development standards, service, assessment, and information requirements as provided for in the SEPP. |
| State Environmental Planning Policy - Infrastructure 2007 | | | | Applies to all land in the State. The Planning Proposal does not conflict with the aims, permissibility, development consent, assessment and consultation requirements, capacity to undertake additional uses, adjacent, exempt and complying development provisions as provided in the SEPP. |
| State Environmental Planning Policy -Koala Habitat Protection 2020 | | ✓ | | Not applicable. The Planning Proposal does not conflict with the aims of this SEPP. The subject land is not identified as an equivalent land use zone for the purposes of the application of the SEPP. |
| State Environmental Planning Policy -Koala Habitat Protection 2021 | ✓ | | | Greater Hume is one of the Councils to which this SEPP applies. Whilst it is acknowledged that a Koala Plan of Management has not been prepared for the land in recognition of the history of the site, its current condition and lack of any koala siting's in the area. This is considered to achieve the general aims and objectives of this SEPP. |
| State Environmental Planning Policy - Kosciuszko National Park – Alpine Resorts 2007 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |

| Title | Applies to PP | Not Applicable to PP | Not Applicable to LGA | Comment |
|--|---------------|----------------------|-----------------------|--|
| State Environmental Planning Policy -Kurnell Peninsula 1989 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy -Major Infrastructure Corridors 2020 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy -Mining, Petroleum Production & Extractive Industries 2007 | | ✓ | | The Planning Proposal does not conflict with the aims, permissibility, development assessment requirements relating to mining, petroleum production and extractive industries as provided for in the SEPP. |
| State Environmental Planning Policy -Penrith Lakes Scheme 1989 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy -Primary Production and Rural Development 2019 | | ✓ | | The Planning Proposal does not conflict with the aims of this SEPP. It is confirmed that the subject land is not rural zoned and will not adversely affect existing agricultural operations including State Significant Agricultural Land. |
| State Environmental Planning Policy - State and Regional Development 2011 | | ✓ | | Not applicable. Not applicable as the Planning Proposal is not for State significant development. |
| State Environmental Planning Policy - State Significant Precincts 2005 | | ✓ | | Not applicable. Not applicable as the subject land is not within a State significant precinct. |
| State Environmental Planning Policy - Sydney Drinking Water Catchment 2011 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy - Sydney Region Growth Centres 2006 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy - Three Ports 2013 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy - Urban Renewal 2010 | | ✓ | | Not applicable. Not applicable to the Greater Hume Local Government Area. |

| Title | Applies to PP | Not Applicable to PP | Not Applicable to LGA | Comment |
|---|---------------|----------------------|-----------------------|---|
| State Environmental Planning Policy - Vegetation in Non-Rural Areas 2017 | ✓ | | | This SEPP is relevant as the proposed R2 zone is a zone to which it applies. However, the future development of the land will not require the removal of any trees. It is envisioned that the existing stand of trees will be contained in a public open space reserve. |
| State Environmental Planning Policy - Western Sydney Aerotropolis 2020 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy - Western Sydney Employment Area 2009 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy - Western Sydney Employment Area | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| State Environmental Planning Policy -Western Sydney Parklands 2009 | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |
| Regional Environmental Plans | | | | |
| Murray Regional Environmental Plan No 2 – Riverine Land (MREP) | ✓ | | | Applies The subject site is identified as being included as part of the MREP. The subject land is located within residential zoned land and is well setback from the nearby Murray River. Impacts of the proposed development on the Murray River are considered low and therefore further consideration of the MREP is not required in this instance. |
| Deemed (Draft) State Environmental Planning Policies | | | | |
| Draft Environment SEPP | | | ✓ | Not applicable. |
| Corridor Protection SEPP | | | ✓ | Not applicable. Not applicable to the Greater Hume Local Government Area. |

| Title | Applies to PP | Not Applicable to PP | Not Applicable to LGA | Comment |
|-----------------------|---------------|----------------------|-----------------------|--|
| Design and Place SEPP | | ✓ | | <p>The Design and Place SEPP will be a principle-based SEPP, integrating and aligning good design and place considerations into planning policy, and giving effect to a number of objects of the Environmental Planning and Assessment Act 1979 including good design and amenity of the built environment, sustainable management of built and cultural heritage, and the proper construction and maintenance of buildings. It will also promote the NSW Premier's Priorities for a Better Environment (Greener Public Spaces and Greening our City).</p> <p>The deemed SEPP is not strictly applicable to the Planning Proposal, however future development of housing may be subject to the provisions of the new SEPP if legislated.</p> |

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Appendix C: Consistency with Ministerial Directions

Table 6: Consistency with Section 9.1 Ministerial Directions

The following is a list of Directions issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the Environmental Planning and Assessment Act 1979 - previously section 117(2). These directions apply to planning proposals lodged with the Department of Planning, Industry and Environment on or after the date the particular direction was issued.

| No. | Title | Consistent with Direction | Not applicable to PP. | Consistency |
|------------------------------------|--|---------------------------|-----------------------|---|
| 1. Employment and Resources | | | | |
| 1.1 | Business and Industrial Zones | | ✓ | Not applicable. |
| 1.2 | Rural Zones | ✓ | | <p>The proposal is inconsistent with the Direction because it advocates a change from a rural zone to a residential zone.</p> <p>However, the Direction allows for a proposal to be inconsistent in the circumstances set out in clause (5). In this instance the inconsistency is justified because the proposal is in accordance with the Greater Hume Local Strategic Planning Statement, draft Jindera Residential Land Use Strategy and the Riverina-Murray Regional Plan 2036 prepared by the Department of Planning (see Attachment B) and in particular Goal 4 – Strong, connected and healthy communities.</p> <p>Furthermore, the proposed amendment to land zoning and minimum lot size is considered minor given the low productive agricultural value of the land.</p> |
| 1.3 | Mining, Petroleum Production and Extractive Industries | | ✓ | Not applicable. |
| 1.4 | Oyster Aquaculture | | ✓ | Not applicable. |
| 1.5 | Rural Lands | ✓ | | The Direction requires that the planning proposal must: |

| No. | Title | Consistent with Direction | Not applicable to PP. | Consistency |
|-----|-------|---------------------------|-----------------------|---|
| | | | | <p>a) <i>be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement</i></p> <p>b) <i>consider the significance of agriculture and primary production to the State and rural communities</i></p> <p>c) <i>identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources</i></p> <p>d) <i>consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions</i></p> <p>e) <i>promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities</i></p> <p>f) <i>support farmers in exercising their right to farm</i></p> <p>g) <i>prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses</i></p> <p>h) <i>consider State significant agricultural land identified in State Environmental Planning Policy (Primary Production and Rural Development) 2019 for the purpose of ensuring the ongoing viability of this land</i></p> <p>i) <i>consider the social, economic and environmental interests of the community.</i></p> <p>The planning proposal can be considered to satisfy these requirements for the following reasons:</p> <p>a) <i>it is consistent with the Riverina-Murray Regional Plan 2036 prepared by the Department of Planning (see Attachment B) and particularly Goal 4 – Strong, connected and healthy communities;</i></p> <p>b) <i>the subject land has been within the RU4 zone and part of a highly fragmented rural environment that contributes little to primary production and rural economy;</i></p> <p>c) <i>the subject land is cleared of vegetation with the exception of one stand of remnant trees that are proposed to be retained in a public reserve;</i></p> |

| No. | Title | Consistent with Direction | Not applicable to PP. | Consistency |
|------------------------------------|------------------------------|---------------------------|-----------------------|---|
| | | | | <p>d) other than very minor flooding, the land has no physical constraints;</p> <p>e) as RU4 zoned land there is little opportunity for agricultural innovation and investment given the small size of the property and surrounding urban development;</p> <p>f) the subject land is not part of a commercial farming operation (that would require protection);</p> <p>g) the RU4 and adjoining R2 zoned land is already highly fragmented with a high density residential development (in a rural context). Therefore, further fragmentation of this land for R2 purposes is unlikely to create land use conflicts;</p> <p>h) the subject land is not identified as State significant; and</p> <p>i) there will be a net benefit to the Jindera community through an increase in population.</p> <p>Having regard for the above, the proposal is considered to be justifiably inconsistent with this Direction.</p> |
| 2. Environment and Heritage | | | | |
| 2.1 | Environment Protection Zones | | ✓ | The Planning Proposal is consistent with this Direction because it does not involve land identified as environmentally sensitive and does not seek to reduce the environmental protection standards that apply to the land. |
| 2.2 | Coastal Management | | ✓ | Not applicable, the subject site is not identified under the <i>Costal Management Act 2016</i> or <i>State Environmental Planning Policy (Costal Management 2018)</i> . |
| 2.3 | Heritage Conservation | | | The Planning Proposal is consistent with this Direction because it does not seek to vary the existing provisions in the GHLEP at clause 5.10 that already facilitate the conservation of “items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance” or Aboriginal objects. |

| No. | Title | Consistent with Direction | Not applicable to PP. | Consistency |
|---|--|---------------------------|-----------------------|--|
| 2.4 | Recreation Vehicle Areas | | ✓ | Not applicable. |
| 2.5 | Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs. | | ✓ | Not applicable. |
| 2.6 | Remediation of Contaminated Land | | ✓ | Not applicable. |
| 3. Housing, Infrastructure and Urban Development | | | | |
| 3.1 | Residential Zones | | | The Planning Proposal is consistent with this Direction because it will provide the opportunity for a greater choice and supply of housing in Jindera and make use of existing urban infrastructure. In addition, the LEP already contains a provision (clause 6.7) requiring development to be adequately serviced. |
| 3.2 | Caravan Parks & Manufactured Home Estates | ✓ | | The Planning Proposal is consistent with this Direction because it does not reduce the opportunities for caravan parks and manufactured homes estates on the subject land (both the RU4 and R2 zones permit caravan parks). |
| 3.3 | Home Occupations | | ✓ | Revoked |
| 3.4 | Integrating Land Use and Transport | | | The Planning Proposal will facilitate residential development at an urban scale within Jindera. Recreational facilities are available in close proximity. Having regard for these circumstances, the Planning Proposal is considered consistent with this Direction. |

| No. | Title | Consistent with Direction | Not applicable to PP. | Consistency |
|---------------------------|--|---------------------------|-----------------------|--|
| 3.5 | Development Near Licensed Aerodromes and Defence Airfields | | ✓ | Not applicable. |
| 3.6 | Shooting Ranges | | ✓ | Not applicable. |
| 3.7 | Reduction in non-hosted short term rental accommodation period | | ✓ | Not applicable. |
| 4. Hazard and Risk | | | | |
| 4.1 | Acid Sulphate Soils | | ✓ | Not applicable. |
| 4.2 | Mine Subsidence & Unstable Land | | ✓ | Not applicable. |
| 4.3 | Flood Prone Land | ✓ | | <p>The Planning Proposal is inconsistent with the Direction because it proposes a change in zoning from rural to residential for land that is flood prone.</p> <p>The inconsistency with the Direction is justified on the basis that the proposal is of minor significance (see Figure 8). This is because most of the land is flood free and the minor flood characteristics of the small portion that is flood prone (flood depth, hydraulics and hazard categories) can be easily accommodated in a civil design for future low density residential subdivision and development.</p> |

| No. | Title | Consistent with Direction | Not applicable to PP. | Consistency |
|-----------------------------|--|---------------------------|-----------------------|-----------------|
| 4.4 | Planning for Bushfire Protection | | ✓ | Not applicable. |
| 5. Regional Planning | | | | |
| 5.1 | Implementation of Regional Strategies | | ✓ | Revoked. |
| 5.2 | Sydney Drinking Water Catchment | | ✓ | Not applicable. |
| 5.3 | Farmland of State & Regional Significance on the NSW Far North Coast | | ✓ | Not applicable. |
| 5.4 | Commercial and Retail Development along the Pacific Highway, North Coast | | ✓ | Not applicable. |
| 5.5 | Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) | | ✓ | Revoked |
| 5.6 | Sydney to Canberra Corridor | | ✓ | Revoked |
| 5.7 | Central Coast | | ✓ | Revoked |

| No. | Title | Consistent with Direction | Not applicable to PP. | Consistency |
|---------------------------------|---|---------------------------|-----------------------|--|
| 5.8 | Second Sydney Airport: Badgerys Creek | | ✓ | Revoked |
| 5.9 | North West Rail Link Corridor Strategy | | ✓ | Not applicable. |
| 5.10 | Implementation of Regional Plans | ✓ | | The Planning Proposal is generally consistent with the goals, directions and actions as contained within the <i>Riverina-Murray Regional Plan 2036</i> for the reasons outlined in Attachment A. A full response in relation to this Regional Plan has been provided in Attachment A. |
| 5.11 | Development of Aboriginal Land Council Land | | ✓ | Not applicable. |
| 6. Local Plan Making | | | | |
| 6.1 | Approval and Referral Requirements | ✓ | | The Planning Proposal is consistent with this direction because it does not propose any referral or concurrence requirements or nominate any development as 'designated development'. |
| 6.2 | Reserving Land for Public Purposes | ✓ | | The Planning Proposal is consistent with this Direction because it does not remove or propose any land for public purposes. |
| 6.3 | Site Specific Provisions | | ✓ | Not applicable. |
| 7. Metropolitan Planning | | | | |

| No. | Title | Consistent with Direction | Not applicable to PP. | Consistency |
|-----|---|---------------------------|-----------------------|-----------------|
| 7.1 | Implementation of A Plan for Growing Sydney | | ✓ | Revoked |
| 7.2 | Implementation of Greater Macarthur Land Release Investigation | | ✓ | Revoked |
| 7.3 | Parramatta Road Corridor Urban Transformation Strategy | | ✓ | Not applicable. |
| 7.4 | Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | | ✓ | Not applicable. |
| 7.5 | Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | | ✓ | Not applicable. |
| 7.6 | Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | | ✓ | Not applicable. |

| No. | Title | Consistent with Direction | Not applicable to PP. | Consistency |
|------|---|---------------------------|-----------------------|-----------------|
| 7.7 | Implementation of Glenfield to Macarthur Urban Renewal Corridor | | ✓ | Not applicable. |
| 7.8 | Implementation of Western Sydney Aerotropolis Plan | | ✓ | Not applicable. |
| 7.9 | Implementation of Bayside West Precincts 2036 Plan | | ✓ | Not applicable. |
| 7.10 | Implementation of Planning Principles for the Cooks Cove Precinct | | ✓ | Not applicable. |
| 7.11 | Implementation of St Leonards and Crows Nest 2036 Plan | | ✓ | Not applicable. |
| 7.12 | Implementation of Greater Macarthur 2040 | | ✓ | Not applicable. |
| 7.13 | Implementation of the Pyrmont Peninsula Place Strategy | | ✓ | Not applicable. |

PO Box 7007
EAST ALBURY 2640
Ph. 0417 289 889
E: info@moppa.com.au
ABN: 62051671909

Our Ref. 21025

26 July 2021

Colin Kane
Director Environment & Planning
Greater Hume Council
PO Box 99
HOLBROOK NSW 2644

By email: ckane@greaterhume.nsw.gov.au

Dear Colin

RE: JINDERA RESIDENTIAL LAND USE STRATEGY

Bioplan has been engaged by a number of landowners to lodge a submission to the draft Jindera Residential Land Use Strategy (JRLUS). In particular the submission seeks Council support for the inclusion of additional land as part of the strategic review.

As noted below at Figure 1 the subject land comprises 3 properties situated to the east of the JRLUS Study area.

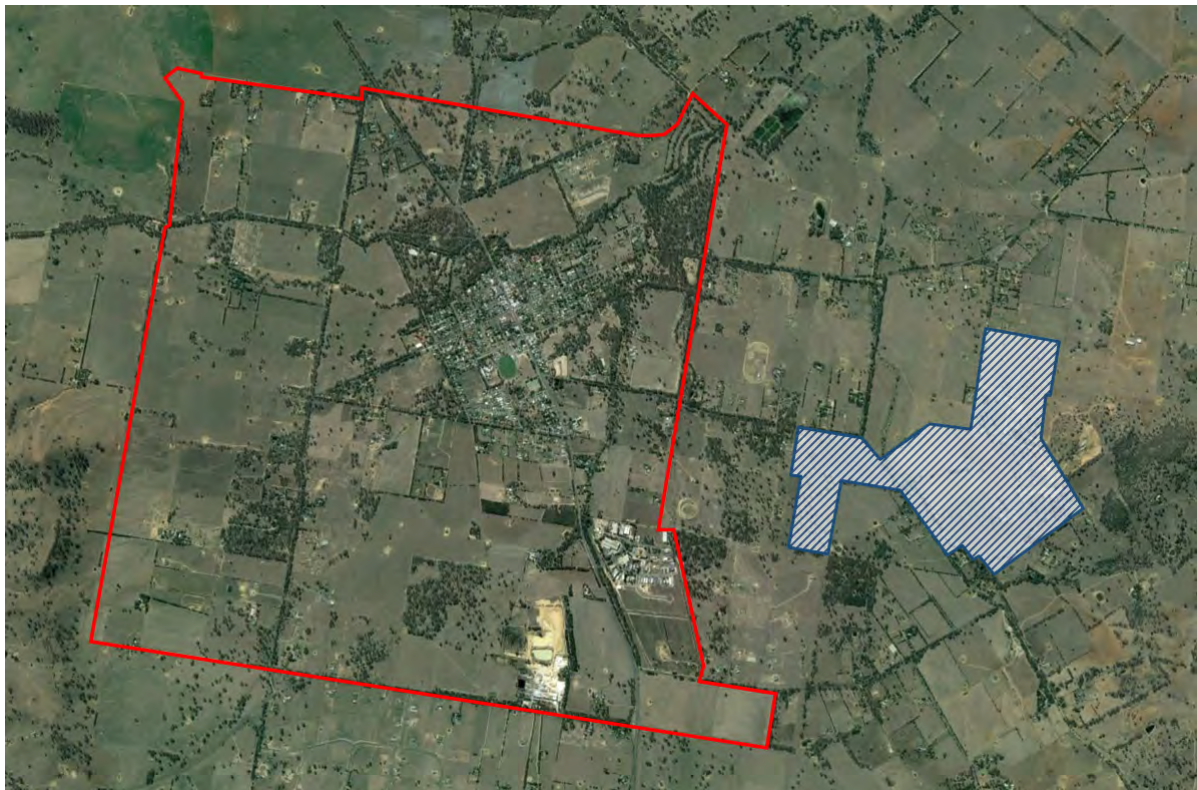


Figure 1 – JRLUS Study area highlighted in red. Subject land blue hatched.

These properties are identified as follows:

- No.344 Molkentin Rd, Jindera – described as Lot 2 DP260275 (40.47ha)
- No.167 Funk Rd, Jindera comprising:
 - Lot 22 DP 635058 (19.02ha)
 - Lot 121 DP753345 (16.15ha)
 - Lot 122 DP753345 (24.32ha)
 - Lot 153 DP753345 (43.15ha)
- No.111 Funk Rd Jindera – described as Lot 1 DP 785168 (44 ha)

The subject land is currently zoned RU4 - Primary Production Small Lots under the provisions of the Greater Hume LEP 2012. The minimum lot size for subdivision across the subject land is currently 8ha. NSW Property Reports are attached for each of the properties identified.

As noted at Figure 1 the subject land is well placed with respect to the context of Jindera Township and if included within the study area of the JRLUS would provide additional opportunity for greater large lot residential market choice within 3km of the Town Centre. As noted within the Strategy continued demand for vacant residential land is strong within the locality with on average around 30 new residential dwellings being erected per annum since 2015. Of these 20 dwellings are erected on land zoned either R2 - Low Density Residential or R5 – Large Lot Residential.

In support of the request for inclusion of the subject land within the Jindera Strategy it is submitted that larger residential lots provide an important response to facilitating residential choice and reinvigorating a locality. Attracting new families to the area is seen as an opportunity to not only add to participation within local community groups but to also contribute to local economies. Benefits from having sufficient market choice in a demonstrated and sustained popular market sectors such as low density and large lot residential include regeneration of community and sporting groups, increased expenditure in local towns, additional skills and a sense of community and engagement with their neighbours.

This is demonstrated in part by demand analysis outlined in the JRLUS which supports a contention that while the most popular residential lot type in Jindera is found within the RU5 Village zone (ie approximately 36% of all total dwellings) demand has also been strong for large lot residential properties (ie over 2000m²). In this case around 50% of recent growth has actually occurred in areas zoned R2 (26% of dwellings) and R5 (24% of new dwellings).

The Strategy also notes that based on current household occupancy rates and population forecasts that in excess of 1,800 new dwellings (ie around 58 dwellings / annum) will need to be constructed in Jindera to service forecast population growth. It can be extrapolated therefore that there will be demand for around 900 dwellings to be accommodated on larger residential lots ranging from 2,000m² up to 2+ ha.

The JRLUS concludes that there are only 353 lots currently available as noted at Table 5 of the Strategy. Of these vacant lots, the JRLUS identifies 231 lots which are in the range of 2000m² – 2+ha. This suggests a current overall shortfall in the order of 670 larger lots based on current demand and supply scenarios.

One thing that is apparent with the JRLUS residential supply analysis however is that in respect of the existing R5 zoned land (ie 2ha+ min lot size) there is currently an identified supply of only 3.7years with the identified available land being located in only two separate locations (Figure 2).

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

| 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 yet to be constructed with most lots now developed or sold. Of the total number of lots, only 12 remain unsold. 12 |

Figure 2: Extract JRLUS (Tables 5 & 6)

In response to the above and having regard to constraints including bushfire mapping, terrestrial biodiversity mapping and flood mapping the Strategy has currently identified two candidate sites for rezoning to R5 Large Lot Residential in the short term. These are apparently selected based on their location, proximity to services and adjoining land use and environmental constraints.

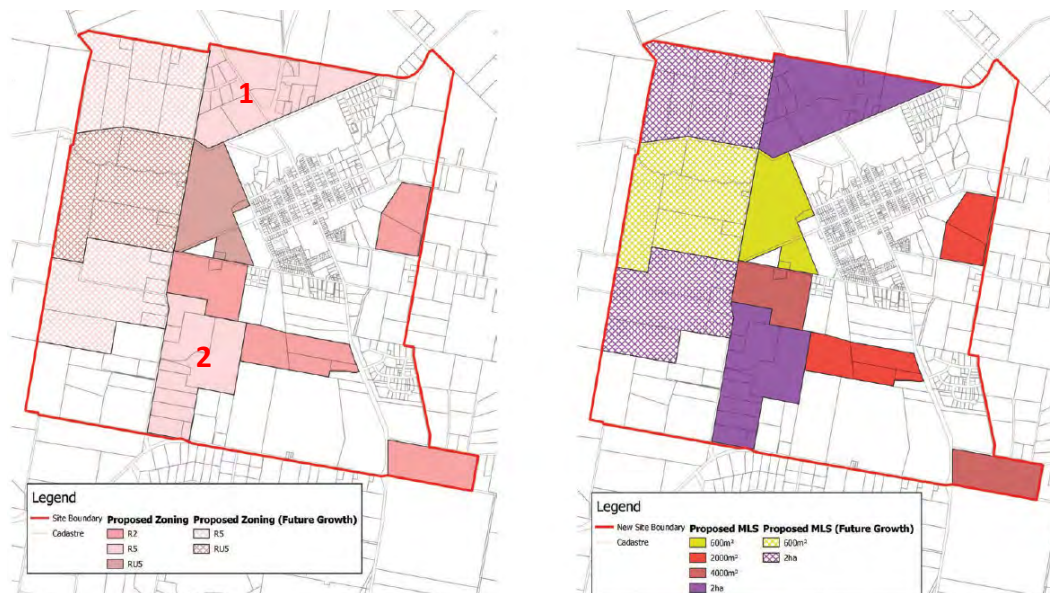


Figure 3 Extract of JRLUS (Maps 19 & 20)

These two parcels of land are situated to the north and south of Jindera (Figure 3) and have a combined total area of approximately 230 hectares. They are broadly described as follows:

- Area 1. Land bordered by Drumwood Road, Luther Road and Wehner Road (Figure 4); and
- Area 2. Land with frontage to Hueske Road to the south and Bungowannah Road to the west (Figure 5).



Figure 3. Area 1 - Approx 114ha proposed for rezoning to R5



Figure 4. Area 2 - Approx 116ha proposed for rezoning to R5

It is significant to note however the JRLUS states that much of this land identified 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.

Indeed, from a perusal of the cadastre as is evident across Figures 4 & 5 above, it is contended that not only the fragmented nature of lots across both areas but the multitude of landowners that would be involved will almost certainly result in a situation where this land could not be relied upon to seriously satisfy demand for R5 zoned land, even in the long term.

This conclusion is supported from long experience where it is observed to regularly the case that development of land for larger style residential lots (ie 2+ha in particular), is often constrained by a range of factors that might otherwise act contrary to market forces and against objectives for a sequenced supply of R5 lots being released into the market place. It would unfortunately appear that the JRLUS has not sought to increase opportunity by looking outside of the arbitrary study area boundary to try and counteract what will in all likelihood be the high risk of a very slow response to developing newly rezoned R5 land in the two locations identified.

As a case study, the rural living precinct in the Wooragee area in the nearby Indigo Shire Council in Victoria area is worth noting. Despite an area in excess of 750ha being rezoned RLZ in 1999 with a minimum lot size of 2ha and an average of 4ha (ie a theoretical lot yield of 188 lots), this otherwise sort after locality largely remains un-subdivided with only around 30 new rural living lots having been created the last 20 years. The underdevelopment of such zoned land has resulted from various reasons including but not limited to:

- Landowners who reside on land who will only contemplate subdivision as part of possible future property succession planning.
- Existing landowners who do not want close neighbours.
- Land included with the zone which a land holder has no intention of ever subdividing.
- Existing landholders acquiring neighbouring properties when they come on the market to either prevent future subdivision or alternatively to enlarge their own holdings further.
- The significant costs associated with the subdivision process.
- Difficulties in securing finance.
- Retirement planning issues including Age Pension assets test rules.
- The fact also that such rezoning invariably includes land that can't be subdivided either because of minimum lot size provisions, property specific land constraints and/or existing land use arrangements.

This last dot point in particular is of some significance. Despite the JRLUS recommending a rezoning of 230ha (ie based on a 3ha average the JRLUS suggests a theoretical max lot yield of 72 lots which on the current take up rate of 9 lots/yr equates to approximately 8 years' worth of residential land supply) the reality is that such an outcome will likely not be achieved relying upon Areas 1 & 2 only. The Strategy itself concludes that:

“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.”

Further to the above it also needs to be noted that the issue with any theoretical or “mathematical” lot yield and supply scenario as suggested within the JRLUS, is that such an approach is of little relevance when one actually considers the actual land in question factoring in issues such as:

- topography, native vegetation, drainage lines and waterways;
- the layout of the existing cadastre;
- issues associated with “leap-frogging”;
- development costs associated with road construction and connection of relevant reticulated services; and
- the layout and pattern of existing development, including dwelling houses.

In the case of Area 1 for instance, the approximate 114ha area that has been identified actually comprises around 22 properties (including 7 lots with frontage to Colonial Drive). At least 16 of the smaller parcels within this precinct would be highly unlikely to ever be re-subdivided given the location of existing dwellings and outbuildings. That is, the rezoning of this land will largely reflect existing large lot residential living arrangements rather than creating significant opportunity for subdivision.

As a consequence, we are effectively left with 6 parcels only with an approximate developable area of 70ha. Ignoring bushfire and terrestrial biodiversity mapping considerations, it is submitted that a realistic lot yield across Area 1 would highly likely be only in the order of 20 - 30 lots.

In respect of Area 2 the approximate 116ha that has been identified comprises around 10 properties with approximately 75ha of seemingly developable land. This notwithstanding approximately 53ha of this land is held in two properties with limited access available off Bungowannah Road. In addition to access issues, both these parcels would also be significantly constrained in trying to achieve any significant lot yield because it will actually take much more than simply rezoning the land. That is, it will also importantly require willing landowners who are prepared to invest in the subdivision process.

Therefore, if we were just to consider the easy “low lying fruit” approach to future subdivision of across Area 2, and ignoring flood mapping issues, it is submitted that a yield of around 20 -25 lots across this entire precinct of 116ha would be a quite positive outcome.

Having regard to the above, it is submitted that the proposed rezoning of Areas 1 & 2 only will literally achieve very little of any substance in terms of trying to address the identified shortfall in R5 zoned land beyond the current 3.7 year time horizon. Indeed, it is a little difficult to understand why the two areas identified to the west of Areas 1 & 2 for rezoning in the longer term have been excluded from the current proposal particularly given that there is significantly less fragmentation and by inference fewer landowners involved.

In any event, even if these two additional areas were to be included as short-term options, it remains the case that the JRLUS needs to take a much wider focus particularly in respect of possible future R5 zoned land. That is, if the strategy of Council is to seriously address the identified demand for approximately 430 lots zoned R5 to service forecast population

growth across this established market sector, then additional landholdings need to be considered.

In support of this outcome, it is submitted that the subject land can go part of the way to help satisfy this demand. As a comparison for instance, the subject land potentially offers an attractive precinct situated between Jindera and Table Top providing a transitional area which comprises 6 parcels only ranging in size from 16 ha – 44ha (Figure 5).

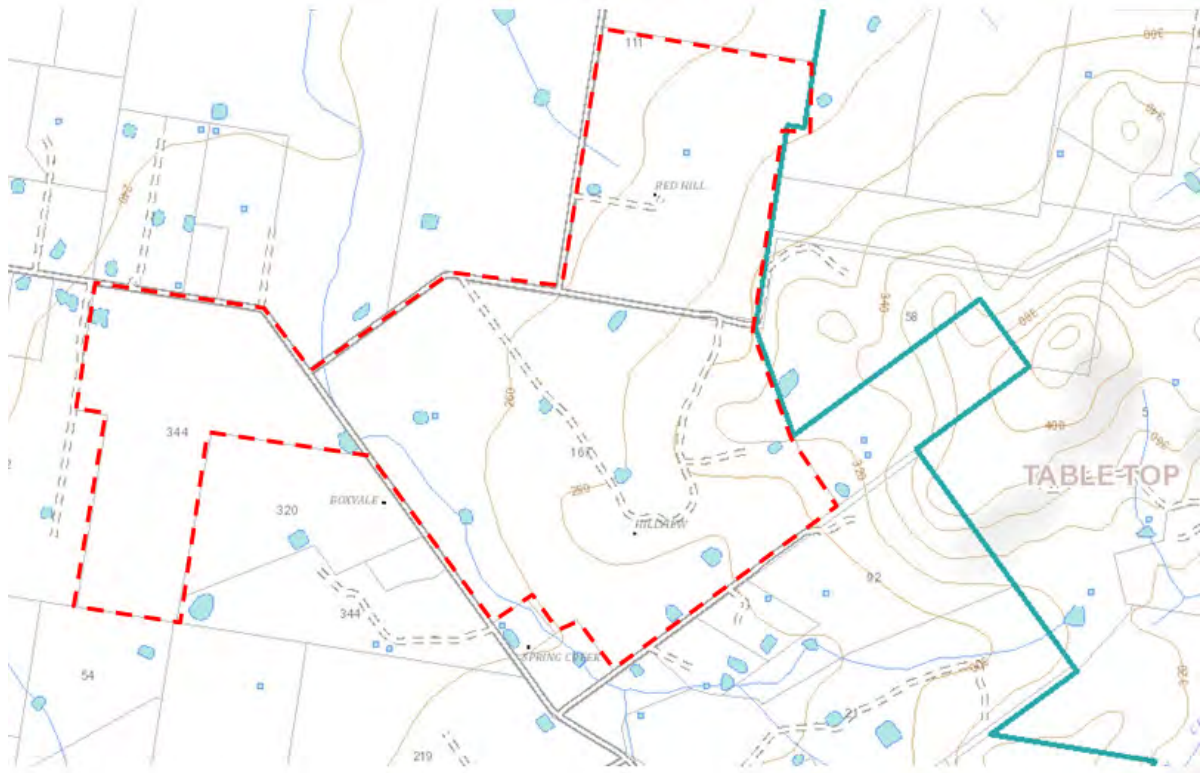


Figure 5. Site Context

In addition, the subject land:

- is land held by three land owners only, all of whom are all interested in development in the short term;
- has a total area of 187ha with a realistic lot yield in the order of 60 – 80 lots equating to approximately 7 - 9 years' worth of R5 residential land supply;
- has only two existing dwellings across the entire holding;
- is capable of being supplied with a reticulated water service;
- is not agricultural land of local or regional strategic importance as evidenced by the RU4 zone of the land;
- has convenient access to higher order roads and
- is situated in close proximity to local services within Jindera and regional services in Albury/Wodonga.

In respect of hazard and constraints mapping it is noted that as is the case with both proposed Areas 1 & 2, that a part of the subject land (Lot 2 DP260275) is also affected by

- Bushfire mapping (Figure 6) which would require more detailed analysis at the subsequent Planning Proposal & Gateway process; and

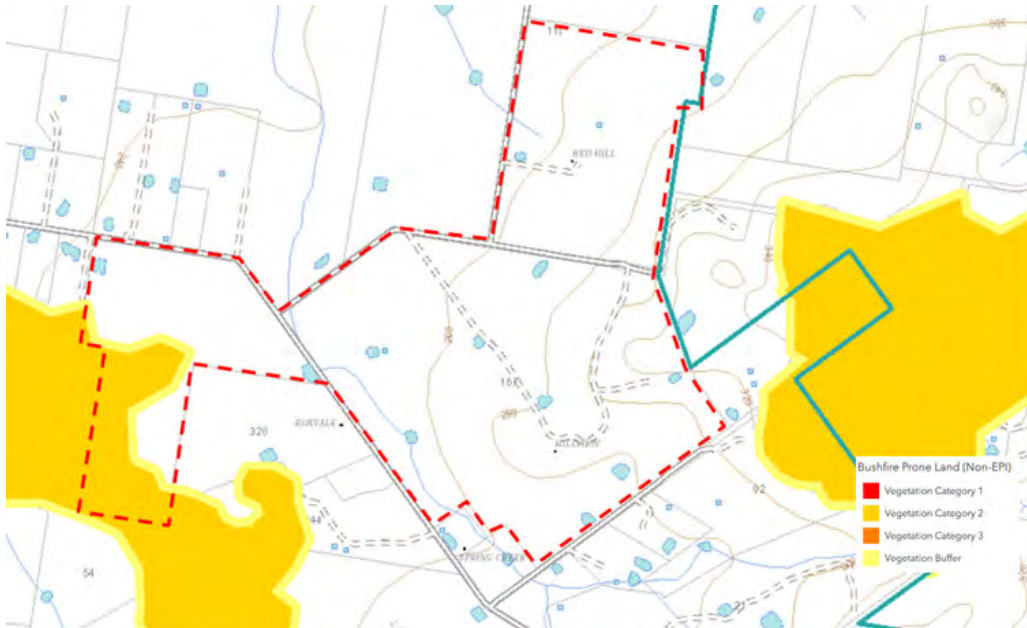


Figure 5. Bushfire Prone Land Use Mapping extract

- Terrestrial Biodiversity mapping (Figure 7). However as supported by the JRLUS it is the case that there is less pressure on vegetation removal where development at lower densities is proposed.

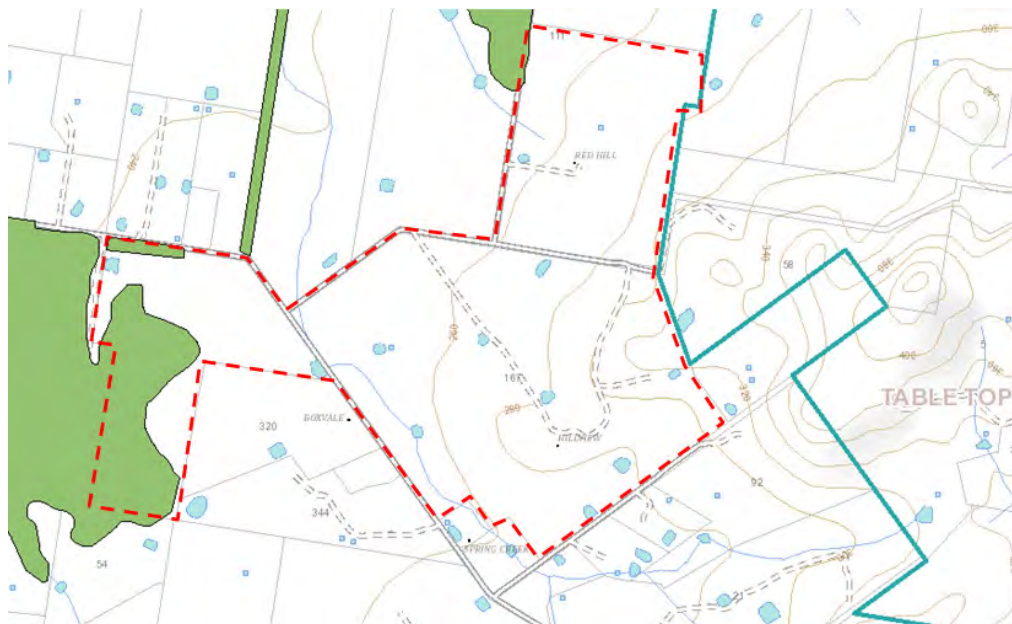


Figure 6. Terrestrial Biodiversity mapping extract – GHLEP 2012

Importantly however it also to be noted that unlike both Areas 1 & 2 none of the subject land is affected by Flood mapping.

As outlined within the JRLUS, when Council prepares a new LEP it must have regard to the local planning Directions issued by the Minister for Planning (Ministerial Directions). Matters to be considered cover a range of broad categories including:

- Local plan making

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

Should Council support the inclusion of the subject land in the Jindera Strategy it is understood that the draft report prepared by Habitat on behalf of Council would need to be revised to broaden the scope of discussion and subsequent recommendations. It is further understood that such work would be as directed by Council and be undertaken at the cost of the relevant landowners.

Assuming such changes were acceptable and then eventually adopted by Council and signed off by the NSW Department of Planning (the "Department") it would then be the case that the next phase of work would be related to the Planning Proposal itself. Once again, this phase of work would be at the direction of Council and at the cost of the relevant landowners. This work would involve preparation of Planning Proposal, including preparation of draft LEP documentation. Having particular regard to the Guidelines prepared by the Department the supporting documentation accompanying any Planning Proposal for the subject land would include as a minimum the following.

- Flora & fauna report
- Aboriginal Due diligence report
- Services report
- Master planning (outline development plan)
- Bushfire Report
- Land assessment - SEPP 55- land contamination
- Traffic report

In conclusion this submission has been prepared in respect of the exhibited Jindera Residential Land Use Strategy to seek Council support for the inclusion of additional land as part of the strategic review. The subject land is seen as an appropriate candidate for R5 zoning offering an excellent lifestyle choice for people and a place of residence within a semi - rural setting, without compromising the landscape and environmental values of the locality. Significantly also these three properties are also owned by willing owners ready to respond in the short term to opportunities that would be offered by a rezoning of the land for large lot residential purposes.

Please get back to me should there be any queries and/or any further information is required.

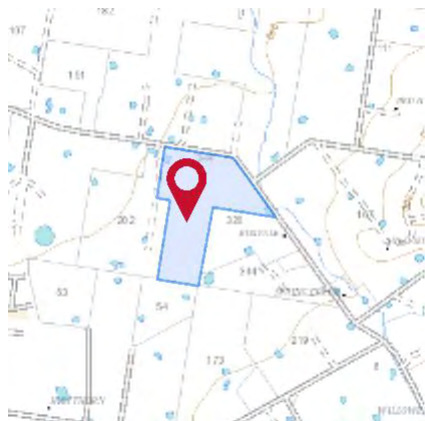
Yours faithfully,



Peter O'Dwyer
Director BioPlan

Property Report

344 MOLKENTIN ROAD JINDERA 2642



Property Details

Address: 344 MOLKENTIN ROAD JINDERA 2642
 Lot/Section 5/-/DP260275
 /Plan No:
 Council: GREATER HUME SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

| | |
|------------------------------|--|
| Local Environmental Plans | Greater Hume Local Environmental Plan 2012 (pub. 12-10-2012) |
| Land Zoning | RU4 - Primary Production Small Lots: (pub. 12-10-2012) |
| Height Of Building | NA |
| Floor Space Ratio | NA |
| Minimum Lot Size | 8 ha |
| Heritage | NA |
| Land Reservation Acquisition | NA |
| Foreshore Building Line | NA |
| Terrestrial Biodiversity | Biodiversity |

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

344 MOLKENTIN ROAD JINDERA 2642

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

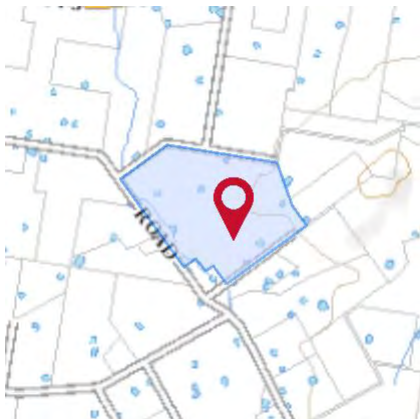
Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

| | |
|-------------------------------|---------------------|
| Bushfire Prone Land | Vegetation Buffer |
| | Vegetation Category |
| Local Aboriginal Land Council | ALBURY AND DISTRICT |
| Regional Plan Boundary | Riverina Murray |

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

167 FUNK ROAD JINDERA 2642



Property Details

Address: 167 FUNK ROAD JINDERA 2642
 Lot/Section 121/-/DP753345 122/-/DP753345 153/-/DP753345
 /Plan No: 22/-/DP635058
 Council: GREATER HUME SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

| | |
|------------------------------|--|
| Local Environmental Plans | Greater Hume Local Environmental Plan 2012 (pub. 12-10-2012) |
| Land Zoning | RU4 - Primary Production Small Lots: (pub. 12-10-2012) |
| Height Of Building | NA |
| Floor Space Ratio | NA |
| Minimum Lot Size | 100 ha |
| | 8 ha |
| Heritage | NA |
| Land Reservation Acquisition | NA |
| Foreshore Building Line | NA |

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

167 FUNK ROAD JINDERA 2642

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

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Other matters affecting the property

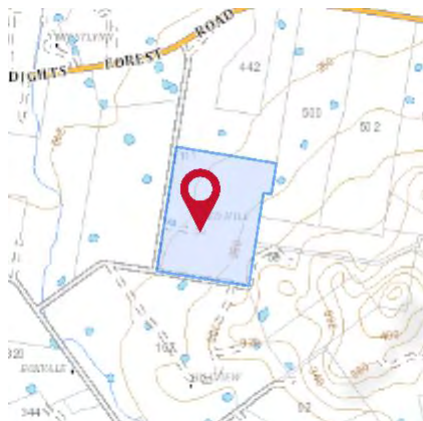
Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

| | |
|-------------------------------------|--|
| Land near Electrical Infrastructure | This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information. |
| Local Aboriginal Land Council | ALBURY AND DISTRICT |
| Regional Plan Boundary | Riverina Murray |

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

111 FUNK ROAD JINDERA 2642



Property Details

Address: 111 FUNK ROAD JINDERA 2642
 Lot/Section 1/-/DP785168
 /Plan No:
 Council: GREATER HUME SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

| | |
|------------------------------|--|
| Local Environmental Plans | Greater Hume Local Environmental Plan 2012 (pub. 12-10-2012) |
| Land Zoning | RU4 - Primary Production Small Lots: (pub. 12-10-2012) |
| Height Of Building | NA |
| Floor Space Ratio | NA |
| Minimum Lot Size | 8 ha |
| Heritage | NA |
| Land Reservation Acquisition | NA |
| Foreshore Building Line | NA |
| Terrestrial Biodiversity | Biodiversity |

Detailed planning information

State Environmental Planning Policies which apply to this property

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- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

111 FUNK ROAD JINDERA 2642

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

| | |
|-------------------------------------|--|
| Land near Electrical Infrastructure | This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information. |
| Local Aboriginal Land Council | ALBURY AND DISTRICT |
| Regional Plan Boundary | Riverina Murray |

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



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prepared for

Greater Hume Council



Greater
Hume
Council

Acknowledgement

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

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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.

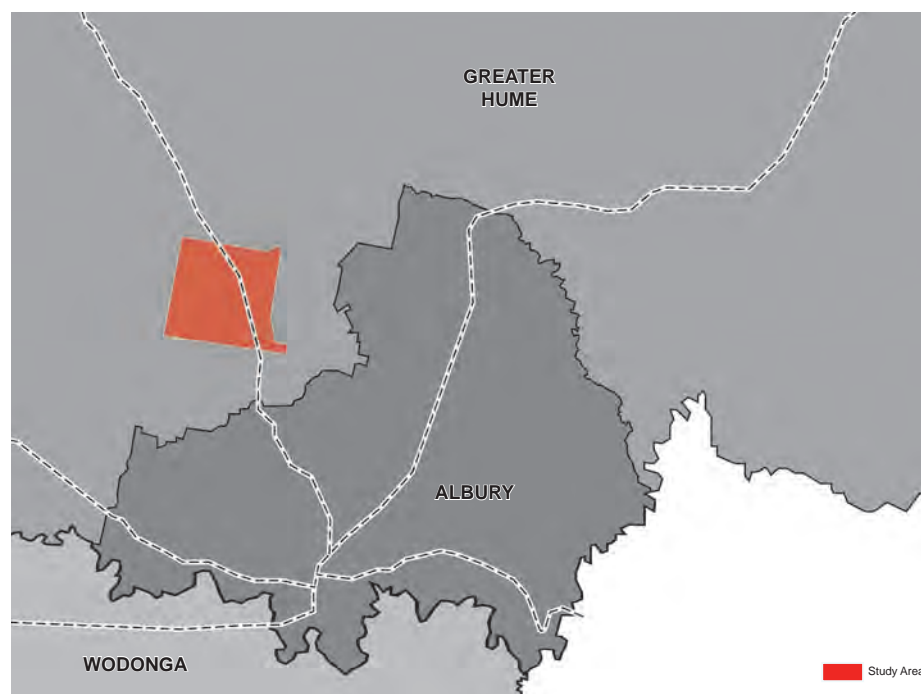


Figure 1 - Site Context Plan

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 |

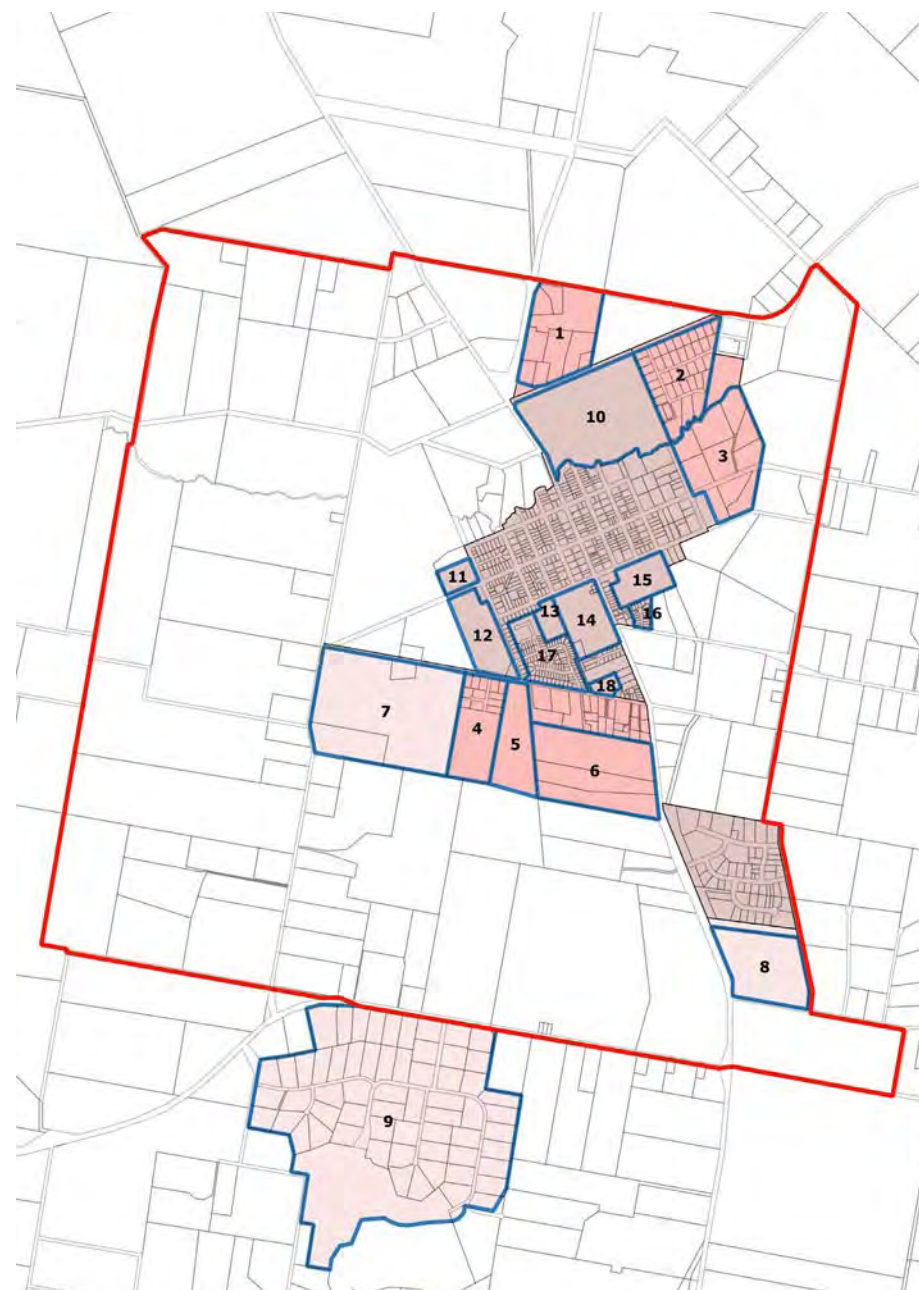


Figure 4 - Residential Land Supply Map

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.

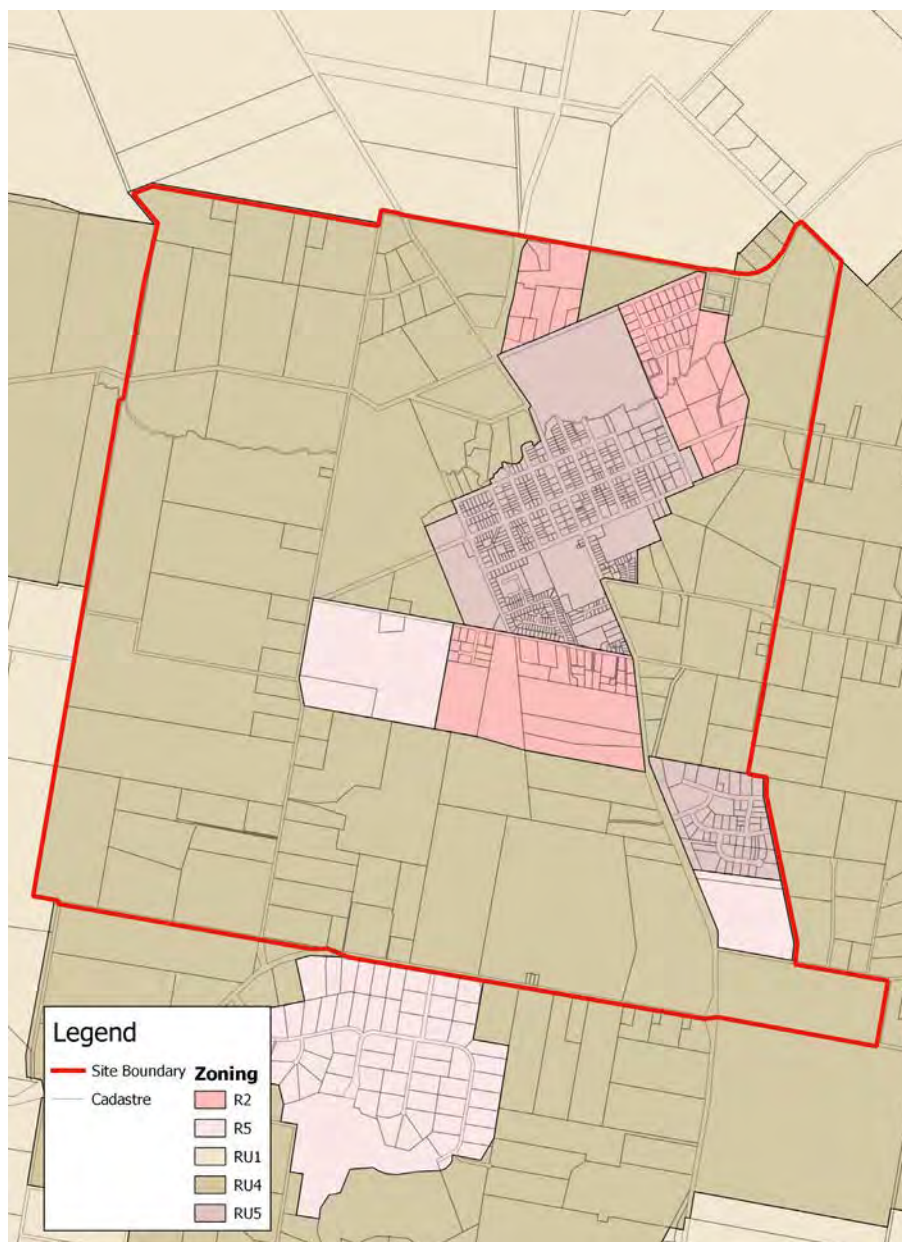


Figure 5 - Existing Land Zoning Map

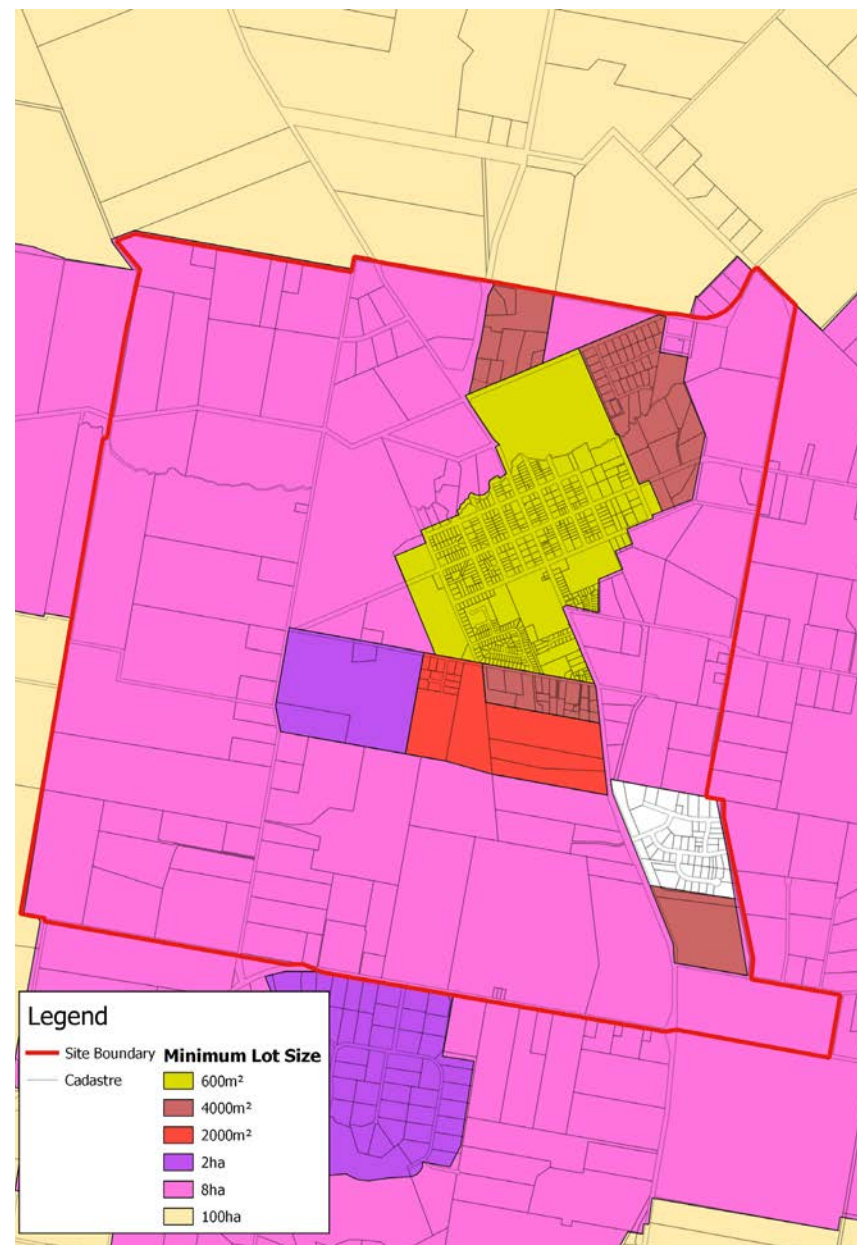


Figure 6 - Existing Minimum Lot Size Map

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, Doodie 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.

ANNEXURE 2

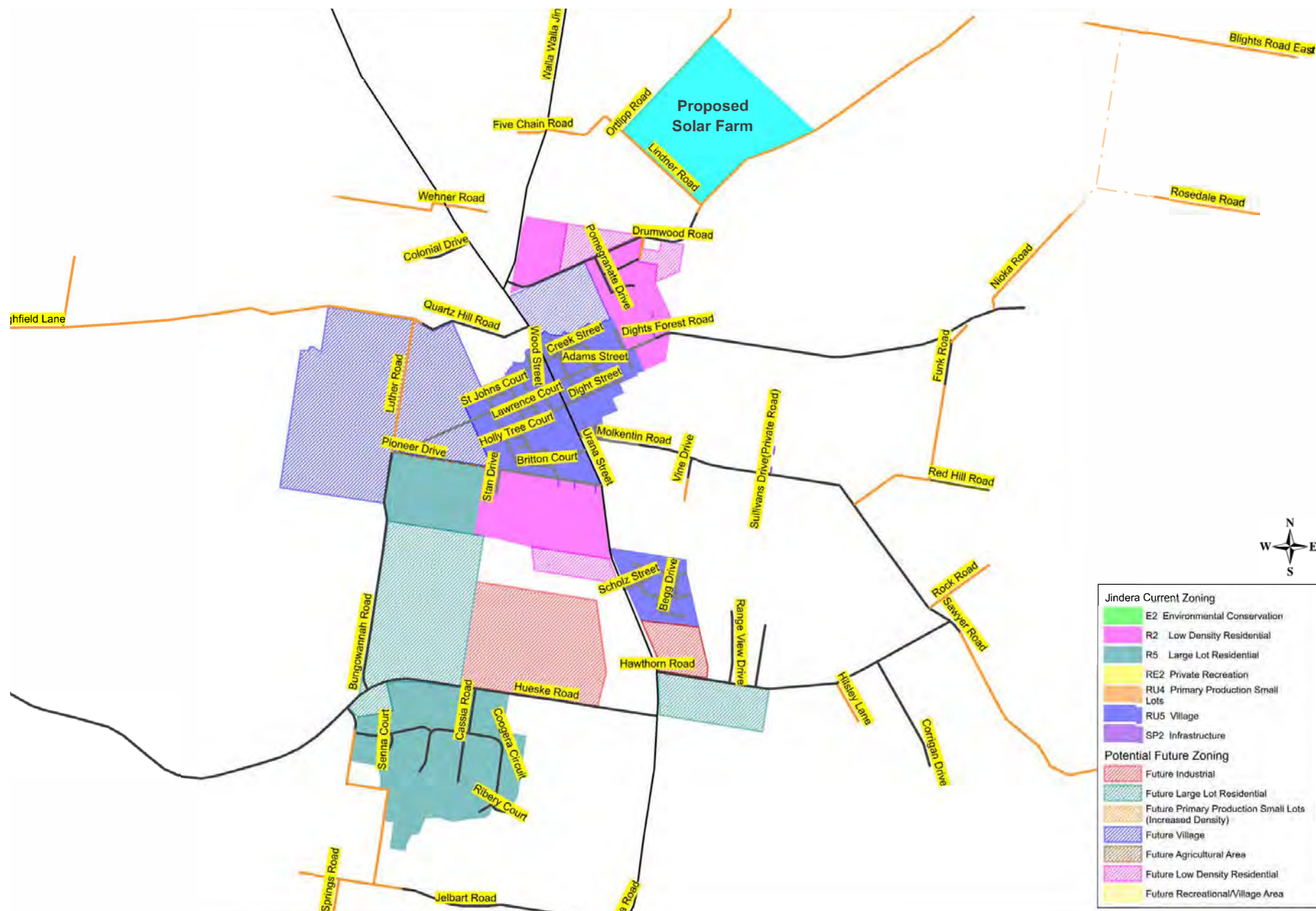


Figure 7 - Jindera Map contained in the Greater Hume Local Strategic Planning Statement

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

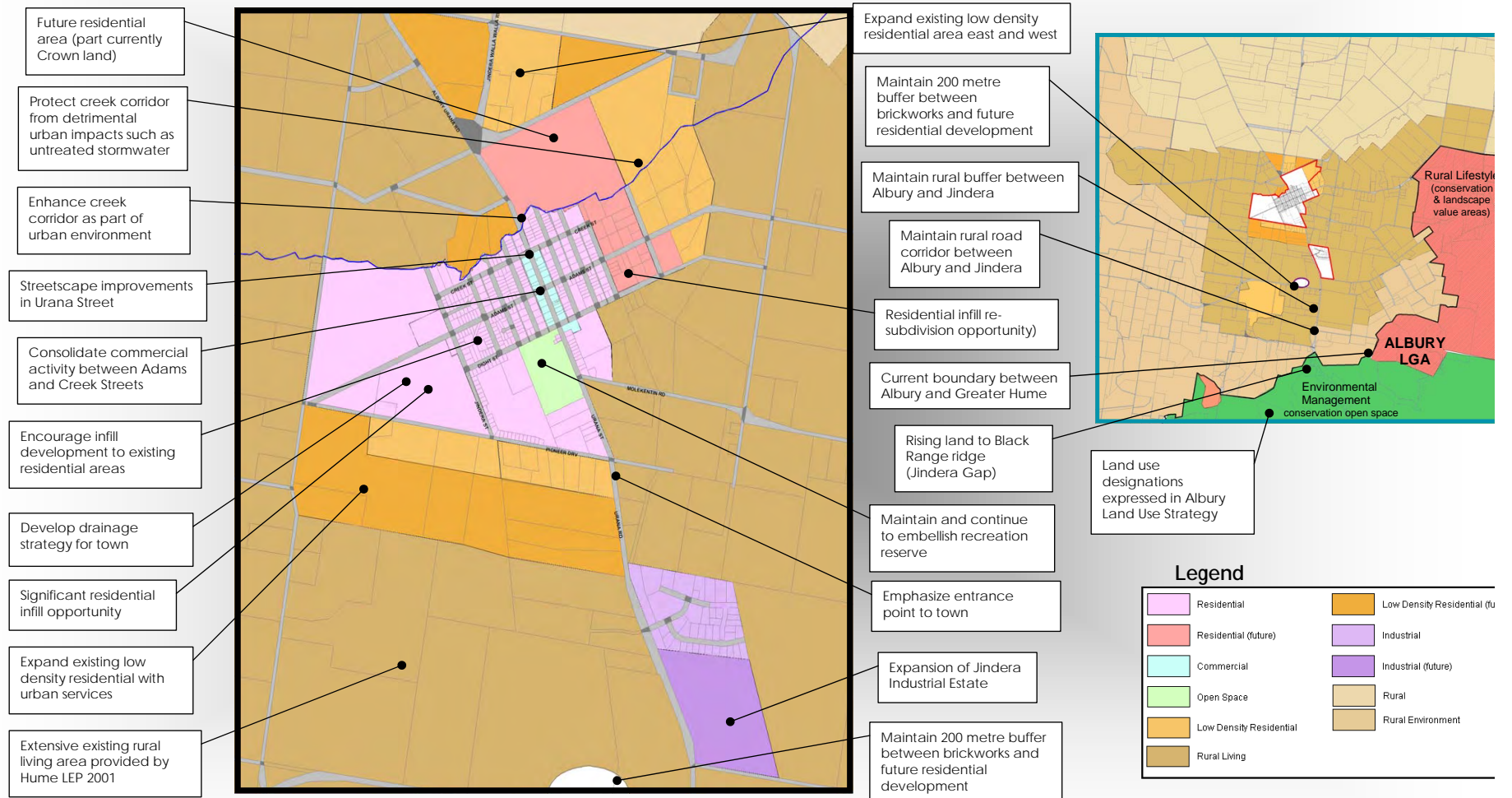


Figure 8 - Jindera Strategic Land Use Plan

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.

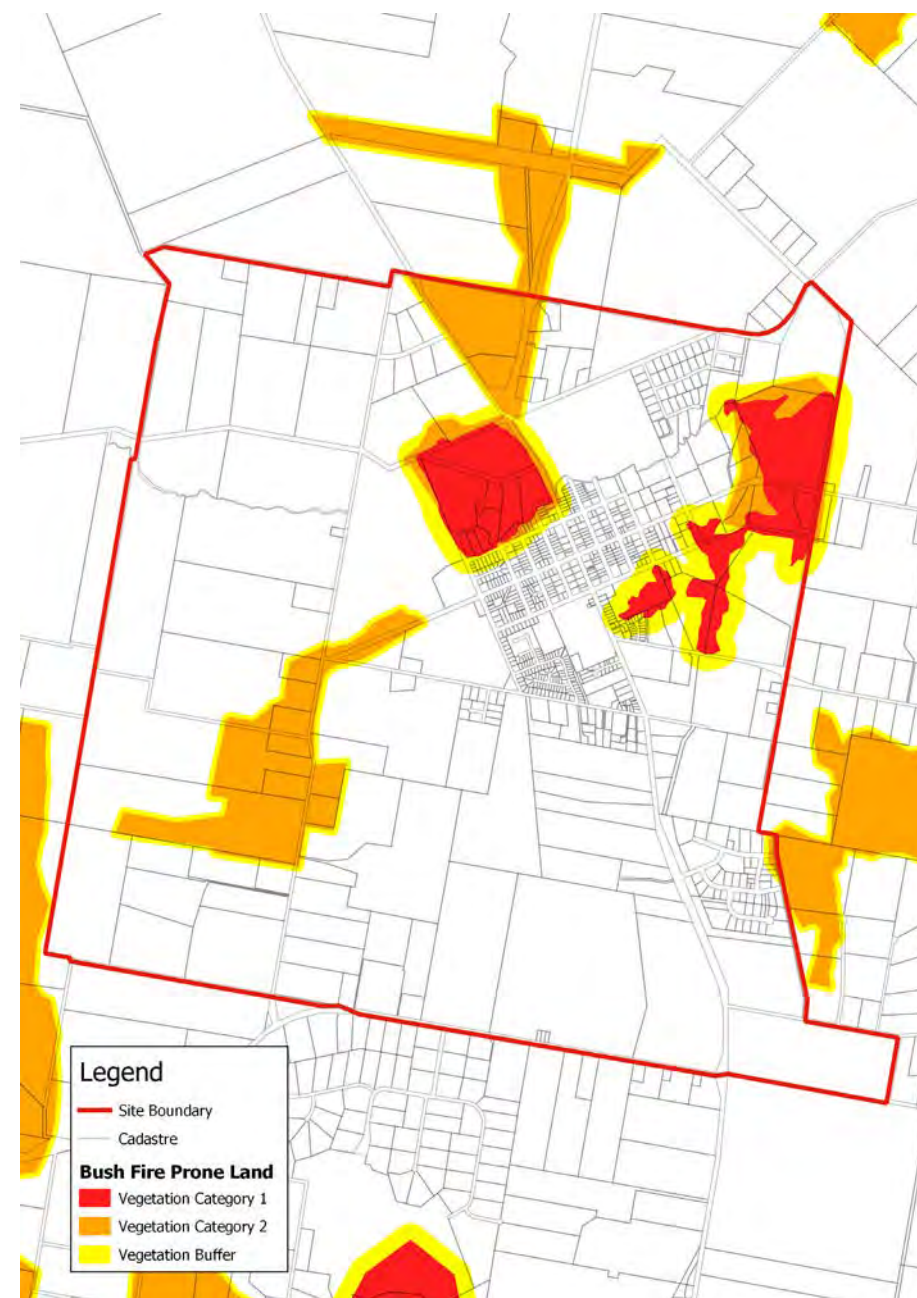


Figure 12 - Bushfire Prone Land

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).

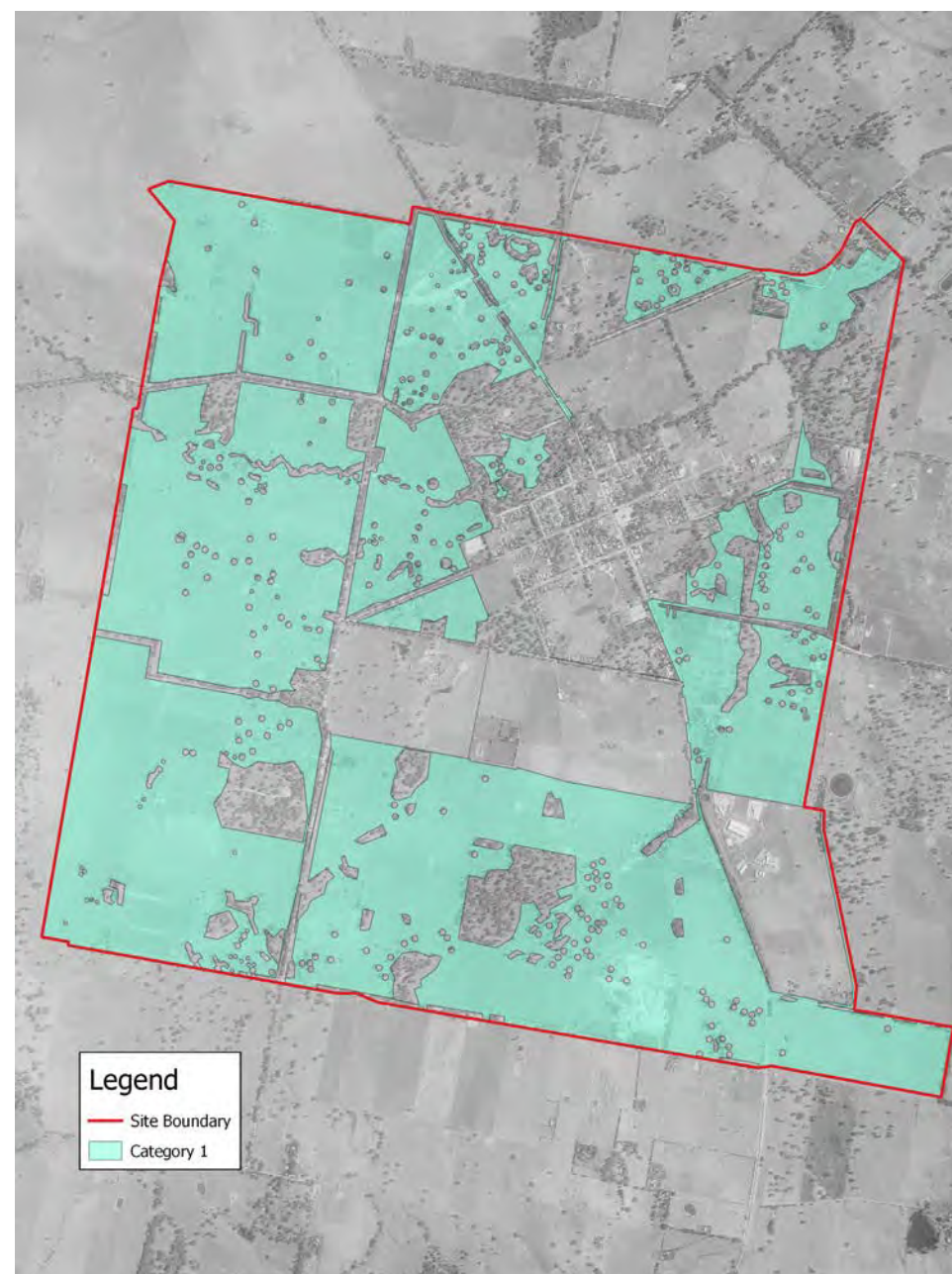


Figure 14 - Category 1 Exempt Land Map (Aerial Photograph 1990)

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. |

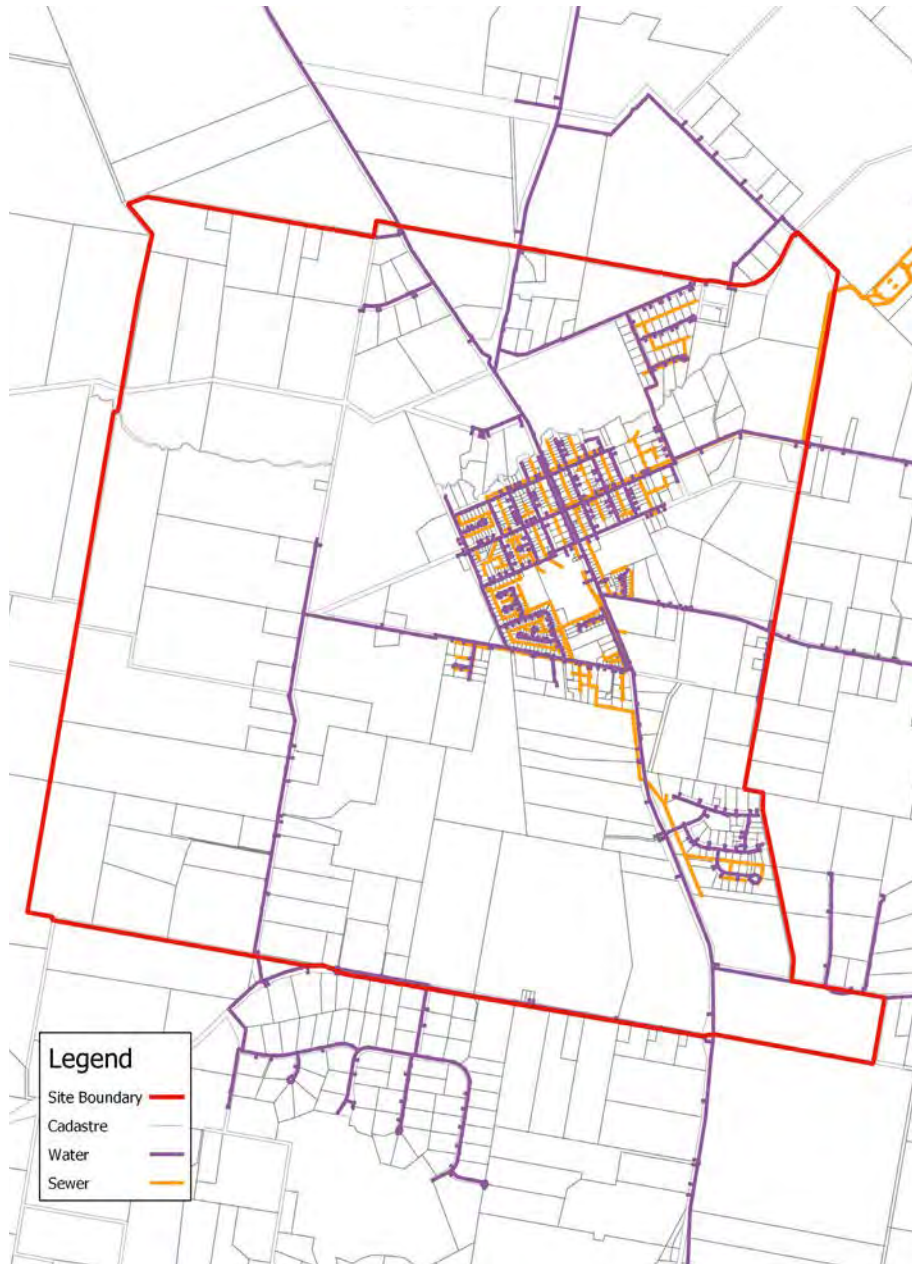


Figure 16 - Infrastructure and Services Map

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.

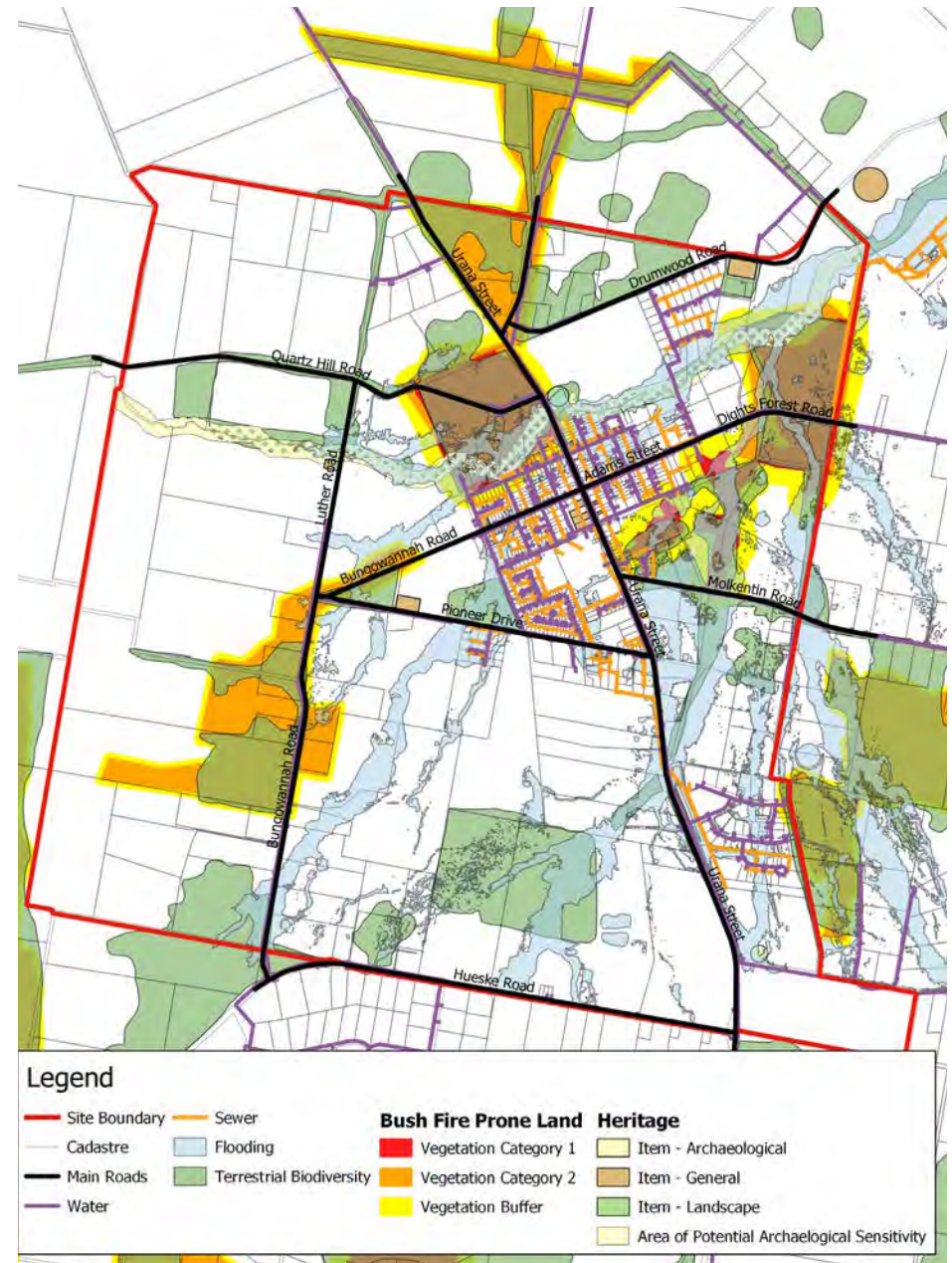


Figure 18 - Combined Constraints and Opportunities Map

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 4,000m ² | 88ha 102ha | 352 204 | 35 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'.

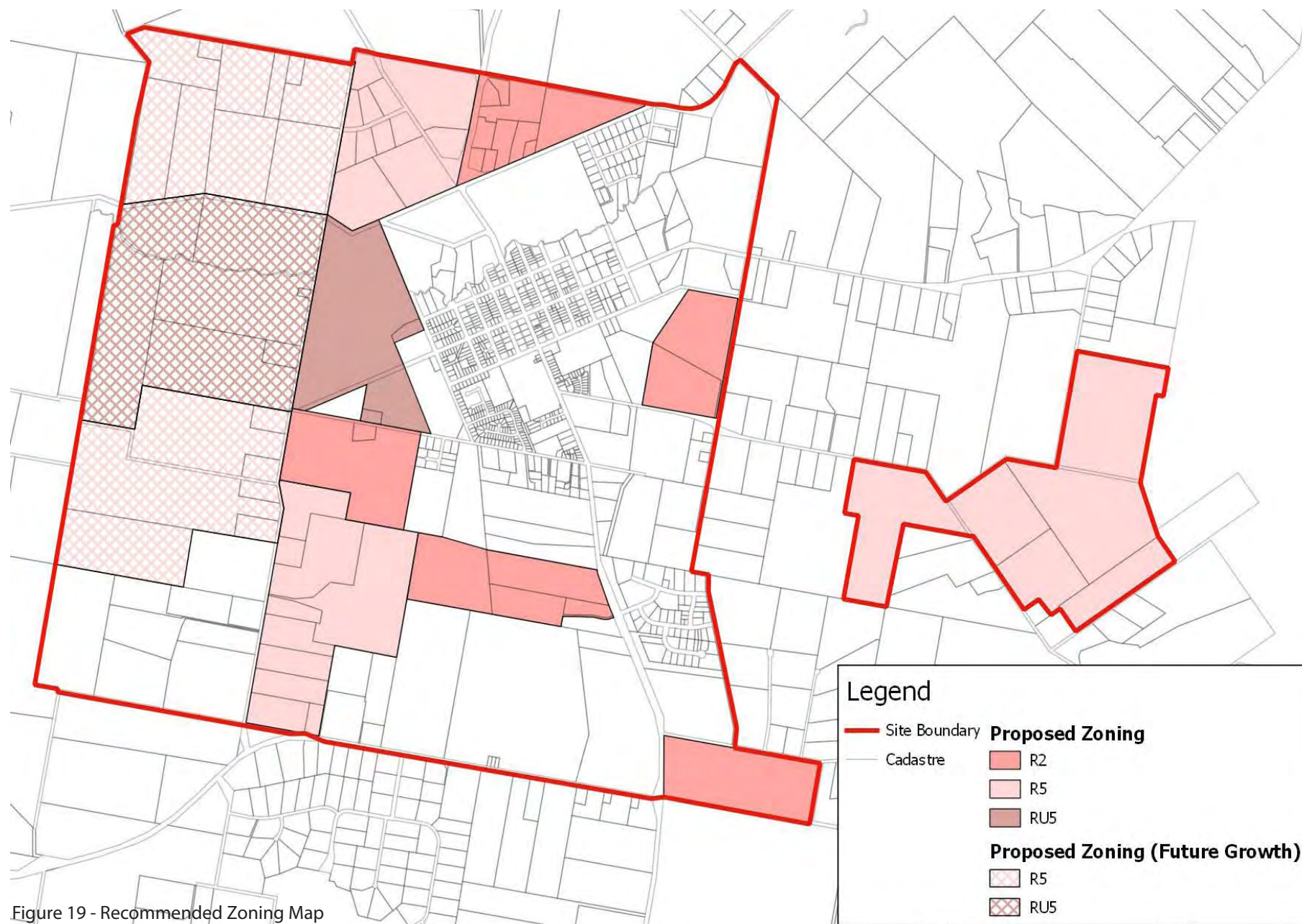


Figure 19 - Recommended Zoning Map

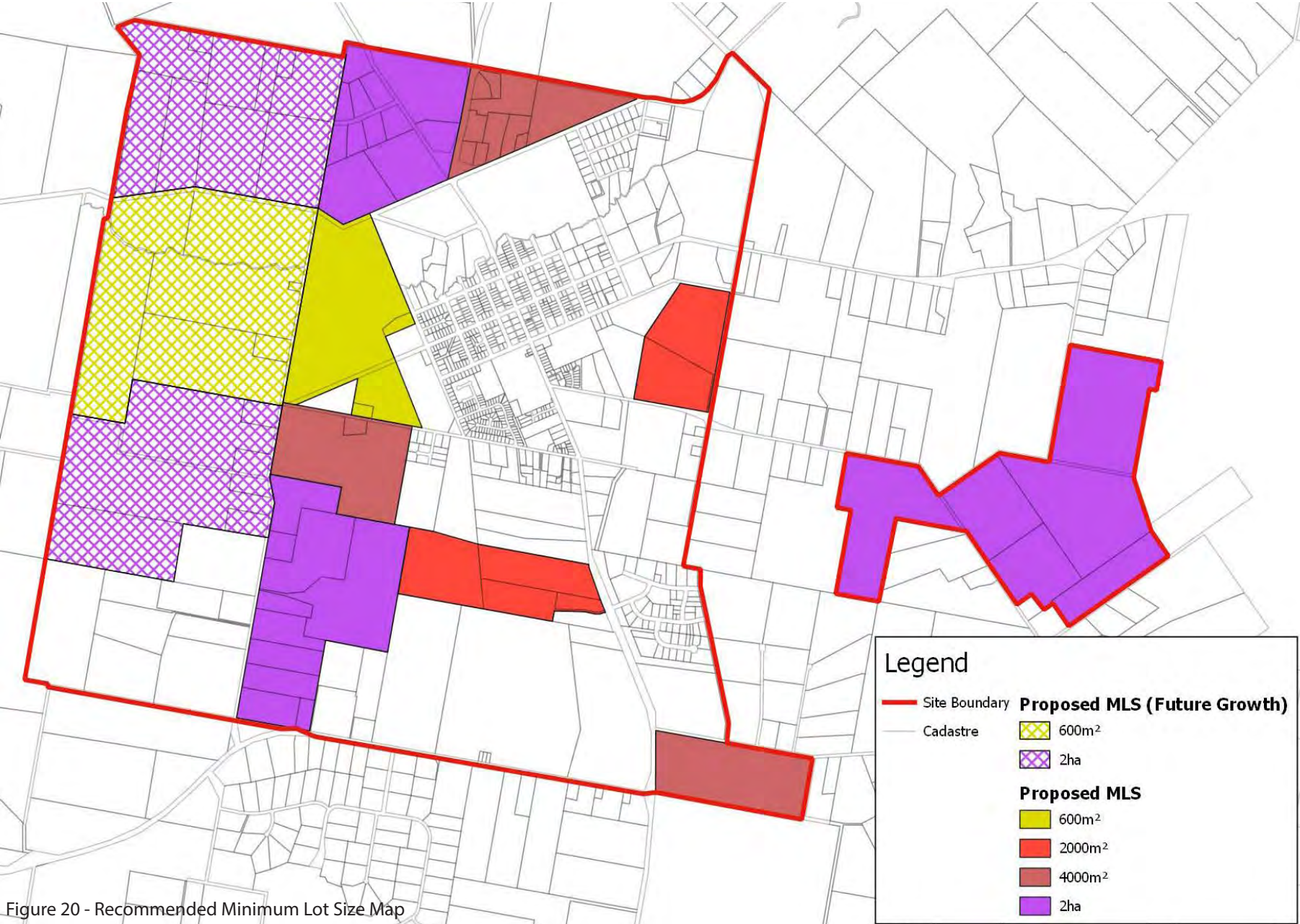


Figure 20 - Recommended Minimum Lot Size Map

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.

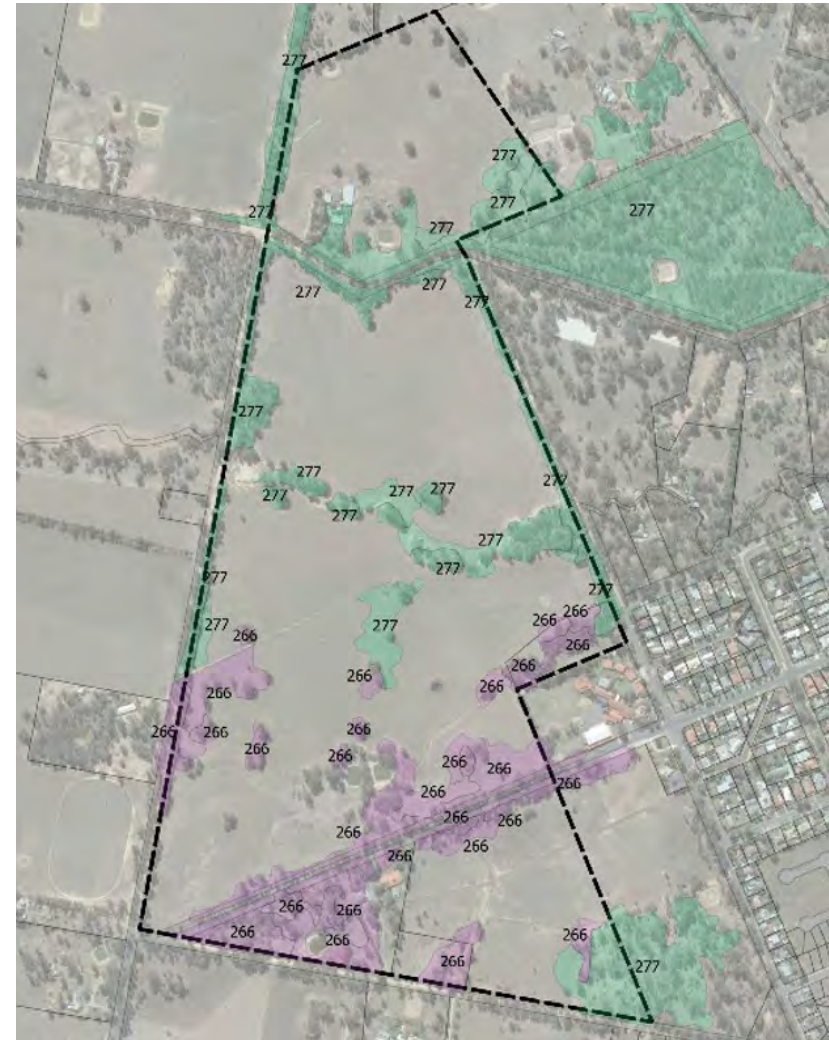


Figure 22 - Biodiversity Values Map

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.

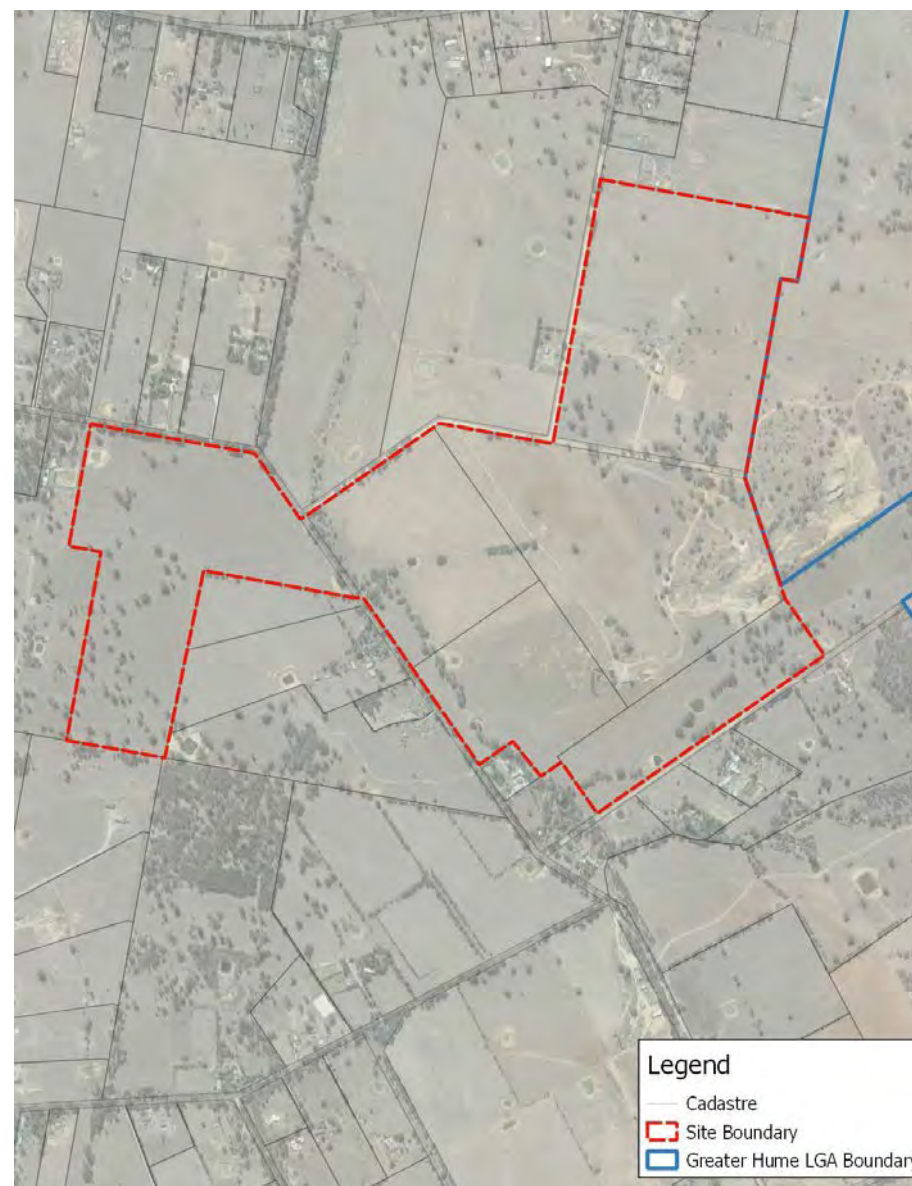


Figure 23 - Addendum to Study Area

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.

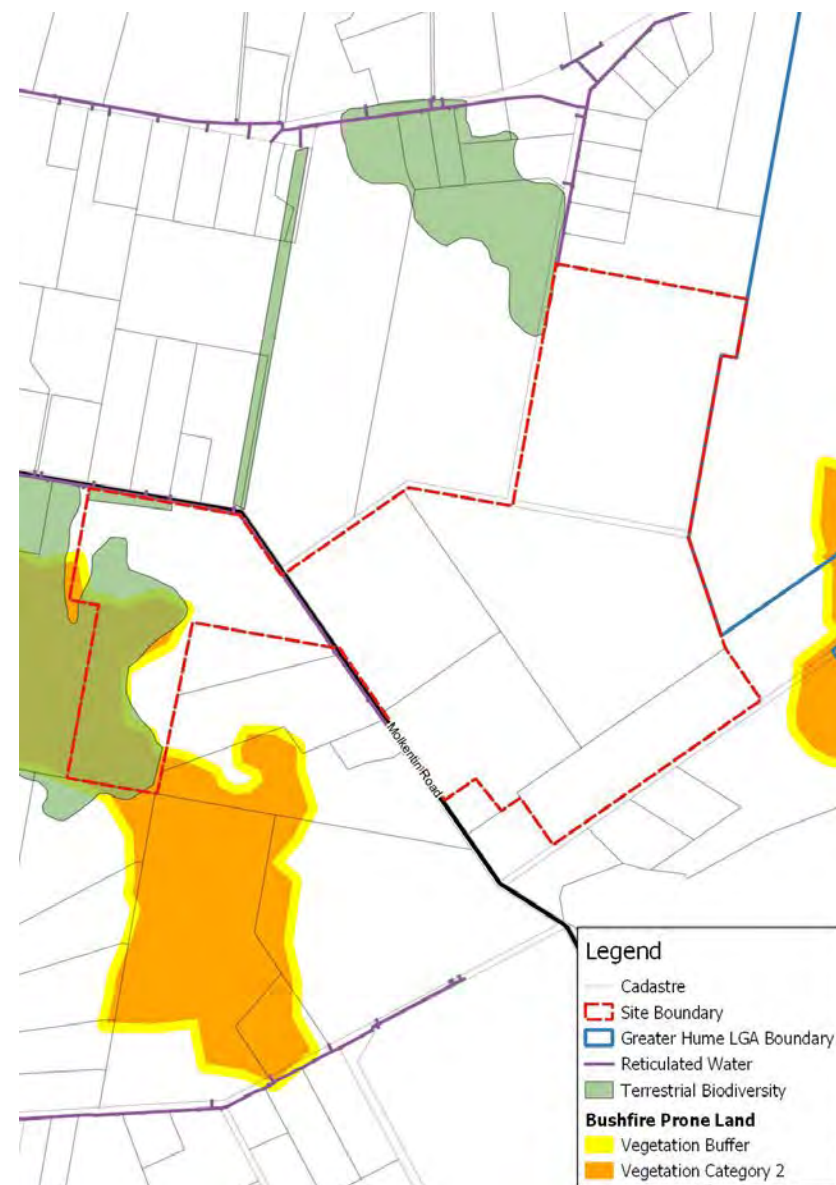


Figure 24 - Constraints and Opportunities Analysis

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.

2005 No 487

Local Government (General) Regulation 2005

Schedule 7 Election of mayor by councillors

Schedule 7 Election of mayor by councillors

(Clause 394)

Part 1 Preliminary**1 Returning officer**

The general manager (or a person appointed by the general manager) is the returning officer.

2 Nomination

- (1) A councillor may be nominated without notice for election as mayor or deputy mayor.
- (2) The nomination is to be made in writing by 2 or more councillors (one of whom may be the nominee). The nomination is not valid unless the nominee has indicated consent to the nomination in writing.
- (3) The nomination is to be delivered or sent to the returning officer.
- (4) The returning officer is to announce the names of the nominees at the council meeting at which the election is to be held.

3 Election

- (1) If only one councillor is nominated, that councillor is elected.
- (2) If more than one councillor is nominated, the council is to resolve whether the election is to proceed by preferential ballot, by ordinary ballot or by open voting.
- (3) The election is to be held at the council meeting at which the council resolves on the method of voting.
- (4) In this clause:
ballot has its normal meaning of secret ballot.
open voting means voting by a show of hands or similar means.

Part 2 Ordinary ballot or open voting**4 Application of Part**

This Part applies if the election proceeds by ordinary ballot or by open voting.

2005 No 487

Local Government (General) Regulation 2005

Election of mayor by councillors

Schedule 7

5 Marking of ballot-papers

- (1) If the election proceeds by ordinary ballot, the returning officer is to decide the manner in which votes are to be marked on the ballot-papers.
- (2) The formality of a ballot-paper under this Part must be determined in accordance with clause 345 (1) (b) and (c) and (5) of this Regulation as if it were a ballot-paper referred to in that clause.
- (3) An informal ballot-paper must be rejected at the count.

6 Count—2 candidates

- (1) If there are only 2 candidates, the candidate with the higher number of votes is elected.
- (2) If there are only 2 candidates and they are tied, the one elected is to be chosen by lot.

7 Count—3 or more candidates

- (1) If there are 3 or more candidates, the one with the lowest number of votes is to be excluded.
- (2) If 3 or more candidates then remain, a further vote is to be taken of those candidates and the one with the lowest number of votes from that further vote is to be excluded.
- (3) If, after that, 3 or more candidates still remain, the procedure set out in subclause (2) is to be repeated until only 2 candidates remain.
- (4) A further vote is to be taken of the 2 remaining candidates.
- (5) Clause 6 of this Schedule then applies to the determination of the election as if the 2 remaining candidates had been the only candidates.
- (6) If at any stage during a count under subclause (1) or (2), 2 or more candidates are tied on the lowest number of votes, the one excluded is to be chosen by lot.

Part 3 Preferential ballot**8 Application of Part**

This Part applies if the election proceeds by preferential ballot.

9 Ballot-papers and voting

- (1) The ballot-papers are to contain the names of all the candidates. The councillors are to mark their votes by placing the numbers “1”, “2” and so on against the various names so as to indicate the order of their preference for all the candidates.

2005 No 487

Local Government (General) Regulation 2005

Schedule 7 Election of mayor by councillors

-
- (2) The formality of a ballot-paper under this Part is to be determined in accordance with clause 345 (1) (b) and (c) and (5) of this Regulation as if it were a ballot-paper referred to in that clause.
 - (3) An informal ballot-paper must be rejected at the count.

10 Count

- (1) If a candidate has an absolute majority of first preference votes, that candidate is elected.
- (2) If not, the candidate with the lowest number of first preference votes is excluded and the votes on the unexhausted ballot-papers counted to him or her are transferred to the candidates with second preferences on those ballot-papers.
- (3) A candidate who then has an absolute majority of votes is elected, but, if no candidate then has an absolute majority of votes, the process of excluding the candidate who has the lowest number of votes and counting each of his or her unexhausted ballot-papers to the candidates remaining in the election next in order of the voter's preference is repeated until one candidate has received an absolute majority of votes. The latter is elected.
- (4) In this clause, *absolute majority*, in relation to votes, means a number that is more than one-half of the number of unexhausted formal ballot-papers.

11 Tied candidates

- (1) If, on any count of votes, there are 2 candidates in, or remaining in, the election and the numbers of votes cast for the 2 candidates are equal—the candidate whose name is first chosen by lot is taken to have received an absolute majority of votes and is therefore taken to be elected.
- (2) If, on any count of votes, there are 3 or more candidates in, or remaining in, the election and the numbers of votes cast for 2 or more candidates are equal and those candidates are the ones with the lowest number of votes on the count of the votes—the candidate whose name is first chosen by lot is taken to have the lowest number of votes and is therefore excluded.

Part 4 General**12 Choosing by lot**

To choose a candidate by lot, the names of the candidates who have equal numbers of votes are written on similar slips of paper by the returning officer, the slips are folded by the returning officer so as to prevent the names being seen, the slips are mixed and one is drawn at

2005 No 487

Local Government (General) Regulation 2005

Election of mayor by councillors

Schedule 7

random by the returning officer and the candidate whose name is on the drawn slip is chosen.

13 Result

The result of the election (including the name of the candidate elected as mayor or deputy mayor) is:

- (a) to be declared to the councillors at the council meeting at which the election is held by the returning officer, and
- (b) to be delivered or sent to the Director-General and to the Secretary of the Local Government and Shires Associations of New South Wales.

GREATER HUME COUNCIL

**NOMINATION FOR DEPUTY MAYOR
SEPTEMBER 2021**

We, the undersigned hereby nominate:

Councillor

**for the position of Deputy Mayor for the ensuing
term.**

Signed _____ SEPT 2021

Signed _____ SEPT 2021

GREATER HUME COUNCIL

ACCEPTANCE

**I,
hereby consent to the nomination proposed above.**

Signed _____ SEPT 2021

Document Control

| Document Name | Document Version Number | Review Date |
|----------------------------------|-------------------------|----------------------------|
| Delegation of Authority Mayor | | September 20 |
| Date Adopted | Minute Number | Summary of Changes |
| 25 September 2019 | 5389 | Readopted – No Alterations |

In order to provide for the expedient exercise and performance of its powers and duties and the efficient management of its business and responsibilities, Greater Hume Shire Council, as provided under Section 377 of the Local Government Act, 1993, hereby delegates to the person holding the position of Mayor COUNCILLOR HEATHER WILTON and to the Deputy Mayor when acting in place of the Mayor, the following functions, duties and authorities as specified in Schedule 1 subject to the limitations specified in Schedule 2. This delegation shall commence on 26 September 2018 and remain in force until specifically altered or revoked in writing.

Schedule 1

- To give effect to the provisions of the Local Government Act, 1993 and any other Act conferring powers or duties upon the Mayor and to any resolution of direction given to the Mayor by the Council.
- To obtain legal advice from council's solicitor and/or the legal advisor of the NSW Shires Association.
- To represent the council, in conjunction with the general manager, in deputations to government, inquiries, appropriate forums and at meetings of organisations which council has resolved to be a member of and for which an alternative delegate has not been specifically appointed.
- To make media statements and issue media releases in respect of council decisions and relevant issues.
- To carry out the general supervision, control and direction of the General Manager.
- Appointment of an Acting General Manager for a period of up to 10 working days following a recommendation from the General Manager. Where possible an information report be submitted to Council on such appointments prior to the appointments taking effect.
- To determine applications by the general manager for various classes of leave.
- To determine, in conjunction with the general manager, requests from community groups for minor subsidies of up to \$300 and requests for *in-kind* assistance to an estimated value of \$300.
- To authorise appropriate presentations to be made to visiting dignitaries and to residents in recognition of achievements and milestones.
- To exercise the powers of expulsion from meetings of council pursuant to section 10(2)(b) of the Local Government Act for persons guilty of acts of disorder as prescribed in the Local Government (Meetings) Regulation 1999.

11. In conjunction with the General Manager, to engage consultants to undertake projects, on behalf of Council, in those circumstances where the Council does not have the capacity or expertise to undertake the project. However, other than in an emergency the engagement of a consultant must be in accordance with a decision of the Council, or a general budgetary provision. If there is no budget provision, the consultancy is not to exceed \$10,000.
12. To authorise any works deemed urgent within the sums provided in the Council's budget at a cost not exceeding \$20,000 in any particular situation.
13. To perform citizenship ceremonies and present Certificates of Australian Citizenship as provided by the relevant Act.
14. Approve attendance by Elected Members and Senior Staff at conferences and seminars, etc. within NSW and the ACT to a maximum of three days and within budget provisions.

Schedule 2

Limitations

1. The following functions of Council are specifically excluded in accordance with Section 377 (1) of the Local Government Act, 1993.
 - The appointment of a general manager.
 - The making of a rate.
 - A determination under section 549 as to the levying of a rate.
 - The making of a charge.
 - The fixing of a fee.
 - The borrowing of money.
 - The voting of money for expenditure on its works, services or operations.
 - The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
 - The acceptance of tenders which are required under this Act to be invited by the council.
 - The adoption of a management plan under section 406.
 - The adoption of a financial statement included in an annual financial report.
 - A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
 - The fixing of an amount or rate for the carrying out by the council of work on private land.
 - The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work.
 - The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 92 A of the Environmental Planning and Assessment Act 1979.
 - The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194.
 - A decision under section 356 to contribute money or otherwise grant financial assistance to persons.
 - The making of an application, or the giving of a notice, to the Governor or Minister.
 - This power of delegation.
 - Any function under this or any other Act that is expressly required to be exercised by resolution of the council.

End of delegation.

Adopted 17 August 2005
Minute No. 344
Reviewed 26 September 2007
Minute No. 1170
Reviewed 24 September 2008
Minute No. 1622
Reviewed 16 September 2009
Minute No. 2016
Readopted 15 September 2010
Minute No. 2438
Readopted 14 September 2011
Minute No. 2832
Readopted 19 September 2012
Minute No. 3199
Readopted 11 September 2013
Minute No. 3546
Readopted 17 September 2014
Minute No. 3880
Readopted 16 September 2015
Minute No. 4175
Readopted 21 September 2016
Minute No. 4483
Revised 20 September 2017
Minute No. 4807
Readopted 26 September 2018
Minute No. 5081
Readopted 25 September 2019
Minute No. 5389
Readopted 16 September 2020
Minute No. 5686

Document Control

| Document Name | Document Version Number | Review Date |
|---|-------------------------|--------------------|
| Delegation of Authority - General Manager | | September 20 |
| Date Adopted | Minute Number | Summary of Changes |
| 25 September 2019 | 5389 | Re-adopted |

Greater Hume Shire Council in order to provide for the expedient exercise and performance of its powers and duties and the efficient management of its business and responsibilities hereby delegates under Section 377 of the Local Government Act, 1993, to the person specified by resolution of the Council to have the functions of the GENERAL MANAGER, STEVEN PINNUCK and to the person holding the aforementioned position in an acting capacity the exercise of Council's powers, functions, duties and authorities contained in legislation and matters specified in Schedule 1 subject to the limitations specified in Schedule 2. This delegation shall commence on 26 September 2018 and remain in force until specifically altered or revoked in writing in accordance with a resolution of the Council.

Schedule 1

General

- Functions which relate to the role of the General Manager as specified in the Local Government Act 1993 its Regulations, Cognate and related legislation.
- For the purposes of Section 381 of the Act, The General Manager's delegated authority to act on behalf of Council includes all functions and powers conferred or imposed by any of the legislation set out from time to time in Section 22 of the Act, including but not limited to the following:
 - Biosecurity Act 2015
 - Companion Animals Act 1998
 - Companion Animal Regulation 2008
 - Crimes Act 1990
 - Community Land Development Act 1989
 - Conveyancing Act 1919
 - Contaminated Land Management Act 1997
 - Crown Lands Act 1989
 - Crown Lands Regulation 2006 and Crown Lands (General Reserve) By-Law 2006
 - Environmental Planning and Assessment Act 1979
 - Environmental Offences and Penalties Act 1989
 - Environmental Protection and Biodiversity Conservation Act 1999
 - Fines Act 1996
 - Fire Brigades Act 1989
 - Food Act 2003
 - Government Information (Public Access) Act 2009
 - Heritage Act 1977
 - Impounding Act 1993
 - Impounding Regulation 2008
 - Land Acquisition (Just Terms Compensation) Act 1991
 - Land and Environment Court Act 1979
 - Library Act 1939
 - Local Government (General Regulation) 2005

- Protection of the Environment Operations Act 1997, Protection of the Environment Operations Regulation 2000, Protection of the Environment Operations Amendment Act 2005 (POEO Amendment Act)
 - Public Health Act 1991
 - Recreation Vehicles Act 1983
 - Protection of the Environment Operations Act 1997
 - Protection of the Environmental Operations (Clean Air) Regulation 2010
 - Protection of the Environmental Operations (Noise Control) Regulation 2008
 - Protection of the Environmental Operations (Waste) Regulation 2005
 - Public Health Act 1991
 - Roads Act 1993
 - Roads Regulation 2008
 - Roads Rules 2008
 - Roads Transport (Safety and Traffic Management) Act 1999
 - Roads Transport (Safety and Traffic Management) Regulation 1999
 - Road Transport (General) Act 2005
 - Road Transport (General) Regulation 2005
 - Rural Fires Act 1997
 - Rural Fires Regulation 2008
 - State Emergency and Rescue Management Act 1989
 - Swimming Pool Act 1992
 - Threatened Species Conservation Act 1995
 - Unclaimed Money Act 1995
- Functions which relate to the role of the General Manager as specified in Council's adopted Codes, Policies and Procedures.
 - Functions relative to the achievement of performance objectives as listed in the General Manager's employment contract.
 - Authority to prepare submissions and make representations to Members of Parliament, Ministers of the Crown and Government Departments in accordance with policy and the best interests of Council.
 - Authority to execute documents, contracts and agreements on behalf of Council including those requiring the affixing of the Common Seal of the Council.
 - To affix the Common Seal of the Council in conjunction with the Mayor or Deputy Mayor to any necessary document pursuant to or consequent upon any decision of Council.

Administration

- To fulfill the responsibilities of Public Officer as defined in the Local Government Act 1993.
- To carry out the role of Privacy Contact Officer of Council.
- To carry out the regular services and operations of the Council within the sums voted by the Council for expenditure thereon and in accordance with any policy or resolution of the Council.
- To perform or authorise any action necessary to comply with any decision, policy or code of Council, any statutory requirements of the local Government Act or regulation or any other law, rule or regulation affecting Council.
- Reject any application within the prescribed period if it is not clear as to the approval sought or if it is not easily legible.
- Request any additional information that is reasonably necessary to determine any application.
- Subject to Council for its consideration any application or submission for a review of any decision or determination.
- To sign purchase orders on Council's behalf.
- To approve the use and arrange the lettings of the Council Chambers, meeting rooms and administrative buildings and approve or refuse such applications and apply any conditions of approval considered necessary.
- Authorised key personnel officer for the provision of Aged Care Services (as required by the Australian Government's Department of Health and Ageing) including authorisation to complete returns and legislative reports pertaining thereto.
- Authorised representative to contact Centrelink and Department of Veteran Affairs with regard to confirming hostel bonds.
- Nominated as the Authorised Officer under the Companion Animals Act 1998, No. 87.
- Sign documentation on behalf of Family Day Care requiring the signature of the Coordinator and/or representative of the Licensee including funding agreements, grant applications and quarterly funding agreements.
- Act as Council's Public Officer with authority to accept, consider and determine GIPA applications.
- Reject any application within the prescribed period if it is not clear as to the approval sought or if it is not easily legible.
- Request any additional information that is reasonably necessary to determine any application.
- Subject to Council for its consideration any application or submission for a review of any decision or determination.

Animals

- Nominated as the Authorised Officer under the Companion Animals Act 1998, No. 87.

Animal Control

- To impound or seize any animals in accordance with the provisions contained in the Companion Animals Act 1998.
- To issue Penalty Infringement Notices where owners fail to comply with the necessary provisions of the Companion Animals Act 1998.
- To impound straying stock or abandoned articles in accordance with the provisions of the Impounding Act 1993.
- To make determinations in relation to declarations of dangerous dogs, objections from owners of proposed dangerous dogs and revocation of dangerous dog declarations (including restricted, menacing and nuisance dog orders in accordance with the Companion Animals Act 1998.

Approvals

- To consider any application for approval for any item in the Table of Approvals in Chapter 7 of the Local Government Act 1993:
 - 1) If in the opinion that such application can be approved, grant such approval either conditionally or subject to conditions, or
 - 2) If of the opinion that such applications should be refused report such matter to Council for its determination.
- Submit to Council for its determination any application "for approval in principle" or "stage approval".
- To approve of the use of swimming pools, recreation areas, etc., for any legitimate purpose and to accept and arrange lettings of the Council Chambers, and Administrative Buildings and approve or refuse such applications and apply any conditions of approval considered necessary.
- To grant approval for conduct of Street Stalls/Door Knock Appeals and allocate dates to applicant bodies.
- To approve the use of roads and streets for charitable and other legal purposes.
- Approve of the holding of festive celebrations such as Carols by Candlelight and the like in Council's Parks and Gardens.
- The power to determine an objection under Section 82(3) of the Local Government Act 1993 in relation to Council's Local Approvals Policy.

Biosecurity

- Appoint Authorised Officers under the *Biosecurity Act 2015* (the Act), pursuant to section 372 of the Act.

Building

- Make determinations in regard to the provisions of the Building Code of Australia (Administrative Provisions).
- To approve applications for Construction Certificates which comply in all respects with the Building Code of Australia, the Local Government Act 1993, as amended by the Environmental Assessment Act 1979 and Regulations, Council's Planning Controls and Policies and do not depart from the conditions and plans of development consent.
- The function of making recommendations for the purposes of Section 5 (1A) of the Building Professionals Act 2005 (Accreditation of Council Building Surveyors).

Bush Fire Hazard Reduction

- To make determinations, serve notices and review objections to notices where bush fire hazard reduction works are considered appropriate in accordance with Division 2 of the Rural Fires Act 1997.

Business Papers

- To determine the matters which are to be included in the Business Papers subject to the inclusion of the following items whenever they arise, namely:-
 - a) Reports on matters which cannot be determined under Delegated Authority.
 - b) Reports required to be submitted under any Act or regulation.
 - c) Reference to any deputations which the Council has agreed to receive.
 - d) Matters requiring a determination of policy.
 - e) Reports directed by Council to be submitted.
 - f) Matters essential for the Council's information.
 - g) Matters requiring a vote of money.
 - h) Matters where the General Manager is of the opinion that any application should be refused.

Certificates

- To issue any Certificate for which provision is made for the issue of Certificates by the Council under any Act or Regulation.
- To issue Certificates under section 603 of the Local Government Act, on behalf of Council.

Child Care

- Be authorised to undertake requirements as the Child Protection Disclosure Officer under the Child Protection (Prohibited Employment) Act, 1998 and Council's Child Protection Policy and Procedures.

Communications

- To respond to media publicity on Council matters and to issue media releases and make statements to the media on behalf of Council if the Mayor is unavailable or if the Mayor so authorises.

Contracts

- To sign Contracts for the sale and purchase of land where the sale or purchase has been approved by Council.
- To approve and sign lease agreements for aged accommodation and low income rental properties.

Correspondence

- To reply to all routine correspondence not involving a monetary vote by Council, not effecting Council policy and not requiring the consideration of Council.

Dogs

- To declare a dog "dangerous" in accordance with the Companion Animals Act.

Environment

- Be authorised to issue Self Enforcing Infringement Notices under the Environmental Offences and Penalties Act.

Finance

- To authorise the payment of salaries and wages of the employees of the Council within the sums voted by the Council for expenditure thereon.
- To authorise payment of accounts in respect of works or votes authorised by Council or associated with the functions of Council.
- Determine requests for in kind assistance from locally based, not-for-profit organisations and citizens of the Shire where such works can be reasonably accommodated with the programs and budget of Council.
- To approve applications for extension of time to pay accounts where acceptable case is made out.
- To invest surplus Council funds in accordance with section 625 of the Local Government Act, Local Government Regulations and Council Policies.
- To sign cheques drawn on Council's bank account and authorise and transmit electronic transfers from Council's bank account in conjunction with any other person authorised to sign cheques or electronic transfers on Council's behalf.
- Refund of Trust Fund Deposits including Contract Deposits on the recommendation and certification of the appropriate servant.

Food Act 2003

- Pursuant to Section 377(1) of the Local Government Act 1993 Council resolve to delegate to the General Manager the power to appoint authorised officers under Section 114 of the Food Act 2003.
- Pursuant to Section 377(1) of the Local Government Act 1993 Council resolve to delegate to the General Manager the power to serve Prohibition Orders under Section 60 of the Food Act 2003.
- Pursuant to Section 378(a2) of the Local Government Act 1993, and conditional upon advice from the NSW Food Authority, Council resolve to approve the General Manager to sub-delegate the power to serve Prohibition Orders under Section 60 of the Food Act 2003 to the Director, Planning and Environment.
- Pursuant to Section 381(3) of the Local Government Act 1993 Council resolve to approve the NSW Food Authority's delegation to the General Manger to provide written approvals for dispensations and alternative methods of compliance in regard to the Food Standards Code's Standard 3.2.2 (clauses 15 and 17) and Standard 3.2.3 (clauses 10 and 14).
- Pursuant to Section 109E of the Food Act 2003, and conditional upon approval from the NSW Food Authority Council resolve to approve the General Manager to sub-delegate the power to provide written approvals for dispensations and alternative methods of compliance in regard to the Food Standards Code's Standard 3.2.2 (clauses 15 and 17) and standard 3.2.3 (clauses 10 and 14) to the Director, Planning & Environment.

Grants

- Submit grant applications on Council's behalf subject to any budgetary commitment being consistent with Council's Management Plan and Annual Budget.
- Sign Income and Expenditure Statements in relation to Grant applications.

Impounding

- To be an impounding Officer in terms of the Impounding Act 1993 and to implement the objects of the Act and carry out all functions of the Act as outlined in Section 3.

Insurances

- To affect appropriate and adequate property and indemnity insurance in respect to any property of or under the control and management of Council or any civil liability of Council which may arise in connection with the exercise of its powers and authorities, duties or functions.
- Sign insurance claim forms on behalf of Council.
- Negotiate settlement of all insurance claims up to the current excess applicable to each policy.

Legal Proceedings

- Institution of:-
 - a) To authorise the issue of any penalty notice on the laying of any information or complaint or the institution of any other proceedings pursuant to the Local Government Act for the recovery of any penalty or the making of any ORDER for or in respect of any offence, nuisance or any other matter or thing whatsoever which the Council might be entitled to recover to seek under any Act or Regulation.
 - b) In respect to the institution, conduct and defence of legal proceedings concerning Councils activities in any Court to instruct and engage Council's Solicitors and counsel where necessary.
 - c) Lay information and appear in Court on behalf of Council in respect of any offence which prosecution is authorised by Council or provided by section 684 and 687 of the Local Government Act.
- To obtain legal advice from Council's Solicitors or counsel where considered necessary.
- Authorise the institution of legal proceedings for the recovery of all outstanding rates and other debts owing to Council and take all necessary action to recover such debts in accordance with Council Policy, after consultation with Director Corporate & Community Services.
- Sign Court documentation and Summonses to the point of Garnishee Action. After consultation with Director Corporate & Community Services.

- Represent Council at proceedings in any court of competent jurisdiction in relation to the recovery of outstanding rates and all other charges in accordance with the provisions of Section 687 of the Local Government Act, 1993 after consultation with Director Corporate & Community Services.

Loans

- Make applications for loan funds on behalf of Council to various lending authorities up to the maximum borrowing limit as determined by the Department of Local Government and in accordance with the Council Management Plan and Council resolutions.

Orders

- In accordance with Section 124 of the Local Government Act 1993 and Section 121 of the Environmental Planning & Assessment Act 1979 to give notice to any person to whom in the opinion of the General Manager an Order should be given in respect of any matters contained in any Act or regulation that Council intends to issue an Order.
- To issue an order in accordance with the above notice and to report to Council the circumstances where an order has been issued.

Note

This delegation shall include but is not limited to the following Acts:-

- Companion Animals Act 1998
- EPA Act 1979
- Food Act 1989
- Impounding Act 1993
- Noxious Weeds Act 1993
- Protection of Environment Operations Act 1997
- Public Health Act 1991
- Roads Act 1993
- Swimming Pools Act 1992
- Waste Avoidance and Resource Recovery Act 2001

Planning

- Sign linen plans of subdivision upon certification that all Council requirements have been complied with or that satisfactory bonding arrangements have been entered into.
- Council accept the offered delegation for plan making function under Section 59 of the Environment Planning and Assessment Act 1979 made by the Minister for Planning and Infrastructure under Section 23 of the Environment Planning and Assessment Act 1979. In accordance with Section 381 of the Local Government Act 1993 Council delegate the offered plan making functions under Section 59 of the Environment Planning and Assessment Act 1979 to the General Manager.
- In accordance with Section 381 of the Local Government Act 1993 should the General Manager concur, the plan making function under Section 59 of the Environment Planning and Assessment Act 1979 be sub-delegated to the Director Environment and Planning.
- To approve of all Development Applications within the Greater Hume Shire Council and in accordance with Council's Local Environmental Plan subject to the following:

- a) Where objections are received following notification procedures, application be brought to Council's attention. In situations where an objection is considered by the General Manager (in consultation with the Director Environment and Planning) to be vexatious in nature, then such will not act as a trigger for referral of the application to Council.
 - b) Any application recommended for refusal (except where refusal is recommended following two written requests seeking further information and that information has not been provided within the requested time frame).
 - c) Any application where the applicants seeks to depart from the standards contained in a development Control Plan or policy of Council (except for minor variations).
 - d) Any application where the applicant is objecting to a development standard contained in a local planning instrument in accordance with State Environmental Planning Policy (SEPP) 1.
 - e) Any application considered by the General Manager (in consultation with the Director, Environment and Planning) to be of significant public interest.
- Applications approved under this delegated authority shall be reported to the next monthly meeting of Council.
 - Approve Complying Development Certificates.
 - In relation to delegation of waiving of non-compliance with the Greater Hume Development Control Plan 2013:
 - a) in accordance with Section 377 of the Local Government Act 1993 Council delegate to the General Manager the ability to waive areas of non-compliance with the GHDCP 2013 where no submissions have been received to the neighbour notification of development applications and the objectives of the GHDCP 2013 are met; and
 - b) Council note that the General Manager will sub delegate this function to the Director Environment and Planning under Section 378 of the Local Government Act 1993.

Plumbing and Drainage Act

- in accordance with Section 381 of the Local Government Act 1993, Council delegate the offered functions under Section 21 of the Plumbing And Drainage Act 2012 to the General Manager.
- in accordance with Section 381 of the Local Government Act 1993 should the General Manager concur, the functions under Section 21 of the Plumbing And Drainage Act 2012 be sub-delegated to the Director Environment and Planning, Council's Building Surveyor and Environmental Health and Building Surveyor.
- Council authorise the affixing of the common seal upon all return correspondence to NSW Fair Trading.

Powers of Entry and Inspection

- To grant from time to time to any employee of the Council the authority vested in Council under the provisions of the Local Government Act or any other Act to enter and inspect premises and to carry out works deemed necessary.
- To enter upon any land or building, for the purpose of making an inspection, under any Act of Parliament, or any rule, Regulation, Ordinance or Bylaw under or pursuant to any such Act.

Private Works

- To reach agreement with the owner or occupier of any private land to carry out private works on the land in accordance with any fee scale set by Council.

Rating

- To categorise all rateable land according to Section 514 of the Local Government Act 1993.
- Determine the eligibility for farmland rating in accordance with section 515 of the Local Government Act 1993 subject to appeals against eligibility being referred to Council.
- To prepare and serve rate notices at any time following the making of the rate by Council.
- In relation to payment of rates by instalments to determine if extenuating circumstances exist when instalment payments are not made by the due date and decide whether the instalment will be accepted as a bonafide payment.
- To authorise the Institution of Legal Proceedings for the recovery of outstanding rates and other debts due to the Council.
- To amend or alter the rate book where necessary.
- To adjust, recover or refund rates in respect to land owned by the Crown.
- To issue rate notices requiring rents due and payable on land to be paid to Council in liquidation of outstanding rates.
- Authority to authorise the writing off of rates and charges where the amount of any individual rate or charge is less than \$1,000.

Records - Destruction and Disposal of

- Subject to any reasonable requests or lawful direction to the contrary to destroy or dispose of by other means, records of the Council subject to the requirements of any Act or regulation and the general records disposal schedule for Local Government Records in New South Wales.

Roads

- That the General Manager be an authorised Officer in terms of Section 251 of the Roads Act 1993.
- That the General Manager be the authorised Officer pursuant to Section 121(1) of the Road Transport (General) Act 2005 for the purpose of the following sections:

- | | |
|--------------|--|
| Section 136: | Direction to stop vehicle or combination: to enable exercise of other powers. |
| Section 137: | Direction to move vehicle or combination: to enable exercise of other powers. |
| Section 138: | Direction to move vehicle or combination: where danger or obstruction. |
| Section 140: | Manner of giving directions under this Division. |
| Section 171: | Authorised officer may require production of driver licence and name and address from driver or rider. |
| Section 173: | Authorised officer may require responsible person for vehicle and others to disclose identity of driver who commits offence. |

Service of Notices

- To serve on any person or body on behalf of the Council in the prescribed format any notices required by or under any Act or Regulation or consequent to any decision of Council.

Staff

- To authorise approval of leave of absence for all Staff of the Council.
- To apply to wages and salaries any automatic award variations basic wage variation or cost of living adjustments subject to official notification from the Local Government NSW or Fair Work Australia legislation or total financial resource allocation in Council's Annual Budget.
- To approve attendance by Council Officers and Staff at Conferences and Seminars which are conducted by or endorsed by the Division of Local Government and other relevant authorities and/or Local Government NSW.
- To approve attendance by Staff at training courses included in Council's Staff Training Programme together with associated User Group Meetings and for which funds are available in Council's Budget.
- To authorise Council Staff to attend Professional Conferences in accordance with Councils policy.
- Deal with industrial disputes.
- Grant authority for the placement or Work Experience students, subject to such authorisation being in accordance with Council's policy. Such authorisation is to be undertaken in conjunction with accepted Human Resource Management guidelines.
- Approve and authorise payment of salary and wages to members of staff including overtime and time in lieu of payment.

Swimming Pools

- To exercise the functions of the Council under the Swimming Pools Act, 1992 including the power to appoint "inspectors" to perform the duties empowered by the Act.
- Affixing of the Common Seal of Greater Hume Shire Council upon certificates of identification to Council staff involved in undertaking functions under the Swimming Pools Act 1992.

Schedule 2

1. Council may by resolution direct the General Manager in the exercise of any function herein delegated.
2. The General Manager shall exercise the functions herein delegated in accordance with and subject to:
 - a) the provisions of the Local Government Act, 1993, as amended
 - b) the policies of the Council adopted by Resolution and current at the time of the exercise of the functions herein delegated.

3. Submissions received in response to a notice of intention to serve a Section 18 Notice being referred to Council for consideration.

Adopted 17 August 2005
Minute No. 344
Amended 16 November 2005
minute no. 437
Reviewed 26 September 2007
Minute No. 1170
Amended 21 November 2007
Minute No. 1250
Amended 24 September 2008
Minute No. 1622
Amended 16 September 2009
Minute No. 2016
Amended 15 September 2010
Minute No. 2438
Amended 14 September 2011
Minute No. 2832
Amended 19 September 2012
Minute No. 3199
Revised 11 September 2013
Minute No. 3546
Readopted 17 September 2014
Minute No. 3880
Readopted 16 September 2015
Minute No. 4175
Readopted 21 September 2016
Minute No. 4483
Revised 20 September 2017
Minute No. 4807
Revised 26 September 2018
Minute No. 5081
Readopted 25 September 2019
Minute No. 5389
Readopted 16 September 2020
Minute No. 5686

PARTNERSHIP AGREEMENT

Between **Service NSW** (ABN 37 552 837 401) and the Greater Hume Shire Council (the '**Council**')
(the '**Parties**')

Last Updated: 27 July 2021

1. Purpose

1.1. The purpose of this Agreement is to:

- A. Provide the services of Service NSW for Business, which is a division of Service NSW with a mandate of being the one front door for businesses in NSW to access government information and services.
- B. Provide the framework within which Services will be delivered;
- C. Document the responsibilities of Service NSW and the Council on the provision of Services;
- D. Provide mechanisms to manage the relationship between the Parties;
- E. Promote a collaborative approach to working together in a timely and effective manner and to act in good faith.

This Agreement is not legally binding.

2. Background

- 1) Service NSW is a Division of the Government Service established under the Service Act. The functions of Service NSW include the exercise of customer service functions, within the meaning of the Service Act; other functions conferred by statute; and other functions relating to the delivery of Government services, as directed by the Minister responsible for Service NSW.
- 2) Section 7 of the Service Act makes provision for customer service functions to be delegated by other NSW Government agencies to the Chief Executive Officer ('CEO').
- 3) The functions of the CEO are exercised by the staff of Service NSW.
- 4) Section 8 of the Service Act enables the CEO to enter into Agreements with local government agencies for the exercise of a non-statutory customer service function of the agency; or with respect to the exercise of a customer service function delegated to the CEO.
- 5) Subsection 8(4) of the Service Act provides that an Agreement with a council, a county council or a joint organisation within the meaning of the *Local Government Act 1993* must be approved by a resolution of the council, county council or joint organisation, must be approved before it is entered into.
- 6) Service NSW partners with the Council to promote and deliver the services of Service NSW for Business to businesses across NSW.

7) the purpose of this collaboration is to ensure awareness and access to Government services to all businesses in NSW.

8) the Services of Service NSW for Business are free for the Council and for customers.

9) The PPIP Act and the HRIP Act set out information handling principles that apply to public sector agencies (as defined in section 3 of the PPIP Act). As public sector agencies, the parties must not do anything, or engage in any practice, that contravenes a privacy principle that applies to them.

10) Section 14 of the Service Act makes provision for the disclosure and use of information, including personal information, for the purposes of the exercise of customer service functions by the CEO. Section 14 has effect despite the provisions of any other Act, including the PPIP Act and the HRIP Act.

11) Section 15 of the Service Act makes provision for the collection of personal information for the purposes of the PPIP Act and the HRIP Act, by Service NSW.

12) Section 16 of the Service Act enables an Agreement made under the Service Act, or a delegation of a customer service function by an agency to the CEO, to provide for the exercise by Service NSW of functions relating to access to information under the Government information (Public Access) Act 2009 and functions relating to the State Records Act 1998, in connection with the functions of the council concerned. The responsibilities of Agencies under the *State Records Act 1998* include making and keeping full and accurate records of their office.

13) The Parties have agreed to enter into an Agreement under section 8 of the Service Act, incorporating the terms on this Agreement..

3. Guiding Principles

3.1. The Parties will:

- A. Work collaboratively and in good faith in a timely and effective manner, with open communication to achieve shared objectives;
- B. Facilitate a partnership relationship that promotes and achieves continuous improvement and accountability;
- C. Ensure that each of its Personnel complies with this Agreement and all applicable laws and policies relating to the Services, including the *Work Health and Safety Act 2011*;
- D. Comply with the agreed timelines for meeting obligations to ensure efficient and effective delivery of Services;
- E. Work together to identify and manage shared risks;
- F. Work together to prioritise initiatives and enhancements, particularly where there are limitations on time and resources; and
- G. Work together to respond to the media, advise Ministers, and consult each other when developing communications that impact on Services.

4. Roles and Responsibilities

4.1. Service NSW will:

- A. Provide the Services in accordance with the terms of this Agreement, subject to any Change Request;
- B. Exercise the required standard of skill, care and diligence in its performance of the Services and ensure that its Personnel have appropriate qualifications and skills to provide the Services;
- C. Take responsibility for the management of records it creates or holds as a result of the exercise of a customer service function, where required; and
- D. Take responsibility for performing necessary maintenance of its systems and data managing the impact on customers from Service NSW system outages and working in conjunction with the Council.

4.2. The Council will:

- A. Provide Service NSW with all information, inputs, resources and subject matter expertise in a timely manner as required to enable Service NSW to provide the Services as set out in the Agreement;
- B. Take responsibility for the management of records it receives or holds following the exercise of a customer service function by Service NSW.

4.3. The Parties undertake to maintain open channels of communication by:

- A. Making available Personnel, data, reports and computer systems for the purposes of resolving customer issues;
- B. Appointing a Relationship Manager with responsibility for managing the contractual and operational aspects of the Services. The Relationship Manager may be varied.

5. Services

A. Service NSW will:

- (i) provide the relevant information and contacts to Council to ensure its local businesses are aware and can access the Service NSW for Business services
- (ii) provide a single point of contact for Council to ensure it can access Service NSW for Business services.

B. the Council will:

- (i) refer eligible customers to the Program;
- (ii) provide guidance to Service NSW staff to assist in responding to inquiries;
- (iii) inform customers and Service NSW of the outcome of relevant applications in line with privacy requirements
- (iv) provide updates on changes to local government policies, guidelines or other matters which may affect the Program;
- (v) identify local opportunities to inform customers of the program;
- (vi) provide Service NSW with feedback on the effectiveness and performance of the Program.

6. Liability

- 6.1. To the full extent permitted by law, neither Council or Service NSW will be liable to the customer for the customer's actions or responsible for any liability, loss or cost suffered directly or indirectly by the business in connection with the Service NSW for Business service.

7. Data and Data Security

- 7.1. Each party retains ownership of its Data.
- 7.2. Except as required by law, neither party must, and must ensure that its Personnel will not:
 - A. use the Data belonging to the other party for any purpose other than the performance of its obligations under this Agreement; or
 - B. sell, commercially exploit, let for hire, assign rights in or otherwise dispose of any Data. or
 - C. Make the other party's Data available to a third party including another government agency or body, other than an approved Subcontractor, and only to the extent required under this Agreement.
- 7.3 Each party must establish and maintain safeguards against the destruction, loss or alteration of either party's Data in the possession or control of that party which are is consistent with and no less rigorous than those maintained by either party to secure its own data; and comply with all applicable laws and policies.
- 7.4 In particular, the Parties will ensure the secure transmission and storage of data, at standards no less than those recommended by Cyber Security NSW.

8. Confidential Information

- 8.1. The Parties must, in respect of any Confidential Information:
 - A. Keep the Confidential Information confidential and not disclose that information to any person without the prior written consent of the disclosing party, other than to its Personnel, professional advisors or contractors requiring access to the Confidential Information in connection with providing the Services;
 - B. Use the Confidential Information solely for the purpose of carrying out its obligations;
 - C. Not permit the Confidential Information to be reproduced except to the extent reasonably required to carry out its obligations;
 - D. Not do anything that would cause the disclosing party or its Personnel to breach their obligations under Privacy Law; and
 - E. Notify the other party as soon as possible upon becoming aware of any breach of this clause.

9. Privacy

- 9.1 Each party and its Personnel must:
 - A. Comply with Privacy Laws; and
 - B. Do all that is reasonably necessary to enable the other party to comply with Privacy Laws, including the development of documentation to demonstrate compliance with Privacy Laws, as agreed between the parties;
- 9.2. In particular, Service NSW acknowledges that:
 - A. The collection of personal or health information will take place in compliance with the Privacy Laws, as modified by section 15 of the Service Act; and

- B. the use, disclosure, storage and retention of such information will be in accordance with the Privacy Laws, and in accordance with applicable policies.

Schedule 3 documents the respective responsibilities of Service NSW and the Council in relation to the collection, storage, use, retention and disclosure of personal information.

- 9.4 Personal and health Information collected, used, disclosed or retained between the parties will be managed and retained by the parties in accordance with the *State Records Act 1998* (NSW) and all other applicable laws, including Privacy Laws.
- 9.5 Once either of the Parties has reasonable grounds to believe there has been unauthorised access to, unauthorised disclosure of, or a loss of Personal or Health Information, dealt with in connection with this Agreement (**'Data Incident'**):
 - A. The party must immediately (but in any event, no later than 72 hours of becoming aware of the Data Incident) notify the other party of that contravention together with all relevant information relating to the contravention;
 - B. Consult with the other party as to which party should have primary responsibility for investigating and dealing with the breach or possible breach;
 - C. Consider, having regard to the scope of the Data Incident and the nature of the personal or health information involved, together with any other relevant factors, whether the Data Incident is serious.
 - D. The party with primary responsibility for the breach must notify the Privacy Commissioner as soon as practicable that a serious Data Incident has occurred; and
 - E. The parties must co-operate and collaborate in relation to assessment and investigation of the Data Incident, and action required to prevent future Data Incidents.
- 9.6 If either of the Parties receives a complaint or request for an internal review of conduct in relation to a breach or alleged breach of a Privacy Law, including under section 53 of the PPIP Act, (a **'Complaint'**), the following will apply:
 - A. It is the responsibility of the party that receives the Complaint to perform a preliminary investigation to determine the party responsible for the conduct;
 - B. If responsibility lies wholly with the party that received the Complaint, then that party is responsible for responding to the complaint or conducting the internal review of conduct;
 - C. If, after performing the investigation, the relevant party reasonably considers that the Complaint should be transferred to the other party, it will (after obtaining the consent of the customer) promptly transfer the Complaint and any further information obtained by the party from its preliminary investigation, to the other party, no later than 20 days after receipt of the original Complaint;
 - D. If the Complaint relates jointly to the conduct of both parties, then the party that received the Complaint will (after obtaining the consent of the Customer) notify the other party no later than 20 days after its receipt of the original Complaint and provide any further information obtained by that party from its preliminary investigation. The parties will then work together to coordinate a joint response from the parties within 60 days of receipt of the Complaint. This response may include an internal review of conduct.

10. Intellectual Property

- 10.1 Each party will retain the Intellectual Property Rights in its Existing Material.
- 10.2 Each party agrees to grant to the other party a non-exclusive and royalty free licence to use, sublicense, adapt, or reproduce:
 - A. Their Existing Material; and
 - B. All methodologies, processes, techniques, ideas, concepts and know-how embodied in their Existing Material,
 - C. To the extent their Existing Material is required for use by the other party, solely in connection with provision of the Services.
- 10.3 Each party represents and warrants to the other party that it has all required rights and consents for its Existing Material to be used for the Services.
- 10.4 Intellectual Property Rights in all New Contract Material will vest in the Council.
- 10.5 The Council grants a perpetual, worldwide, irrevocable and royalty free licence to the Intellectual Property Rights in all New Contract Material to Service NSW for the purpose of performing the Services.
- 10.6 Subject to clauses 10.1 and 10.4, Service NSW will own all Intellectual Property Rights in the provision of the Services, including any solution and service design.

11. Performance Management and Continuous Improvement

- 11.1 Service NSW for Business does not require any provisions in relation to performance management
- 11.2 Service NSW for Business will work collaboratively with Council to ensure continuous improvement of its services to Council.
- 11.3 Any future extension of this Agreement by Service NSW with Council will specify the relevant performance management and continuous improvement provisions required.

12. Reporting

- 12.1 Service NSW for Business does not require any reporting arrangements
- 12.2 Any future arrangements that require reporting will be outlined in a Schedule to this Agreement.

13. Change Management

- 13.1 Each party will comply with the Change Management Process set out in Schedule 4.
- 13.2 The parties agree to complete a Change Request in the form set out in Schedule 4 to add to or vary the Services.

14. Governance

- 14.1 The parties agree to comply with the Governance Framework.

15. Business Continuity and Disaster Recovery

- 15.1 Each party will maintain Business Continuity and Disaster Recovery Plan arrangements to ensure that each party is able to continue to perform its obligations under this Agreement, or where performance is not possible, resume performance as soon as reasonably practicable in the event of a Disaster.

16. Dispute Resolution

- 16.1 In the event of a dispute between the parties, a party will:
- Raise the dispute with the other party's Relationship Manager and use best efforts to resolve the dispute;
 - If the dispute is not resolved within a reasonable period, the Chief Executive of the Council or their delegate will meet with the Chief Executive Officer of Service NSW (or their delegate) with a view to resolving the dispute.
 - If the dispute is not resolved under clauses 16.1(b) within a reasonable period, attempt to resolve any dispute in accordance with the Premier's Memorandum M1997-26.
- 16.2 Despite the existence of a dispute, each party must continue to perform its obligations.

17. Termination

- 17.1 Either party may terminate this Agreement in whole or in part by giving the other party 90 days written notice or as otherwise agreed.
- 17.2 On notice of termination or where Service NSW is otherwise required to cease to perform some or all of the Program, the parties will work together in good faith to finalise and agree a transition out plan to facilitate smooth and orderly transition of the relevant Program to the Council or the Council's nominated third party. Where the parties cannot agree, the dispute resolution provisions in clause 16 will apply.
- 17.3 Upon termination, each party agrees to return all Data and property belonging to the other party within 30 days of the termination date and comply with the transition out plan agreed under clause 17.2.

18. Miscellaneous

- 18.1 Entire Agreement

This Agreement supersedes all previous Agreements, understandings, negotiations, representations and warranties and embodies the entire Agreement between the Parties about its subject matter.

- 18.2 Survival

The following clauses survive termination or expiry of the Agreement: Clauses 4, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19 and any other clause which by its nature is intended to survive termination or expiry of the Agreement.

18.3 Notices

A notice under this Agreement must be in writing and delivered to the address or email address of the recipient party.

18.4 Variation

All variations to this Agreement and all consents, approvals and waivers made under this Agreement must be evidenced in writing and variations signed by both parties.

18.5 Waiver

If a party does not exercise (or delays in exercising) any of its rights, that failure or delay does not operate as a waiver of those rights.

10.6. Applicable law

The Agreement is governed by, and is to be construed in accordance with, the laws in force in NSW.

18.7 Counterparts

The Agreement may consist of a number of counterparts and if so, the counterparts taken together constitute one and the same instrument.

19. Execution

Council has reviewed and accepts this Agreement

| Signed for and on behalf of Council by its authorised signatory | Signed for and on behalf of Service NSW by its authorised signatory |
|---|--|
| Name: | Name: |
| Title: | Title: |
| Date: | Date: |
| Signature: | Signature: |
| Witness: | Witness: |
| Signature: | Signature: |

Schedules

Schedule 1 - Definitions

In these Partnership Agreement, except where a contrary intention appears:

Business Continuity and Disaster Recovery Plan means a business continuity and disaster recovery plan which documents the back-up and response actions each of the parties will take to continue its obligations if a Disaster occurs;

Change Request means the request for a change to the scope of Services in the form set out in Schedule 4;

Commencement Date means the date of start of this Agreement.

Confidential Information of a party means any written or oral information of a technical, business or financial nature disclosed to the other party, including its employees or agents, by the disclosing Party (whether orally or in writing) whether before or after the Commencement Date, that:

- A. is by its nature confidential; or
- B. is designated as confidential; or
- C. the other party knows or ought to know is confidential,
- D. but does not include information which:
 - a. is or becomes public knowledge other than by breach of this Agreement; or
 - b. is in the lawful possession of the Party without restriction in relation to disclosure before the date of receipt of the information; or
 - c. is required to be disclosed by Law, government policy or legal process.

Contact Centre has the meaning set out in Schedule 2;

Continuous Improvement Principles have the meaning set out in Schedule 2;

Continuous Improvement Process has the meaning set out in Schedule 2;

Data means the data of each party and all data and information relating to their operations, Personnel, assets, customers and systems in whatever form that may exist, including Confidential Information;

Disaster means an event that causes, or is likely to cause, a material adverse effect on the provision of the Services that cannot be managed within the context of normal operating procedures including interruption, destruction or other loss of operational capacity;

Existing Material means any material that is developed prior to entering into a Partnership Agreement, or developed independently of a Partnership Agreement, and includes any enhancements and modifications to its Existing Material created as part of a Partnership Agreement;

HRIP Act means the *Health Records and Information Privacy Act 2002 (NSW)*;

Instrument of Delegation means the instruments of delegation (including its terms and conditions) made by the Council in relation to the Delegated Functions.

Intellectual Property Rights includes patent, knowhow, copyright, moral right, design, semi-conductor, or circuit layout rights, trademark, trade, business or company names or other proprietary rights and any rights to registration of such rights, whether created before or after the Commencement Date, in Australia or elsewhere;

Middle Office has the meaning set out in Schedule 2;

Moral Rights means the right of integrity of authorship and the right not to have authorship falsely attributed, as confined by the *Copyright Act 1968* (Cth) and the rights of similar nature anywhere in the world, whether in existence before or after the Commencement Date;

New Contract Material means new data created, other than the solution or service design;

Partnership Agreement means these terms and conditions and includes Schedules 1, 2, 3 and 4.

Personal Information has the meaning given to it in the Privacy Laws, as amended from time to time;

Personnel means the person or persons employed or otherwise contracted by either party under this Agreement, as the context requires;

PPIP Act means the *Privacy and Personal Information Protection Act 1998* (NSW);

Privacy Law means any law that applies to either or both of the parties which affect privacy or any personal information or any health information (including its collection, storage, use or processing) including:

- A. the PPIP Act; and
- B. the HRIP Act.

Program means the Easy to do Business program;

Quarterly Forecast has the meaning set out in Schedule 2;

Relationship Manager means the nominated relationship managers of either party, as set out in the Service Agreement, or as otherwise nominated by a party from time to time;

Service Act means the *Service NSW (One-stop Access to Government Services) Act 2013* (NSW);

Service Centre has the meaning set out in Schedule 2;

Service NSW Standard Operating Conditions means the standard operating conditions met by Service NSW in the usual course of its performance of the Services set out in Schedule 2;

Subcontractor means a third party to which Service NSW has subcontracted the performance or supply of any Services;

Schedule 2

1. Service NSW Standard Operating Conditions

In addition to the Partnership Agreement this section covers the standard omnichannel service inclusions.

1.1. Service Centre

Similar services as those available at Service Centres may be offered through Mobile Service Centres. The Mobile Service Centre timetable is published regularly on the Service NSW website.

| Inclusion | Description |
|---|--|
| Concierge and digital assisted services | A Service NSW Concierge will greet and direct customers to the appropriate channel and dispense a ticket where applicable. If the transaction can be completed online, a Digital Service Representative will assist the customer to complete the transaction |
| Customer sentiment surveys | Before leaving the centre, customers will be offered the option of leaving feedback via a digital terminal |

1.2. Contact Centre

Similar services (to that of phone-based) may be offered through a web chat feature accessible via the Service NSW website.

| Inclusion | Description |
|-------------------------------|---|
| Virtual hold call back system | During high volume periods, customers will be offered the option of leaving their details with an Interactive Voice Response (IVR) auto attendant. Customers can hang up while holding their place in the queue. Their call will be returned by the next available operator |
| Inbound number | Service NSW will answer all inbound enquiries on 13 77 88 as 'Service NSW' |
| Call coding | A Customer Service Representative will record the customer's reason for calls and the outcome |
| Customer sentiment surveys | Once the call is complete, customers will be offered the option of leaving feedback via an automated IVR system |

1.3. Middle Office

| Inclusion | Description |
|-----------|-------------|
|-----------|-------------|

| | |
|----------------|---|
| Enquiry triage | Service NSW will triage enquiries received to info@service.nsw.gov.au or via Service NSW website 'Contact Us' page and <ul style="list-style-type: none"> Resolve these enquiries or; Refer it to the appropriate business area at the Council |
| Enquiry coding | A Customer Service Representative will record the customer's reason for enquiring and the outcome |

1.4. Service NSW Website and Mobile App

| Inclusion | Description |
|---|---|
| Scheduled maintenance and planned outages | Service NSW will conduct regularly scheduled maintenance of the website and mobile app. 10 business days of notice will be provided regarding outages from planned and scheduled maintenance Maintenance activities with negligible impact or outage, such as enhancements to optimise for cybersecurity or performance, may occur without notification to the Council |

1.5. Service NSW for Business

Service NSW for Business provides a multi-channel service including digital, phone and face-to-face services for metro and regional businesses in NSW and develops relationships with councils and business associations to promote the offering to local businesses.

| Inclusion | Description |
|---|--|
| Relationship management | Business Customer Service staff initiate and maintain relationships with councils and business associations to promote awareness and use of the service offering by such stakeholders and their local business community. It may include, but is not limited to, information sharing, regular liaison at events and stakeholder premises and issue of surveys. |
| Scheduled Maintenance and Planned Outages | Digital products controlled by Service NSW for Business will be regularly updated, upgraded and maintained without any outages. |

1.6. Training

Service NSW will provide appropriately trained Personnel to deliver the Services.

1.7. Language

Service NSW will provide services in English and may arrange translation and interpreter services for customers from non-English speaking backgrounds if required.

1.8. Branding

Unless otherwise set out in the Partnership Agreement, Service NSW channels are singularly branded. Marketing communication is limited to Service NSW led or co-led campaigns and programs.

1.9. Contractors and Agents

Service NSW may use contractors and agents in connection with the delivery of Services. Such agents and contractors are approved persons under Part 2 Section 12 of the Service Act.

1.10. Out of Scope Services

Any item, service or deliverable that is not specified in a Partnership Agreement is deemed to be out of scope for Service NSW.

2. Operational Framework

Service NSW operational framework outlines how operations are managed on a day-to-day basis.

| Operational Support | Description |
|---------------------------------------|---|
| Knowledge Management | Service NSW creates and maintains support material (knowledge articles) for serving customers. These will be sent to the Council for endorsement of content accuracy bi-annually |
| Complaints Management | Service NSW will record complaints and its supporting information unless resolved at the outset. Service NSW will contact the Council where assistance is required |
| Issues Management | <p>Issues relating to existing products and services should be raised via partnerships@service.nsw.gov.au or directly with the Relationship Manager</p> <p>The Relationship Manager will assess the issue and facilitate a resolution within Service NSW, providing regular updates</p> |
| Quality control framework/ compliance | <p>Service NSW has a quality control framework that governs transactional activities in line with risk assessment at the time of onboarding</p> <p>The framework includes:</p> <ul style="list-style-type: none"> - Regular review of contact centre calls, including being assessed against procedure and process used by the agent during the call - Daily quality checks of transactions undertaken by the service centre - Quarterly compliance reviews and certifications provided by all service delivery channels |

2.1. IT Operations & Support

Service NSW runs a 24/7, 365 days a year service desk. Unplanned interruptions or degradations in quality of service should be raised to the Service NSW Service Desk on 1300 697 679 (option 2) or servicedesk@service.nsw.gov.au

Incident response times in our production environment are prioritised based upon urgency and impact, with associated response and resolution times.

| Priority Code | Service Level Target Response/Resolution Time |
|---------------|---|
| P1 - Critical | Response: Immediate response, action/update within 15 minutes Resolution: 2 hours |
| P2 - High | Response: Immediate response, action/update within 30 minutes Resolution: 4 hours |
| P3 - Medium | Response: 8 hours Target Resolution: 10 working days |
| P4 - Low | Response: Email notification of call being logged within 2 days. Response by email or phone within 2 working days Target Resolution: 20 working days |

Where vendors or other government platforms are involved, Service NSW utilises a best practice vendor governance framework for service level Agreements and for priority 1 and 2 incidents.

2.2. System and Security Maintenance

Service NSW complies with the NSW Government Cyber Security Policy and operates an information security management system that is certified against ISO 27001. These engagement Terms do not extend the certification scope to the Council's specific activities.

3. Customer Payments

Service NSW will collect payments from customers for transactions set out in the Service Agreement. Cash, cheque, money order, credit or debit card may be accepted and merchant fees plus GST will be recovered.

Service NSW will provide remittances and reconciliation files to the Council which include:

- A. Credit T+2 value for cash, cheques* and bank card payments
- B. Credit T+2 value for AMEX payments
- C. Debit any cheques dishonoured
- D. Debit any card payment chargebacks
- E. Debit any refunds processed on behalf of the Council

Cheque payments received over \$50,000 will be remitted back to the Council once the funds clear the Service NSW remitting bank account.

4. Business Continuity and Disaster Recovery

Service NSW will maintain an Enterprise Risk Management Framework focused on managing risks to Service NSW, including mitigation of the likelihood and impact of an adverse event occurring. As a function of risk management, business continuity management will enable Service NSW to minimise disruptive risks and restore and recover its business-critical services within acceptable predefined timeframes should an adverse event or other major business disruption occur.

Recovery and timeframes may be impacted when events or disruptions are related to dependencies on partner Agencies. The Parties will agree on Recovery Point Objectives and Recovery Time Objectives and associated charges prior to designing the system and will periodically review these objectives.

All systems and technology provided by Service NSW internally and through third-party vendors, operate through multiple data centres to achieve high availability. Service NSW systems are architected, where practicable and possible, to ensure continuity of service in the event of a data centre disruption or outage.

Definitions

Recovery Point Objectives means the age of files that must be recovered from backup storage for normal operations to resume if a computer, system, or network goes down as a result of a hardware, program, or communications failure.

Recovery Time Objectives means the targeted duration of time and a service level within which a business process must be restored after a disaster (or disruption) in order to avoid unacceptable consequences associated with a break in business continuity.

5. Continuous Improvement

Service NSW regularly reviews improvement ideas from employees and customers. We will provide you with any ideas relevant to your agency for consideration.

‘Continuous Improvement’ refers to identifying a process, system or policy opportunities that will deliver a benefit for our people, our customers or the NSW government. These improvements may be delivered in house where possible or by engaging our partnering agencies where further input or decisions are required under policy or legislation. A Continuous Improvement:

- A. Puts the customer first
- B. Makes the customer service job easier
- C. Improves a step in a process
- D. Changes the way a task is completed so that it doesn’t take as long
- E. Reduces handling time and is cost effective
- F. Allows others to benefit from best practices
- G. Allows us to do things better locally, regionally or organisation-wide
- H. Is a low-investment process change and not a policy change
- I. Improves accountability within the various stages of the process
- J. Removes steps that don’t add any value to a process

Service NSW will consider several factors such as cost to implement, cost savings, customer experience, team member experience and operational efficiency in prioritising continuous improvements.

5.1. Continuous Improvement Process

The parties will identify new continuous improvement initiatives on an annual basis, with a 6-monthly check-in on ongoing continuous improvement initiatives.

When establishing a new continuous improvement initiative, the parties will classify the initiative based on

whether it can be implemented as:

- A. part of the ongoing 'business as usual' services (cost and resourcing to be absorbed by Service NSW;
or
- B. a new project initiative (cost and resourcing to be agreed by the parties).

A prioritisation process will be agreed upon between the parties to prioritise initiatives (for Service NSW, this will be performed by the Partnerships team).

The Council may be required to effect policy, system or regulatory changes to assist in delivering the service process improvement, as agreed with Service NSW. Where a review of Council policy, system or regulatory changes is requested by Service NSW from the Council, these should be conducted within timeframes agreed between the respective Relationship Managers.

Schedule 3 – Privacy and Data Security

(a) General

- (i) Service NSW may collect, use, disclose, store and retain personal information when exercising functions for the Council:
- (ii) Where Service NSW exercises functions for the Council, Service NSW can share information it obtains with the Council without separately requesting the customer's consent. Service NSW can also share the information it obtains with any person that the Council is authorised or required to disclose the information to in accordance with the Service Act.

(b) Access to Agency Systems

- (i) The Parties agree that Service NSW will not have access to the Council's information system.

(c) Collection of information

- (i) Service NSW may incidentally collect Personal Information via call recordings in the course of answering queries on behalf of Council or referring customers to Council. Personal Information collected may include: full name, address, contact number or email address.
- (ii) Service NSW will take reasonable steps to ensure that the Personal or Health Information it collects on behalf of the Council is, relevant, accurate, up-to-date and complete.
- (iii) Service NSW will provide a privacy collection notice to customers whenever it collects their information.
- (iv) If Service NSW collects personal information for its own internal purposes, when exercising functions for the Council, it will ensure that the privacy collection notice meets the requirements of section 10 of the *PPIP Act* in light of section 15(3) of the *Service Act*.
- (v) The notice will address each of the matters that a privacy collection notice is, by law, required to address. Service NSW will develop the content of the notice in consultation with Council.

(d) Internal records maintained by Service NSW

- (i) Under the *Service Act*, Service NSW is permitted to collect, maintain and use the following records for its internal administrative purposes, including for the purposes of its interactions with customers for whom functions are exercised:
 - Details of transactions between customers and Service NSW
 - The preferences of customers for transacting matters with Service NSW and Council, and
 - Other information about customers.
- (ii) Service NSW collects, maintains and uses the following information for its internal administrative purposes:
 - Details of transactions between customers and Service NSW
 - The preferences of customers for transacting matters with Service NSW and Council and
 - Other information about customers.

(e) Use of information

- (i) Service NSW can use information in accordance with the *Service Act*, PPIP Act and HRIP Act.
- (ii) Service NSW uses Personal Information for the purposes of assisting customers in directing queries to Council, training and quality purposes.

(f) Disclosure

- (i) Service NSW can disclose information in accordance with the *Service Act*, PPIP Act and HRIP Act.
- (ii) Where Service NSW performs a transaction for a customer, when exercising functions for the Council, it will ask the customer for consent before sharing that information with a different agency,

(g) Retention

- (i). Personal Information collected via call recordings is stored in Genesys. The length of data retention will be directly related to the purpose for which it was collected and retained. Data is maintained for the minimum period required. Call recordings are available for 3 months and subsequently archived. **(h)**

(h) Data Security

- (i). Personal Information stored in Genesys follows a comprehensive User Access Matrix controlled by Government Technology Platforms Virtual Contact Centre Team. Role based access to the system is granted to users at the minimum level required to perform their duties and to protect against unauthorised access, use, modification or disclosure. Access vi SSO with dfsi.okta.com. The Genesys PureCloud environment is whitelisted and only users on the corporate network or VPN can access the platform. The User Access Matrix is reviewed monthly and a detailed review is conducted every 6 months. The User Access Matrix is a comprehensive document that shows details such as the time of last login, date the account was disabled, date of termination, date of extension, date of role review, name of the reviewer.

(i) Privacy Management plans

The parties agree to update and periodically review their privacy management plans or other relevant policy documents so that any person can ascertain whether Service NSW or the Council holds personal information relating to that person and if so, the nature of the information, the main purposes for which it is used and the person's entitlement to access the information, in relation to the services covered by this Agreement.

(j) Access to and amendment of Personal Information

- (i) Service NSW agrees that it will provide any individual who requests it with access to their own personal information without excessive delay and without any expense, in relation to information it holds as a result of exercising functions for the Council.

(k) Privacy Officer

The parties have nominated a Privacy Officer who is the point of contact for dealing with complaints, applications for internal reviews, data breaches, employee education and other privacy matters.

Privacy Officers can be contacted as follows:

Service NSW:

Privacy Officer

Service NSW

2-24 Rawson Place, Sydney NSW 2000

Phone: 13 77 88

Email: privacy@service.nsw.gov.au

[Name of Council Privacy Officer]:

Schedule 4- Change Management

1. Change Management Process

Change is defined as any alteration to services, process, technology or product. Changes may be initiated by Service NSW or the Council. Where a change to the Services is requested by a party, set out below is the following process:

- 1.1. The party requesting the change will notify the other party's Relationship Manager as soon as possible;
- 1.2. The Relationship Managers will meet within 5 days to discuss the requested change;
- 1.3. The Relationship Managers will work collaboratively to conduct a high-level change assessment of the change, and agree and draft a Change Request, considering the following factors:
 - A. Current state and desired future state outcomes;
 - B. Impacts on customers and both parties informed by end-to-end customer journey;
 - C. Additional resource effort; potential cost and timing of implementation;
 - D. Implementation and testing requirements;
 - E. Legislation/policy that may be required;
 - F. Whether variation to the Partnership Agreement will be required; and
 - G. Continuous Improvement Principles
- 1.4. The parties will sign the Change Request, which will be incorporated into this Agreement.

Where a change relates to Service NSW's IT systems, the Council will notify Service NSW within a reasonable period to outline the proposed change and requested timeframes. Service NSW will consider the change and advise whether an increased cost to implement the change is required.

Service NSW will assess the results and implement corrective action to ensure sustainability of the change to the Services. Changes to the Services will be reported on in the monthly management meeting between Relationship Managers.

2. Change Request Template

| This Change Request is created in accordance with the Partnership Agreement | |
|---|--------|
| Date of Change Request | |
| Originator of Change Request | |
| Proposed Implementation Date | |
| Cost | <Cost> |
| Summary and scope: | |
| | |
| Service NSW responsibilities: | |
| | |

| |
|---|
| |
| Council responsibilities: |
| |
| Change plan: |
| |
| Change impact (Including the effect on service levels): |
| |
| Assumptions and exclusions: |
| |
| List of documents forming part of this change request: |
| |
| Clauses affected by this change request: |
| |

Greater Hume Shire Council

General Purpose Financial Statements

for the year ended 30 June 2021

Statement by Councillors and Management made pursuant to Section 413(2)(c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 15 September 2021.

Councillor Heather Wilton

Mayor

15 September 2021

Councillor Doug Meyer OAM

Councillor

15 September 2021

Steven Pinnuck

General Manager

15 September 2021

Dean Hart

Responsible Accounting Officer

15 September 2021

Greater Hume Shire Council

Special Purpose Financial Statements

for the year ended 30 June 2021

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement '*Application of National Competition Policy to Local Government*',
- the Division of Local Government Guidelines '*Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*',
- the Local Government *Code of Accounting Practice and Financial Reporting*,
- the NSW Office of Water *Best-Practice Management of Water and Sewerage Guidelines*.

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.
- present overhead reallocation charges to the water and sewerage businesses as fair and reasonable.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 15 September 2021.

Councillor Heather Wilton**Mayor**

15 September 2021

Councillor Doug Meyer OAM**Councillor**

15 September 2021

Steven Pinnuck**General Manager**

15 September 2021

Dean Hart**Responsible Accounting Officer**

15 September 2021

TOURISM AND PROMOTIONS REPORT - AUGUST 2021 ANNEXURE 7

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 |
|-----------------|-----------|--|-------|---|-------|---|
| August 2021 | | 21 | 20 | 21 | 20 | 21 |
| Website Traffic | New | 3900 | 2964 | 514 | 209 | 296 |
| | Returning | 1296 | 1138 | 245 | 150 | 31 |
| Traffic Source | Organic | 3307 | 2767 | 260 | 195 | 168 |
| | Direct | 909 | 713 | 446 | 124 | 66 |
| | Referral | 126 | 178 | 16 | 18 | 69 |
| | Social | 388 | 29 | 37 | 22 | 10 |
| Device Paths | Desktop | 2362 | 1987 | 309 | 166 | 166 |
| | Mobile | 2137 | 1454 | 436 | 176 | 126 |
| | Tablet | 161 | 178 | 14 | 17 | 12 |
| Bounce Rate | % | 59.32 | 57.15 | 67.72 | 58.22 | 69.11 |

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

1. Living in Greater Hume - COVID 19 Information in Greater Hume Area
2. Living in Greater Hume – Waste Facilities Opening Times Charges and Accepted Waste
3. Your Greater Hume Council – Building and Development
4. Contact Us
5. Living in Greater Hume - Rates

www.ghchildren.com.au – top pages:

1. Family Day Care – Enrol Your Child/Children
2. Family Day Care
3. Featured Content – Children and Families
4. Contact Us
5. Holbrook Centre

www.visitgreaterhume.com.au – top pages:

1. Featured Content - Natural Wonders - Table Top Reserve
2. Featured Content - Natural Wonders
3. Featured Content – Planning Trips and Tours
4. Featured Content – Natural Wonders - Morgan's Lookout
5. Featured Content – Planning Trips and Tours - Itineraries and Tours

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 – 857 followers
- Individual facebook pages:
 - Greater Hume Council – 2684 followers
 - Greater Hume Visitor Information Centre – 571 followers
 - Holbrook Submarine Museum – 1116 followers
 - Greater Hume Children's Services – 889 followers
 - Greater Hume Youth Advisory Committee – 434 followers
 - Buy Local in Greater Hume – 535 followers

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 News Rates Insert has been sent out with all Greater Hume Rate Notices. This includes information on 2021-2022 budget highlights, amounts each Council department is receiving from budget, grants and funding obtained from previous financial year, information on constitutional referendum and other information for residents and ratepayers.

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

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. | Development of Hume Highway signage in conjunction. An extension has been granted to first half of 2022 in light of recent COVID 19 restrictions. |
| 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. | Hayley Lander, Digitisation Project Officer has been meeting via Zoom key people to commence planning of visits/workshops when COVID restrictions lift. Hub is being furnished, although some items are taking a while 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/) have met with most of the museum volunteers to organise stories. Currently developing content in readiness for filming, probably in Oct. |
| 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. | Submitted, Awaiting Outcome |
| 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 |

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 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

Visitor Information Centre Closed due to COVID lockdown, from 14 August.

Visitor Information Centre Statistics:

August 2021 - Walk In – 73, Phone Calls - 10, Emails – 0.

August 2019 - Walk In – 515, Phone Calls - 26, Emails – 28.

Submarine Museum Statistics:

August 2021 - Adult - 13, Child - 1, Concession - 3, Family – 4, Group – 0, Total - 21.

August 2019 - Adult - 49, Child - 16, Concession - 79, Family – 23, Group –14, Total - 181.

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

Many events have been cancelled in September and October. Providing support for - Battle of the Border (Carriage Driving) (Dec), Henty Machinery Field Days (now Mar and Sept 22) and various library events.

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

Meeting with Rotary Club of Holbrook to commence planning for Greater Hume Australia Day celebrations at Holbrook has occurred, with lots of ideas and suggestions for the day.

Delivery Plan - 3.3.1.1

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

Comments

Emailed 'What's On in August' 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. Developing and have commenced rolling out of social media tiles on towns and villages, tours and itineraries. Working with Murray Regional Tourism on a Made in the Murray campaign, more details below.

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, replacing Andrew Hoy signs at Culcairn and Munyabla heritage signs.

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. The campaign will feature makers and creators from the Murray under the Made in the Murray branding. 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>.
-

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.

Schedule of the Director Corporate Community Services' Schedule of Information to Council Meeting -
Wednesday 15th September, 2021

COMBINED BANK ACCOUNT FOR THE MONTH ENDED 31st Aug, 2021

CASHBOOK RECONCILIATION

| | General Fund | Trust Fund |
|---|---------------------|-------------------|
| General Ledger Cashbook Balance as at 1st Aug 2021 | -20,138.15 | 41,620.47 |
| Cashbook Movement as at 31st Aug, 2021 | 51,117.09 | 0.00 |
| Less: Term Deposits included in Cashbook Balance (Trust only) | 0.00 | 0.00 |
| General Ledger Cashbook Balance as at 31st Aug, 2021 | 30,978.94 | 41,620.47 |

BANK STATEMENT RECONCILIATION

| | | | |
|--|--------------|------------------|------------------|
| Bank Statement Balance as at 31st Aug, 2021 | NAB | \$0.00 | 41,620.47 |
| | Hume | \$3,170.12 | |
| | Bendigo | \$5,043.44 | |
| | WAW | \$928.00 | |
| | Total | 9,141.56 | 41,620.47 |
| (LESS) Unpresented Cheques as at 31st Aug, 2021 | | -57,167.99 | 0.00 |
| (LESS) Unpresented EFT Payments as at 31st Aug, 2021 | | 79,005.37 | 0.00 |
| PLUS Outstanding Deposits as at 31st Aug, 2021 | | | 0.00 |
| PLUS / (LESS) Unmatched Cashbook Transactions 31st Aug, 2021 | | 0.00 | 0.00 |
| Cashbook Balance as at 31st Aug, 2021 | | 30,978.94 | 41,620.47 |

I certify that all of Council's surplus funds have been invested in accordance with the Act, the regulations and Council's investment policies and that all cheques drawn have been checked and are fully supported by vouchers and invoices and have been certified for payment.

Dean Hart

Responsible Accounting Officer
8 September 2021

This is page no.1 of Schedule No.1 of the Director Corporate & Community Services' Schedule of Information to Ordinary Council Meeting held on 15th September, 2021

GENERAL MANAGER

MAYOR

c_dm073

Approved Between 1/08/2021 and 31/08/2021

07/09/2021

| Application No. | Location | Development Type | Est. Cost | Received | Determination | Total Elapsed Days | Stop Days | Adjusted Elapsed Days |
|-----------------|---|---|-------------|------------|---------------|--------------------|-----------|-----------------------|
| DA/2021/77 | Applicant: N J Doughty 4 Kierath ST HENTY Lot: 17 Sec: A DP: 3990 | New Shed & Carport | \$30,000 | 23/04/2021 | Approved | 23/08/2021 | 32 | 91 32 |
| DA/2021/85 | Applicant: T Sard 2 West ST BROCKLESBY Lot: 66 DP: 665925 | Relocation of Shipping Containers | \$4,000 | 3/05/2021 | Approved | 18/08/2021 | | |
| DA/2021/121 | Applicant: Saint Mary Mackillop College 1116 Urana RD JINDERA Lot: 61 DP: 1100729 | New Classrooms Office & Multipurpose Shelter | \$2,500,000 | 9/06/2021 | Approved | 18/08/2021 | 71 | 0 71 |
| DA/2021/122 | Applicant: Davis Sanders Homes Pty Ltd 25 Pine LA WALLA WALLA Lot: 130 DP: 753764 | New Dwelling and Garage - As Modified - Dwelling Demolition | \$350,000 | 29/07/2021 | Approved | 19/08/2021 | 22 | 0 22 |
| DA/2021/129 | Applicant: Eslers Land Consulting 113 Pioneer DR JINDERA Lot: 31 DP: 1099619 | 2 Lot Subdivision | \$0 | 24/06/2021 | Approved | 18/08/2021 | 56 | 0 56 |
| DA/2021/131 | Applicant: Macjac Sheds 253 Coogera CCT JINDERA Lot: 518 DP: 1236708 | New Shed | \$98,226 | 1/07/2021 | Approved | 4/08/2021 | 15 | 20 15 |
| DA/2021/132 | Applicant: The Roofing Centre Albury 25 Mulgrave RD JINDERA Lot: 510 DP: 1236708 | New Shed | \$61,000 | 1/07/2021 | Approved | 30/08/2021 | 14 | 47 14 |
| DA/2021/133 | Applicant: D A Timmermans 22 Jarick WY JINDERA Lot: 104 DP: 1238348 | New Industrial Sheds | \$410,000 | 1/07/2021 | Approved | 19/08/2021 | 42 | 8 42 |

ANNEXURE 9

c_dm073

Approved Between 1/08/2021 and 31/08/2021

07/09/2021

| Application No. | Location | Development Type | Est. Cost | Received | Determination | Total Elapsed Days | Stop Days | Adjusted Elapsed Days |
|-----------------|---|--|-----------|------------|---------------------------|--------------------|-----------|-----------------------|
| DA/2021/138 | Applicant: EDM Group 60 Wallace ST HOLBROOK Lot: 15 DP: 4045 | 2 Lot Subdivision | \$0 | 8/07/2021 | Approved – Councillors | 42 | 0 | 42 |
| DA/2021/141 | Applicant: Ventia Pty Limited 110 Albury ST HOLBROOK Lot: 1 DP: 775928 | New Telecommunications & Communication Facilities | \$30,000 | 12/07/2021 | Approved | 23 | 0 | 23 |
| DA/2021/143 | Applicant: Critos Construction & Rigging 10 Terlich WY JINDERA Lot: 119 DP: 1267384 | New Shed | \$32,110 | 13/07/2021 | Approved | 7 | 43 | 7 |
| DA/2021/144 | Applicant: G A Morey 472 Bungowannah RD JINDERA Lot: 277 DP: 753727 | New Shed | \$99,000 | 14/07/2021 | Approved | 19 | 29 | 19 |
| DA/2021/145 | Applicant: Ten Mile Engineering 55 Macinnes ST HOLBROOK Lot: 16 Sec: D DP: 5364 | New Shed | \$37,500 | 16/07/2021 | Approved | 6 | 21 | 6 |
| DA/2021/146 | Applicant: A J Flower 57 Dunwandren La JINDERA Lot: 2 DP: 1047052 | New Dwelling - Dual Occupancy | \$139,000 | 16/07/2021 | Approved | 34 | 0 | 34 |
| DA/2021/147 | Applicant: Critos Construction & Rigging 8 Protea CT JINDERA Lot: 905 DP: 1264008 | New Shed | \$35,500 | 21/07/2021 | Approved | 14 | 9 | 14 |
| DA/2021/148 | Applicant: J Lanfranchi | 7 Lot Boundary Adjustment | \$0 | 21/07/2021 | Approved | 42 | 0 | 42 |

ANNEXURE 9

c_dm073

Approved Between 1/08/2021 and 31/08/2021

07/09/2021

| Application No. | Location | Development Type | Est. Cost | Received | Determination | Total Elapsed Days | Stop Days | Adjusted Elapsed Days |
|-------------------|---|------------------------------------|-----------|------------|---------------|--------------------|-----------|-----------------------|
| 1 Stan DR JINDERA | | | | | | | | |
| | Lot: 4 DP: 1228380 | | | | | | | |
| | Lot: 5 DP: 1228380 | | | | | | | |
| | Lot: 6 DP: 1228380 | | | | | | | |
| | Lot: 7 DP: 1228380 | | | | | | | |
| | Lot: 8 DP: 1228380 | | | | | | | |
| | Lot: 9 DP: 1228380 | | | | | | | |
| | Lot: 12 DP: 1228380 | | | | | | | |
| DAJ/2021/149 | Applicant: M Pitman 19 Frosty LA JINDERA Lot: 407 DP: 1252780 | New Shed | \$10,400 | 23/07/2021 | Approved | 26 | 0 | 26 |
| DAJ/2021/150 | Applicant: D J Mitsch 79 Mitchell ST JINDERA Lot: 2611 DP: 708334 | Relocation of Existing Shed | \$9,200 | 23/07/2021 | Approved | 10 | 29 | 10 |
| DAJ/2021/151 | Applicant: Spanmaster Pty Ltd 41 Vine DR JINDERA Lot: 82 DP: 602812 | New Shed Stable & Skillion Carport | \$89,845 | 27/07/2021 | Approved | 23 | 0 | 23 |
| DAJ/2021/152 | Applicant: Macjac Sheds 24 Britton CT JINDERA Lot: 27 DP: 1132425 | New Shed | \$45,587 | 30/07/2021 | Approved | 11 | 11 | 11 |
| DAJ/2021/153 | Applicant: Kybren Homes & Leisure Units 35 Webb ST HOLBROOK Lot: 19 Sec: K DP: 4843 | New Transportable Dwelling | \$112,123 | 30/07/2021 | Approved | 25 | 0 | 25 |
| DAJ/2021/154 | Applicant: Farrugia Building 5377 Urana RD BURRUMBUTTOCK Lot: 1 DP: 1122047 | New Swimming Pool | \$40,330 | 2/08/2021 | Approved | 4 | 7 | 4 |

ANNEXURE 9

c_dm073

Approved Between 1/08/2021 and 31/08/2021

07/09/2021

| Application No. | Location | Development Type | Est. Cost | Received | Determination | Total Elapsed Days | Stop Days | Adjusted Elapsed Days |
|-----------------|---|-------------------------|-----------|------------|---------------------------------|--------------------|-----------|-----------------------|
| DA/2021/157 | Applicant: Macjac Sheds 112 Sarah ST GEROGERY WEST Lot: 14 DP: 802372 | New Shed | \$66,305 | 4/08/2021 | Approved | 27 | 0 | 27 |
| DA/2021/158 | Applicant: Ladgrove Builder Pty Ltd 55 Bardwell ST HOLBROOK Lot: 10 DP: 753340 | New Carport | \$10,920 | 4/08/2021 | Approved | 28 | 0 | 28 |
| DA/2021/159 | Applicant: R A Boyd 171 Back Henty RD CULCAIRN Lot: 1 DP: 178296 | Dwelling Demolition | \$4,000 | 4/08/2021 | Approved | 28 | 0 | 28 |
| DA/2021/161 | Applicant: Metricon Homes 8 Carroll AVE JINDERA Lot: 83 DP: 1258064 | New Dwelling and Garage | \$266,992 | 5/08/2021 | Approved | 27 | 0 | 27 |
| DA/2021/165 | Applicant: Entegra Signature Structures 235 Odewahns RD CULCAIRN Lot: 57 DP: 753751 | New Farm Shed | \$108,000 | 18/08/2021 | Approved | 9 | 0 | 9 |
| CDC/2021/46 | Applicant: SOUTHERN VALE HOMES 6 Senna CT JINDERA Lot: 505 DP: 1236708 | New Dwelling and Garage | \$549,457 | 4/08/2021 | Approved - Private Certifier | 1 | 0 | 1 |
| CDC/2021/47 | Applicant: Bridgewood Homes 12 Klein CT JINDERA Lot: 91 DP: 1266634 | New Dwelling & Garage | \$282,194 | 18/08/2021 | Approved - Private Certifier | 1 | 0 | 1 |
| CDC/2021/48 | Applicant: E S Hayes 124 Timine RD MULLENGANDRA Lot: 157 DP: 753350 | New Swimming Pool | \$40,500 | 26/08/2021 | Approved - Private Certifier | 1 | 0 | 1 |

ANNEXURE 9

c_dm073

Approved Between 1/08/2021 and 31/08/2021

07/09/2021

| Application No. | Location | Development Type | Est. Cost | Received | Determination | Total Elapsed Days | Stop Days | Adjusted Elapsed Days |
|-------------------------------------|----------|------------------|---------------------------------------|--------------------------------------|---------------|--------------------|-----------|-----------------------|
| Report Totals & Averages | | | | | | | | |
| Total Number of Applications : 30 | | | Average Elapsed Calendar Days: 33.66 | Total Elapsed Calendar Days: 976.00 | | | | |
| | | | Average Calendar Stop Days: 10.86 | Total Calendar Stop Days: 315.00 | | | | |
| Total Estimated Cost : 5,462,189.00 | | | Average Adjusted Calendar Days: 22.79 | Total Adjusted Calendar Days: 661.00 | | | | |


Director Environment & Planning
Greater Hume Shire Council



**Minutes of
Softwoods Working Group Inc.
Held On 4th June 2021
&
South West Slopes Forestry Hub
Held on 4th June 2021
At SVC Council Chambers Tumbarumba**

**Softwoods Working Group Inc.
Meeting for SWG 1st of June 2021 Opened: 10.30am**

1. Meeting opened by Heather Wilton as acting Chair

Glenn McGrath welcomed the meeting to SVC and thanked all for attending.

2. Present:

| | |
|--------------------------------------|-----------------------------|
| Heather Wilton (GHSC) | Diana Gibbs (DG Partners) |
| Phil Clements (SWG) | Dean Anderson (FCNSW) |
| Rab Green (AKD) | Greg Blackie (GHSC) |
| Campbell Sanderson (Visy) | Matt Stubbs (SCGRC) |
| Kayley Dickinson (SVC) | Kylie Bradley (SVC) |
| James Hayes (SVC) – PT | Edwina Hayes |
| Dean Hawkins (Visy) | Jake Lazarus (Hume Forests) |
| Glen McGrath (SVC) | Dallas Goldspink (TAFE NSW) |
| Rob Yeo | Cameron Sanderson (Visy) |
| Margaret O'Dwyer (NSW P & C) | Rachel Whiting (RDA-R) |
| Theresa Lonegan (Lonegan Harvesting) | Belinda Legenberg (Hyne) |
| Ray Kripner (PF Olsen) | Anne Partridge (HPV) |
| Peter Crowe (SWG) | |

Apologies: Accepted as per below:

| | |
|----------------------------|-------------------------|
| Nicola Gentle (TAFE NSW) | David Graham (CGRC) |
| Mary Hoodless (RDA Murray) | Michael Clancy (Groves) |

Peter Crowe informed the meeting of the passing of Paul Rosin, Paul was a well-known harvesting contractor, with two generations involved in the business. He was known for great innovation and will be sadly missed. He featured on many of our forest tours and gave generously of his time and knowledge, typical of industry people, a kind spirited man.

3. Minutes of Previous Meeting Held on 26th February 2021:

- Edit required - 120kt at Albury stockpile for Visy.
- Item 9, fifth dot point, should read Jingellic Road.

Moved Greg

Seconded Dean

CARRIED

4. Business Arising from Previous Minutes:

- NIL. All items listed on agenda.

5. Risk Management Project:

- As printed.

6. Industry Updates:

Hume Forests:

- 1 month off new phase of operations.
- Final negotiations with contractors.
- Establishment started this week.
- 7.2m seedlings before end August.
- Planters stuck in Victoria.
- Site preparation nearly finished of all fire damaged areas.
- August 2022 as completion date for re-establishment.
- Tasmanian and West Australian, also local seedlings sourced, to spread risk.
- Seed is challenging to get.

FCNSW:

- Salvage going well.
- Twenty-four years and older – all salvaged (except for steep country).
- High 80% salvaged of all over 18 y/o.
- 55% 12-18 years old salvaged.
- All wet weather areas done.
- Some salvage still happening, mostly for domestic pulp and export logs.
- Tenders for haul contracts start 1 July. Tender for harvest contracts start 1st Jan 2022.
- Re-established:
 - Tumut 7million trees (7000 ha)
 - Bombala 2.5 million trees (2500 ha).
- 99.3% survival rate last year.
- Clearing and establishing to continue.

PF Olsen:

- Similar to other growers.
- Start replanting 450 ha next week.
- Cut could increase next year.

AKD – Rab Green:

- Running well
- 5-10% of throughput are some salvage logs.
- Consulting with employees and union – new five-day shift structure, (47 hours) (to start 5/7/21).
- Lost some tech and general staff – no further reduction in job numbers.
- 250-320 thousand tonnes input.
- Skill assessments being made - Training to be undertaken and will be some hiring.
- Changes at Gilmour- new distribution centre being constructed, to handle deliveries from Tumut to south of Newcastle - 99% deliveries are to Bunnings.
- Secured some grants, to conduct feasibility study into new saw line.

Visy (Cameron Sanderson):

- Small 5-10% of burnt wood still being used.
- Reclaiming wood from stockpiles – challenging but working.
- Stacker/Reclaimer project on track – 130 KT fire-affected wood in stack.
- 500 tonnes a day for Albury (160 KT in stack).
- 332 thousand tonnes in stockpile at Tumut.
- Less resource coming from sawmills – hope to have 1.9 M tonnes annualised input.
- Prod good.
- 61 thousand tonnes of paper last month.
- Market going up, pricing good.
- Freight and containers cost increases, For ex concerns.
- Supplies going well.
- Hard to get staff – fitters and electricians – too much competition for staff elsewhere.

HYNE:

- Salvage completed in April.
- 100% green wood now being used.
- 17 staff gone this year, need to replace them and will require training.
- Lack of adequate housing in Tumbarumba makes relocation difficult for new employees.
- New starters will require training, changes being made to shifts, but will revert by July.
- Market strong.
- Melbourne demand very strong.
- Resource Supplies from outside region will be involved.

FIC:

- Contracts let earlier – reduction from 7-4 harvest contractors, plus 3 haulage contractors, for FC NSW.
- Some forced redundancies from July 21, and then Jan 22 – not easy.
- Meeting today and AGM.

Theresa Lonergan:

- Missed Government assistance as part of bushfire recovery funding.
- Seeking assistance now.
- AFCA media release yesterday.
- Working with Marg O'Dwyer and Rob Y to seek training for redundant staff – could lose around 50 employees.
- Looking for logging job naturally.
- SWG / APCA assisting.
- Sunchip and Lonergan both Tumbarumba based.
- All up 50 staff affected, 25 to 30 in Tumbarumba.

FIC – Dallas Goldspink:

- FIC working with Rob Y and TAFE for training.
- Dallas also involved in mental health services and is producing a podcast for the industry.

7. Local Government Reports:**GHSC:**

- Coppabella Road opened, with the Minister for Regional Roads in attendance.
- Minimum for registered roads.
- Coppabella Creek bridge still down.
- Push for funding announcements for Jingellic Road.

SVC - Glen McGrath:

- Roadside clean-ups finished – repairs under disaster funding.
- Wodonga Road sealed this week.
- Bit more to do on Batlow side.
- GLE project (Bombowlee Creek Bridge) now out to tender.
- Other GLE roadworks – ready to go in spring, to be done internally and with sub-contractors.

James Hayes:

- Jobs in Council – uncertainty affecting staffing levels, also problems in getting staff.
- Tankers an issue.
- SH 2.0 and TransGrid in similar situation.
- Houses lost in fires – most aren't re-building.
- Need units that can be put in for families, etc.
- Need to be trained plus work over next six months – tricky.

CGRC - Matt Stubbs:

- 60% spent on Northern Complex roads to be completed next spring
 - o Nanango near Adjungbilly
 - o Adjungbilly Road
 - o Red Hill Road.
- Road handed back to Yass.

Department of Regional NSW (MOD):

- Working with everyone, via Rapid response program, to provide info to companies and staff.
- Need to get players together.
- Decide on a date.

Rob Yeo:

- Skills gap opportunities.
- State applications from Feds BLERF.
- Not for profits.

RDA Murray - Edwina Hayes:

- New Visa product – onshore migrants out to regions.
- Climate study – need comparison with other regions - are we better off than eg. West Australia / Green Triangle.
- Any information on expo style activity.

RDA Riverina - Rachel Whiting:

- New chair Dianna Sommerville.
- New Board – membership not yet announced.
- 491 Visa – open for short time - due to close – should get allocated next financial year.
- Regions restrict migrants – pathways to permanent residency.
- Workforce development plan – similarly recognised.
- Jobs Riverina site – jobs Riverina / Murray.
- Housing forum in Wagga Wagga on 13th August 2021.

AFPA:

- NSW Committee Executive appointed (Sue Grau).
- Board meeting next fortnight.

8. External Communications:

- Letter to be sent to TransGrid re future fire threats – can't fight fires near there. Call to action required to change the proposed route.

PRA and Code of Practice (PMC) Review:

- Developed in Mid 90's, some now needs reviewing.
- Roads - sections in Act irrelevant – could be damaging and a nuisance at least.
- Minimum sets up communications and changes.
- Code requires review:
 - Growers treated like second class citizens
 - Assumed not capable of responsible activity
 - No rights on our land (fire management) regulators have all the rights
 - Over the top prescriptions
 - Use to strip hundreds of hectares out of plantations
 - Discussion with Deputy Director General of DPIE (David McPherson)
 - Will release input
 - Form a working group with agenda to review this
 - Identify time to do it
 - Priority rights to be redressed

- AFPA planning a role
- Growers can provide substantial comments
- Aggregated commentary
- 27th June, 2021 – closing date for submission
- Hook Up / Zoom to discuss.

Set Up Meeting with PDC:**Dean Anderson**

- Happy to contribute.
- Concern there could be pressure to make things worse.

Jake Lazarus**Ray Kripner:**

- 10% of Plantation area lost.
- Riparian zones – challenge.
- Grab for relaxation of some areas.
- Object is to “facilitate” plantations – good.

10. General Business:

None

South West Slopes Forestry Hub

Meeting for SWSFH 2nd of June 2021 Opened: 11.30am

11. SWSFH:**Phil Clements****Dean Hawkins**

- How do we help?

Set up sub committees. Fact sheets:

- Available for review.
- Demographics.
- Young people.

PMC – RHS:

- Five year rolling plans.
- Upper Bombowlee Creek Road.
- Road needs for rest five years and not much up there.

Campbell Sanderson:

- More strategic thing for future.
- HM limits a difference in rates.
- Re-defining the requests.
- Call for other ideas

Mobile Phone Coverage:

- SH Legacy fund – in news (MOD).
- MOD.
- Agenda.

Plantation Expansion ‘Briefing Note’:

- Wood shortages combined with ‘path to net zero by 2050’ are strong stimulus for increasing plantation areas.

Wood Flows:

- Any updated appreciated.
- Reminder by late January.
- Michael Clancy happy to participate.

There being no further business the meeting closed at 2.00pm.

Heather Wilton

CHAIRPERSON

Next meeting to be held 27th August 2021 at GHSC Holbrook.

Holbrook District Community and Business Group

09/08/2021 RS Club 6.30pm

Attendees: Vicki Schuur, Rita Bowler, Marilyn Perritt, Graham Perritt, Gail Chynoweth, Elizabeth MacLean, Stephen Lum, Sam Pincott, Bill Wearn, Kayleen Laffan, Phoebe Bull.

Apologies: Bob Ellwood, Irene Liston, John Simpson, Kel Glass, Sarah King.

Meeting:

Nominations for:

Chairperson: Vicki Schuur

Minutes taker: Stephen Lum

Bookkeeper: not needed.

Media Officer/Social Media officer: Phoebe Bull and Kayleen Laffan

Positions to be re-done after Council elections.

Agenda/Discussion:

- Set up goals/masterplan
- Need support from council to do a masterplan
- Get other regional Masterplan's to go off rather than reinvent the wheel
- Need professional person with the right skills
- No funding for Masterplan from Council
- Need to get grant for Masterplan?
- With the Masterplan we need the right people to collaborate it.
- Phoebe Bull to contact Margaret Killalea and Mary Hoodless
- Everyone needs to brainstorm what they would like to bring into the Masterplan e.g. passion for something (like the car club)
- via Social media: do you have a passion? Bring it to the meeting
- Set-up instagram, Facebook etc (similar to Sporting complex umbrella): Kayleen Laffan & Phoebe Bull.
- Holbrook Business Directory: new maps needed.
- Sam Pincott to contact Margaret Killalea about Masterplans from other regions and information regarding it.
- Title of the group discussed. Last time everyone agreed on: Holbrook and District Development and Business Group. Vicki Schuur to find out about this name.
- Stephen Lum to write letter to RS Club requesting use of the upstairs club for meetings at no charge.
- For meetings: let Vicki Schuur know either way whether you are attending or absent.
- *Next Meeting: 6th September (Monday) at 6.30pm at RS Club.*

WALLA WALLA COMMUNITY HALL COMMITTEE**MINUTES OF ANNUAL MEETING HELD MONDAY 2ND AUGUST 2021**

Meeting opened at 5.30pm by President Jeff Grosse who welcomed all members with a special welcome to Monica Simpfendorfer.

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

Apologies: Elaine Krause. Moved Leon seconded Janet that apologies be accepted. Carried. Minutes of previous Annual Meeting held 3rd August 2020 read. Moved Herb seconded Leon these were a true and correct record. Carried.

Business out of Minutes: Nil.

Correspondence: Nil.

President's Report: (see attached) Jeff moved his report be adopted. Seconded Duina. Carried.

Treasurer's Report: As at 30th June 2021 Jeff reported a credit balance of \$24,527.53. Jeff moved his report be accepted seconded Janet. Carried.

Leon asked does our books get audited? Jeff replied they are sent to Council each year and he will enquire if they get audited.

Jeff declared all positions vacant and asked Herb to chair the elections.

Herb said as there were no Councillors present it was a good indication we are working well.

The Hall is in very good condition and everything is working well. Jeff and Helen have done a very good job and also thanked the Council for their involvement.

Elections:

President: Jeff Grosse nominated by Duina Hoffmann Accepted

Vice President: Herb Simpfendorfer nominated by Helen Krause Accepted

Secretary: Helen Krause nominated by Janet Paech Accepted

Treasurer: Jeff Grosse nominated by Helen Krause Accepted

Committee: Jeff nominated the present Committee as a block.

Duina Hoffmann, Janet Paech, Karen Ofak, Elisa Bartholomaeus,

Elaine Krause, Leon Schoff, Ross Krause. (Elisa and Elaine subject to their approval)

As there was no further business from the meeting Jeff closed this meeting at 6 pm and continued with the General Meeting.

COMMITTEE:

President Jeff Grosse, "Iola" Walla Walla Ph 60292227 Mob 0407909181

Vice President Herb Simpfendorfer, 21 Stitt St Walla Walla Ph 60292224

Secretary Helen Krause 1 Jacob Wenke Dve Walla Walla Ph 60292073 Mob 0427260737

Treasurer Jeff Grosse

Committee Duina Hoffmann, Janet Paech, Karen Ofak, Elisa Bartholomaeus, Elaine Krause, Leon Schoff, Ross Krause.

NEXT HALL MEETING MONDAY 6TH SEPTEMBER 2021 AT 5.30PM**Minutes of Walla Walla Community Hall Committee meeting held 2nd August 2021**

Meeting opened by President Jeff Grosse at 6 pm. Jeff welcomed all.

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

Apologies: Elaine Krause. Moved Leon seconded Janet that apologies be accepted. Carried.

June 2021 Minutes had not been ratified. Moved Leon seconded Duina these be taken as read and the Discussion report of July Meeting be also included. Carried.

Business out of Minutes:

1. Origin Energy costs going up. Jeff phoned them and was told we are on the lowest grade. It was suggested we could compare costing with Red Energy.
2. The invoice sent to Back on Track Physiology has not been paid. Secretary to send reminder.

Correspondence:

1. Flyer in Town Notice Board and sent to Councillors re invitation to attend our Annual Meeting.

Treasurer's Report:

| | |
|--------------------------|-------------------|
| Interest Bearing Deposit | \$15965.10 |
| S18 Account | <u>\$ 8560.43</u> |
| Total funds | \$24525.53 |

This report moved by Jeff and seconded by Janet in Annual Meeting report except for WAW fee of \$2.00.

General Business:

1. Lutheran Church hiring Halls for Art Exhibition on 21st August.
2. Email from Graeme Sheppard Assist Pastor of Generation Life Riverina enquiring to hire Hall and Kitchen once a month on a Sunday afternoon for church meeting. Secretary to check with Elisa as to what Sunday needed for the Markets and then contact Graeme to advise which Sundays are available.
3. Council to be asked if hand rails could be installed on front doors of both halls. Secretary to phone Council.

There being no further business Jeff closed the meeting at 6.30pm and thanked all for attending.

Hall Bookings:

Sunday 21st August Lutheran Church Art Exhibition.

Cr Doug Meyer OAM**Attend Logs Sept 2020 to Sept 2021 as Deputy Mayor**

| | |
|----------|---|
| 08-09-20 | ARIC |
| 09-09-20 | GHC Workshop |
| 11-09-20 | Bedggood Funeral |
| 16-09-20 | GHC Holbrook |
| 18-02-20 | Road Safety Training |
| 23-09-20 | Hume BFMC |
| 24-09-20 | Henty CDC Meeting |
| 27-09-20 | Lawn Cemetery Meeting Henty |
| 30-09-20 | Board Meeting RWCC |
| 07-10-20 | GHC Workshop |
| 14-10-20 | IWCM PRG2 Meeting |
| 21-10-20 | GHC Holbrook |
| 22-10-20 | Mayor & Councillors Strategic Planning |
| 26-10-20 | HCDC Meeting |
| 27-10-20 | Ind Planning Panel Submission Walla Walla Solar |
| 28-10-20 | Williams Hill Reservoir Opening and RWCC Board Meet |
| 04-11-20 | GHC Workshop Holbrook |
| 10-11-20 | Zoom Conference Trial |
| 10-11-20 | Henty Museum Meeting |
| 11-11-20 | Remembrance Day Wreath Henty |
| 18-11-20 | BGT Interview |
| 18-11-20 | GHC Meeting |
| 23-11-20 | NSW LGA Conference Online @ IPP Submission |
| 24-11-20 | RWCC Grants Day |
| 25-11-20 | RWCC Operations Site Inspections & IWCM Workshop |
| 26-11-20 | GHC Extraordinary Meeting |
| 30-11-20 | Henty CDC Meeting |
| 11-12-20 | RivJo ReRoc Wagga Dep Mayor Delegate |
| 16-12-20 | RWCC Board Meeting |
| 16-12-20 | GHC Meeting |
| 27-01-21 | Special GHC Meeting |
| 28-01-21 | Dep Mayor Invite re Avondale Place <i>Advanced Discussion</i> |

Cr Doug Meyer OAM Attend Logs Sept 2020 to Sept 2021 as Deputy Mayor Page 2

| | |
|----------|--|
| 03-02-21 | General Managers Performance Review |
| 03-02-21 | GHC Workshop Inclusion Action Plan |
| 05-02-21 | Henty Community Development Meet |
| 11-02-21 | NSW Farmers Meeting as Deputy Mayor |
| 17-02-21 | GHC Meeting |
| 20-02-21 | RWCC Henty Cemetery |
| 23-02-21 | IPP Panel Zoom |
| 24-02-21 | 21/22 Delivery Plan Workshop RWCC Board Perf W. |
| 25-02-21 | LGNSW visit Greater Hume Holbrook |
| 25-02-21 | Solar Farm Council Meeting IPC Online |
| 25-02-21 | Henty LHC Meeting <i>Avondale Formulation</i> |
| 26-02-21 | ReRoc RivJo Attend Wagga |
| 01-03-21 | Henty CDC Meeting |
| 02-03-21 | Culcairn Solar Objections |
| 04-03-21 | Fire & Rescue Henty |
| 04-03-21 | Morven Traffic Matters Presentation |
| 10-03-21 | GHC Preliminary Budget Workshop |
| 17-03-21 | GHC Meeting Holbrook |
| 19-03-21 | GHC Shire Roads Tour |
| 21-03-21 | Jindera Pioneer Museum Opening |
| 21-03-21 | Henty Fire & Rescue Presentation |
| 26-03-21 | Jingellic Fire Function with GHC/Tumut |
| 31-03-21 | GHC Final Roads Workshop |
| 01-03-21 | Justin Clancy Opening Henty Sports Ground |
| 07-04-21 | GHC Final Budget Workshop |
| 14-04-21 | RWCC Extraordinary Board Meeting / <i>Organisation</i> |
| 21-04-21 | GHC Meeting Holbrook |
| 25-04-21 | Anzac Day Wreath Lay Henty & Service |
| 26-04-21 | HCDC Library |
| 28-04-21 | RWCC Inspect Urana Water & Board Meeting |
| 29-04-21 | Henty LHAC <i>Avondale Place</i> |

Cr Doug Meyer OAM Attend Logs Sept 2020 to Sept 2021 as Deputy Mayor Page 3

05-05-21 Inspection Culcairn Road Closure Proposed & Workshop
 12-05-21 Crisis Preparedness Workshop Online
 17-05-21 Henty LHAC meet Mayor/GM referring *Avondale Place*
 19-05-21 GHC Meeting
 20-05-21 Justin Clancy Meeting LHAC Re *Avondale Place*
 23-05-21 Facilitate NSW Governor Visit & Book Launch Y Booth Club
 26-05-21 GHC Workshop
 31-05-21 HCDC Library

02-06-21 GHC Meeting Holbrook & Welcoming Cities
 03-06-21 Copabella Road Opening then Cummins Road Opening
 10-06-21 Albury City Council Meeting Facilitating Sept Elections
 16-06-21 GHC Meeting
 24-06-21 Buckie Bush Fire Brigade Meeting attend.
 25-06-21 ReRoc RivJO Meeting Wagga

[Covid Observations]

21-07-21 GHC Meeting
 27-07-21 Council Training Planning for Councillors Zoom “*Fantastic*”

09-08-21 RWCC Performance Review Wagga
 18-08-21 GHC Meeting
 24-08-21 RWCC Boards Meeting Wagga
 25-08-21 GHC Gen Managers Performance Review.
 27-08-21 RivJo Reroc Meeting Wagga via Zoom

01-09-21 GHC Telecommunications Review
 10-09-21 Inland Rail Teams Meet ?
 15-09-21 GHC Meeting

Does not include local community functions proposals and discussions.

Endsit Cr Doug Meyer OAM Deputy Mayor GHC 050921
 E. & O. E.