

POLICY NO:	105
POLICY TITLE:	RIGHT TO FARM POLICY
SECTION RESPONSIBLE:	ENVIRONMENT & PLANNING
MINUTE NO:	2183
REVIEW DATE:	31 DECEMBER 2012

POLICY OBJECTIVE

Greater Hume Shire is predominantly a rural shire and much of its local economy is built on the strength and viability of the many rural and agricultural industries operating in the shire. On this basis, this policy outlines Council's position on the 'right to farm' and the many issues associated with farming that may be impinged upon by urban expansion or expectations.

RELATED LEGISLATION

The Protection of the Environment Operations Act provides the legislative framework within which all activities with regard to noise, odour, pollution, etc. must comply.

POLICY STATEMENT

When conflict arises between landowners undertaking genuine agricultural pursuits and non agricultural/occupiers, Council's position on the 'right to farm' as outlined as follows shall be considered when dealing with issues and passed onto complainants.

Greater Hume Shire Council supports the right of persons to carry out legitimate and compliant rural and agricultural uses and practices on rural land.

Greater Hume Shire Council will not support any action to interfere with the legitimate rural and agricultural use of land where the activity is in accordance with relevant legislation.

When an inquiry is made by an intending rural land purchaser or landholder, the person is advised the legitimate rural and agricultural uses of land may include:

- Logging and milling of timber
- Livestock feed lots
- Piggeries/poultry farming
- Dairies

RIGHT TO FARM POLICY

- Dogs barking
- Noise from cattle and other livestock
- Intensive livestock waste disposal systems and ponds
- Burning of stubble
- Clearing and cultivation of land
- The growing of any agricultural crop or pasture species including those that may produce detectable aromas or pollens, e.g. canola and lucerne
- Bushfire hazard reduction burning
- Construction of firebreaks
- Construction of dams, drains and contour banks
- Fencing
- Use of agricultural machinery (tractors, chainsaws, motor-bikes, etc.)
- Pumping and irrigation
- Herbicide spraying
- Pesticide spraying
- Aerial spraying
- Animal husbandry practices (castration, dehorning, etc.)
- Driving livestock on roads
- Fodder production
- Construction of access roads and tracks
- Slashing and mowing vegetation
- Planting of woodlots
- Extractive industries
- Stockyards
- Traffic on unsealed rural roads

Such rural activities are likely to cause nuisance in respect of noise, odours, dust, spray emissions, smoke, vibration, blasting, etc. during 24 hours including early mornings and late evenings.

RIGHT TO FARM POLICY

Intending purchasers and owners of rural land who consider they may have difficulty in living with the above practices being carried out on adjacent or nearby land should seriously consider their position.

POLICY DOCUMENT CONTROL

Right To Farm Policy	First adopted	Date 17Feb10 Min 2183
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DOC22/631264

11 August 2022

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

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

Attention: Colin Kane

Dear Ms Arnold

Thank you for consulting with the Environment Protection Authority (EPA) about Concurrence and Referral (CNR) CNR-42902 – A-50665 application to modify Development Consent DA99198 AM1 at Rivalea (Australia) Pty Ltd's Bungowannah Piggery location at 3066 Riverina Highway, Bungowannah.

The EPA has reviewed the development application and additional information and note that the proposed modification consists of:

- Establishment of a twenty-five (25) hectare irrigation area to assist with the management of effluent from the premises.

Based on the information received, the EPA can support the proposal to modify the consent. Should Greater Hume Shire Council approve the proposed modification we recommend the conditions in Attachment A be incorporated into the project approval.

As you are aware, the facility is scheduled under the *Protection of the Environment Operations Act 1997* and is regulated by the EPA through Environment Protection Licence (EPL) No 11393. Where project approval is granted by Council, an application to vary the EPL will be required to be submitted to the EPA by the proponent prior to any activities associated with the approval occurring.

If you have any further enquiries about this matter please contact Briohny Seaman by telephoning 02 6983 4918 or by electronic mail at info@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Darren Wallett', written over a light blue horizontal line.

DARREN WALLETT
Unit Head - Regulatory Operations
NSW Environment Protection Authority

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Attachment A

Discharges to Air and Water and Applications to Land

P1. Locations of monitoring/discharge points and areas

P1.1 The following utilisation areas referred to in the table below are identified in this licence for the purposes of the monitoring and/or setting of limits for any application of solids or liquids to the utilisation area.

P1.2 The following points referred to in the table are identified in this licence for the purpose of the monitoring and/or setting of limits for discharges of pollutants to water from that point.

EPA Identification no.	Type of Monitoring Point	Type of Discharge Point	Location Description
1-13*	Groundwater quality monitoring	Groundwater quality monitoring	Points 1 -10 as outlined in the Bungowannah Piggery, SEE – Wastewater Irrigation Proposal, section 8.3 and dated 11 July 2022 Points 11-13 – exact locations to be negotiated with the EPA
14	Discharge to utilisation area Effluent quality monitoring Discharge volume monitoring	Discharge to utilisation area Effluent quality monitoring	Discharge to utilisation area from Evaporation Pond – exact location to be negotiated with the EPA
15	Effluent utilisation area Soil quality monitoring	Effluent utilisation area Soil quality monitoring	Surface and sub surface monitoring locations – exact number of points and locations to be negotiated with the EPA

*Note – Three additional groundwater monitoring wells (Points 11-13) to be installed on the eastern, southern and western boundaries of the irrigation area. Wells to be installed within six (6) months of the commencement of irrigation.

Limit Conditions

L2 Potentially offensive odour

L2.1 The licensee must not cause or permit the emission of offensive odour beyond the boundary of the premises.

Note: Section 129 of the *Protection of the Environment Operations Act 1997*, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

L2.2 No condition of this licence identifies a potentially offensive odour for the purposes of Section 129 of the *Protection of the Environment Operations Act 1997*.

Operating Conditions

O3 Effluent Application to Land

O3.1 Effluent application must not occur in a manner that causes surface runoff.

O3.2 Spray from effluent application must not drift beyond the boundary of the premises.

O3.3 The licensee must retain the utilisation area.

O3.4 The quantity of effluent applied to the utilisation area must not exceed the capacity of the area to effectively utilise the effluent/solids.

O3.5 No irrigation, application or storage of wastewater must be undertaken within 50 metres of any watercourse, or on any other area except for the defined utilisation area.

O4 Irrigation Management Plan

O4.1 Prior to the commencement of operations, the licensee must submit an Irrigation Management Plan, prepared in accordance with the Environmental Guidelines: Use of Effluent by Irrigation (DEC, 2004) to the EPA's Regional Manager – Regulatory Operations by electronic mail to EPA.WestOpsRegional@epa.nsw.gov.au

The Irrigation Management Plan must include, but is not limited to, the following:

- A full assessment of the current (baseline) soil quality including the exchangeable sodium percentage of soils and a salt balance assessment, and details of how operations will be managed to prevent the overloading of salts and nutrients;
- The location and design of the tailwater and stormwater runoff controls;
- The location of proposed soil quality monitoring including surface and subsurface monitoring;
- Details of the proposed soil quality monitoring regime;
- A map outlining proposed surface and subsurface monitoring locations as well as proposed 20 metre buffers from boundaries and 50 metre buffers from waterways;
- Details of the proposed cropping regimes; and
- Details of the proposed management actions to minimise the potential for off-site odours.

Monitoring and recording conditions

M2. Requirement to monitor concentration of pollutants discharged

M2.1 For each monitoring/discharge point or utilisation area specified below (by a point number), the licensee must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The licensee must use the sampling method, units of measure and sample at the frequency specified opposite in the other columns:

M2.2 Water and/or Land Monitoring Requirements

Points 1 – 13 – Groundwater Quality Monitoring

Pollutant	Units of Measure	Frequency	Sampling Method
Electrical Conductivity	Microsiemens per centimetre	Quarterly	Representative sample
pH	pH	Quarterly	Representative sample

Phosphorus (total)	Milligrams per litre	Quarterly	Representative sample
Phosphate	Milligrams per litre	Quarterly	Representative sample
Nitrogen (total)	Milligrams per litre	Quarterly	Representative sample
Nitrogen (ammonia)	Milligrams per litre	Quarterly	Representative sample
Nitrogen (nitrate)	Milligrams per litre	Quarterly	Representative sample
Nitrogen (nitrite)	Milligrams per litre	Quarterly	Representative sample
Total Dissolved Solids	Milligrams per litre	Quarterly	Representative sample
Standing Water Level	Metres (Australian Height Datum)	Quarterly	Representative sample

Point 14 Effluent Quality Monitoring

Pollutant	Units of Measure	Frequency	Sampling Method
pH	pH	Quarterly	Probe
Electrical conductivity	Microsiemens per centimetre	Quarterly	Representative sample
Kjedahl Nitrogen (TKN)		Quarterly	Representative sample
Nitrogen (Ammonia)	Milligrams per litre	Quarterly	Representative sample
Nitrogen (Nitrate)	Milligrams per litre	Quarterly	Representative sample
Nitrogen (Nitrite)	Milligrams per litre	Quarterly	Representative sample
Nitrogen (total)	Milligrams per litre	Quarterly	Representative sample
Phosphorus (total)	Milligrams per litre	Quarterly	Representative sample
Sodium Adsorption Ration	None	Yearly	Representative sample

Point 15 Soil Quality Monitoring

Pollutant	Units of Measure	Frequency	Sampling Method
Available phosphorus	Milligrams per kilogram	Annually	Composite sample
Cation Exchange Capacity	Milliequivalents	Annually	Composite sample
Chloride	Milligrams per kilogram	Annually	Composite sample
Electrical Conductivity	Microsiemens per centimetre	Annually	Composite sample
Exchangeable Calcium	Milliequivalents	Annually	Composite sample
Exchangeable Magnesium	Milliequivalents	Annually	Composite sample
Exchangeable Potassium	Milliequivalents	Annually	Composite sample
Exchangeable Sodium	Milliequivalents	Annually	Composite sample
Exchangeable Sodium percentage	Percent	Annually	Composite sample

Nitrate	Milligrams per kilogram	Annually	Composite sample
Organic Carbon	Percent	Annually	Composite sample
pH	pH	Annually	Composite sample
Phosphorus sorption capacity	Milligrams per kilogram	3 Yearly	Composite sample
Total Dissolved Solids	Milligrams per litre	Annually	Composite sample

Note : For each discrete utilisation area, sampling and analysis must be undertaken using a minimum of five (5) composite samples at three depth intervals of 0-10cm, 10-40cm and 40-60cm depth increments.

M3 Testing methods – concentration limits

M3.1 Subject to any express provision to the contrary in this licence, monitoring for the concentration of a pollutant discharged to waters or applied to a utilisation area must be done in accordance with the Approved Methods Publication unless another method has been approved by the EPA in writing before any tests are conducted.

M4. Requirement to monitor volume or mass

M4.1 For each discharge point or utilisation area specified below, the applicant must monitor: the volume of liquids discharged to water or applied to the area;

- Over the interval, at the frequency and using the method and units of measure, specified below:

Point	Frequency	Units of Measure	Sampling Method
14	Daily during discharge	Litres per second	Flow monitoring by method approved in writing by the EPA

Reporting

R1 Annual System Performance Report

R1.1 An Annual Environmental and Monitoring Management Report which includes a written nutrient and salinity balance report which summarises the previous 12 months operations and long-term trends must be submitted with the Annual Return. The report must include:

- A description of the size and condition of the effluent utilisation areas, including an assessment of any changes to soil or vegetation condition;
- Graphical presentation for all parameters required to be monitored for the licence and a discussion of historical trends in sampling data for each utilisation area, including an assessment of the performance of the scheme with respect to any identified sustainability indicators;
- A hydraulic balance for the volume of effluent applied to each utilisation area;
- Mass balances for salts and nutrients (nitrogen and phosphorus) for each utilisation area, using the monitoring data on the loads of effluent (including fertilisers) applied to each area, as well as information on crop yield, nutrient uptake and nutrient removal from the utilisation area;
- An assessment of identified areas where impacts are evident and a strategy on how any identified impacts will be addressed and managed;
- Recommendations for future actions in relation to monitoring and/or management, taking into account any identified trends in monitoring data and results, so as to achieve a sustainable effluent management system;

- For each discrete utilisation area, sampling and analysis must be undertaken using a minimum of five (5) composite samples at three depth intervals of 0-10cm, 10-40cm and 40-60cm depth increments;
- The location of the soil sampling sites and original soil analysis report.

The licensee must ensure that the above monitoring is undertaken by a person organisation with qualification and experience in soil science and water quality who are able to provide specialised advice on the impacts of current effluent irrigation practices and on future sustainable management of utilisation areas.



Gayan Wickramasinghe
Town Planner
Greater Hume Council
39 Young St
PO Box 99
Holbrook NSW 2644

1 September 2022

Dear Mr Wickramasinghe,

RE: DA 10.2022140.1 – modification to DA99198 AM1

Thank you for visiting the Bungowannah piggery site on 1 September to review and discuss our proposal to irrigate treated effluent on site in accordance with EPA NSW Irrigation Guidelines, and obtain amended Environment Protection Licence 11393 licence conditions to reflect this activity.

The justification for Rivalea applying for this approval at our Bungowannah piggery is a direct result of changing weather conditions since early 2020, resulting in significantly increased annual rain fall, and reduced evaporation capacity of our system to remove effluent. As a result, there is an increased risk of an uncontrolled release if we received further intense high rain fall events over the winter, spring and summer periods. This DA amendment for the inclusion of irrigation on site, is only anticipated to be initiated during these periods to mitigate the risk of uncontrolled release to the surrounding environment. This effluent is planned to be beneficially reused on site in a controlled and environmentally sustainable manner with EPA monitoring to ensure there is no impact to our lands and surrounding environment.

We acknowledge that our application is to be presented to council for review and approve on 21 September. We provide you as requested the following additional information in support of our application.

1. Limit of Effluent irrigation

The primary purpose of this application is to provide emergency relief to the evaporation ponds onsite after two above average rainfall years with limited evaporation. With a wet spring and summer forecast for the latter part of 2022, the storage ponds could overflow resulting in an uncontrolled release which Rivalea are seeking to mitigate this RISK.

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Rivalea have taken into account your direct feedback and request yesterday, including the public submissions, therefore we propose that the original application can be amended to reflect approvals to undertake this emergency irrigation be initially approved for a 24-month period and then subject to EPA monitoring report and review, that will provide recommendation for approval or further modification to continue this emergency irrigation post the 24-month period. We recommend this will be subject of approval from EPA 30 days after review of 24-month monitoring data review.

It is important to highlight that Rivalea in collaboration with EPA NSW are implementing alternative management and mitigation measures whilst we await council approvals to recommence irrigation on site. These include but are not limited to the following:

- Preparation and modifications to an onsite 11ML fresh water storage dam to be used as a temporary emergency effluent storage area. The Environment Protection Authority have been notified and have endorsed this action as an emergency protection measure.
- Incorporation of the 12 ML Sludge Drying Storage dam to be used as a temporary emergency effluent storage area has been repurposed and filled with treated wastewater over winter (currently full).
- Modification of a smaller 4 ML stormwater detention dam below the effluent evaporation systems ponds to contain any minor noncontrolled overflow from surge rainfall events on the property.
- Implementation of pumps and spray evaporation systems over top of our ponds to increase natural evaporation rates has being in place during winter. This is assisting water removal however will not eliminate RISK due to high rain fall events.

2. Response to public submissions

Rivalea acknowledge the public submissions objecting to our proposal to recommence on site effluent irrigation. These are as follows:

a) Salinity

A number of objections raised about the salinity of the effluent and its affects on the land, groundwater and surrounding properties. Rivalea takes our environmental responsibilities seriously and are committed to continue to operate sustainably. Rivalea engages suitably qualified persons (SQP) to independently monitoring, review and report all our practices which are in turn reported to the EPA annually. Subsequent our initial management plans will reflect SQP advice, to initially limit the volume of effluent applied during spring/summer 2022/23 to 25ML (1 ML per hectare) with subsequent soil tests in 2023 and further evaluation of cropping programs to increase application rates.

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**b) Pharmaceuticals and other residues**

The National Environmental Guidelines for Indoor Piggeries (May 2018, Australian Pork Limited) is the comprehensive reference for beneficial reuse of piggery effluent. It makes no reference to the management of pharmaceutical residues in effluent and is not considered to be a limiting factor within the industry.

The property is well drained to direct clean stormwater away from the irrigation areas, minimising any risk of overland flooding and subsequent migration of nutrients beyond the boundaries of the property.

c) Bungowannah Pestivirus

A number of submissions refer to the Bungowannah pestivirus that was first identified at the Bungowannah piggery in 2003. This virus has been eliminated from the Bungowannah piggery and is not a threat to human health or safety.

Porcine diseases are not unlike viruses that can affect other farmed animals such as sheep and cattle that proliferate neighbouring properties.

d) Reduction of pig number / Size of holding ponds

In 2019, Rivalea commenced an \$8 million-dollar project to upgrade the piggery sheds with integrated bio-filters. In order to facilitate these works, one quarter of the gestating sow herd has been temporarily relocated to a nearby contract grower facility.

One submission has suggested that the pond design was inadequate to cope with a reduced number of pigs and would therefore be undersized for the full herd. Rivalea has operated with a full herd configuration at the site since 1999 without overflow incident. Wet years in 2011 and 2016 were accommodated comfortably., With 2022 being the third year of above average rainfall and below average evaporation, the design capacity has been severely tested.

e) Bunding

As pointed out on your visit, an existing earthen bund is already in place to protect the Long Flat Creek from any runoff that may occur from the northern most paddock. Prior to any irrigation occurring on the lower paddock, a similar earthen bund will be graded to slow and prevent any runoff as per the amended SEE.

f) Overflow of ponds

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Only one submission references the danger of overflow of the ponds as being a threat to inundation downstream. We submit that this risk of the contribution from our pond overflow is minor to the overall above ground flows, and this proposal will limit this contribution address our desire / need to prevent mitigate and RISK of effluent missing with storm water flows off site.

Rivalea has acted without compliance issues and in a responsible manner to manage our wastewater within our licence and DA conditions. We wish to continue to be a good corporate business and neighbour by obtaining this approval that will facilitate our ability to manage our effluent storage system so as not to have any adverse outcomes or impacts on the environment and neighbouring farms. We see this as a proactive managed outcome to mitigate any RISK of unplanned overflow events.

We look forward to the council's decision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ian Longfield", is written over a light blue horizontal line.

Ian Longfield

Environment Manager

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BUNGOWANNAH PIGGERY

DA99198 AM1 / EPL 11393 – STATEMENT OF ENVIRONMENTAL EFFECTS – WASTE -
WATER IRRIGATION PROPOSAL

Manager: [Manager]

Ian Longfield

Last Saved: 9/1/2022 5:19:00 PM

Last Saved by:

Printed: 11/07/2022 9:33 AM

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Redlands Road Corowa NSW 2646



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EXECUTIVE SUMMARY

The Rivalea Bungowannah Piggery (EPA licence 11393) is a wet effluent piggery located at 3066 Riverina Highway Bungowannah. The site consumes between 75-100 ML per annum of ground water in its operations which must be treated and retained on site. Wastewater is treated in a series of anaerobic and facultative lagoons before storage in a series of evaporation ponds with approximately 12 Ha area.

The evaporation ponds have been designed to accommodate the waste-water discharge along with rainfall on the lagoons. Above average rainfall in 2020/21/22, particularly over the summer has limited the usual evaporation rates, bringing the levels to full capacity, with limited airspace to accommodate additional rainfall through winter.

This application is to amend the site Development Approval (DA99198 AM1 Greater Hume Shire) to allow the applicant to irrigate treated and matured agricultural wastewater to a 25 Ha paddock area **for a period of two years only**, to alleviate the potential risk of overtopping and damaging of the earthen evaporation ponds.

Irrigation has been utilized as a management measure at Bungowannah Piggery at other times in its 50-year history, however the practice was discontinued in 1999 when the piggery converted to a breeder only unit with changed management practices and reduced water consumption. Reinstating limited irrigation will mitigate the risks of pond failure and have secondary benefits for utilizing water and nutrients for sustainable agriculture and a cleaner environment.

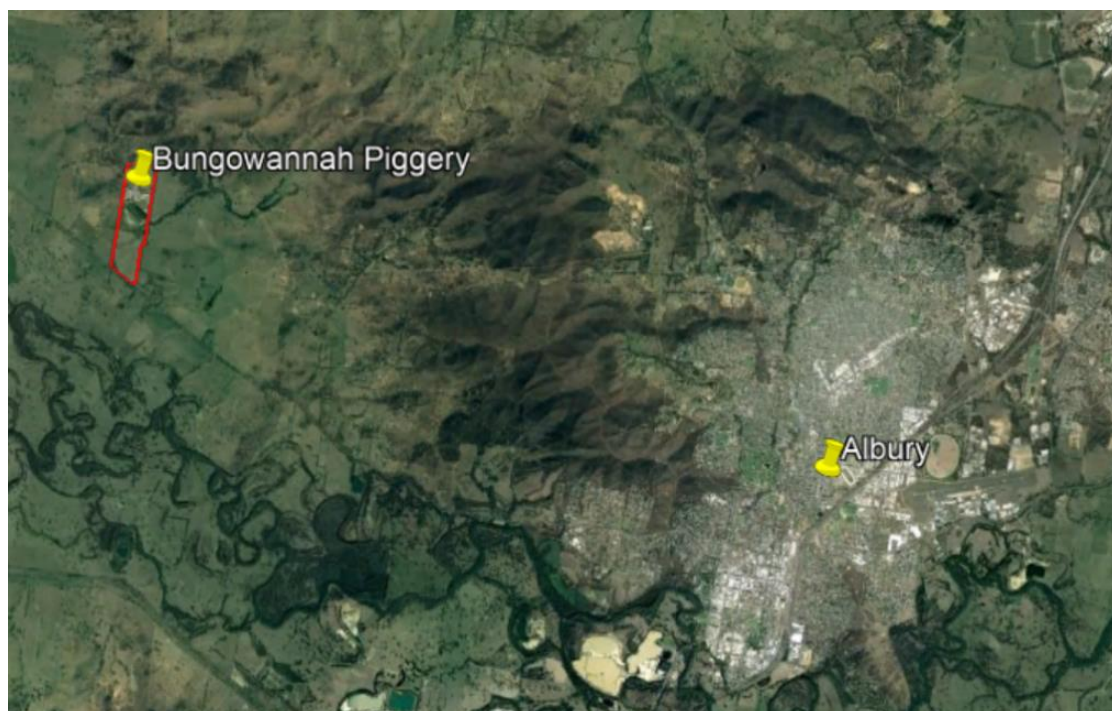
Irrigation of high nutrient agricultural wastewater is standard practice throughout the Australian piggery industry and is conducted successfully at the applicants other licensed piggeries in New South Wales and Victoria. Irrigation will be undertaken within the National Environmental Guidelines for Indoor Piggeries (Tucker, 2018), as outlined in the attached Irrigation Management Plan.



1.0 SITE DETAILS

Site Address	3066 Riverian Highway Bungowannah NSW 2640
Lot and DP	LOT 1 DP 550162, LOT 2 DP 550162, LOT 280 DP 75372
Development Approval	DA99198 AM1
Environment Protection Licence	11393
Contact	Ian Longfield Environment Manager 0419364103 ilongfield@rivalea.com.au

1.1 LOCATION



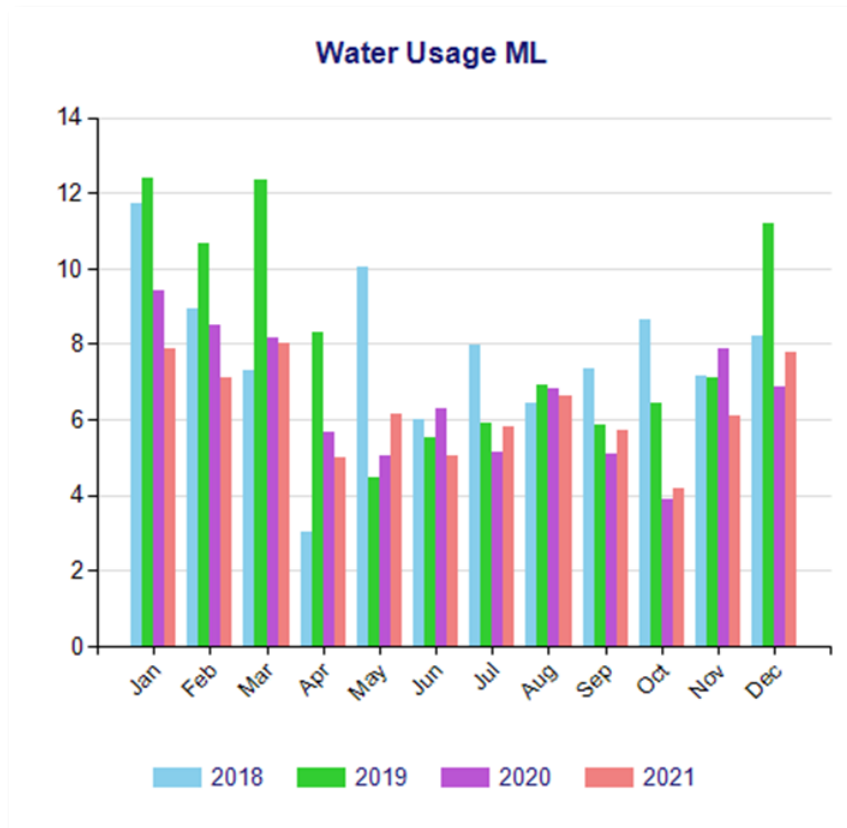
1.2 SITE BOUNDARIES



2.0 WATER BALANCE

2.1 SITE WATER USE

Water is sourced from groundwater which is metered and recorded weekly. Water usage peaks in warmer months and reduces in cooler months.

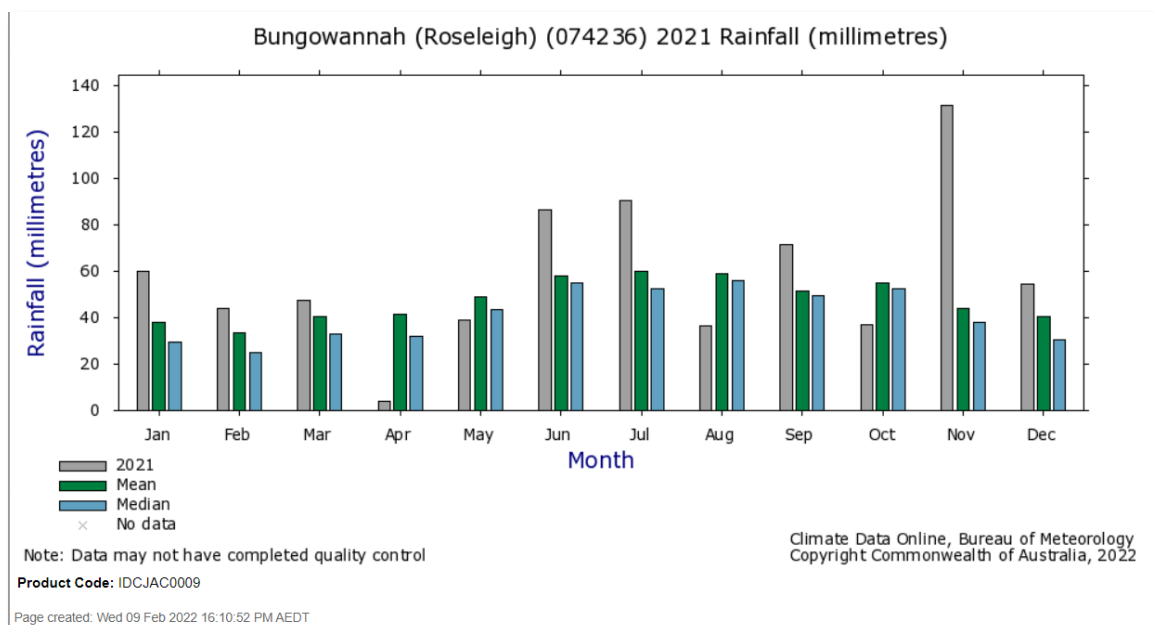
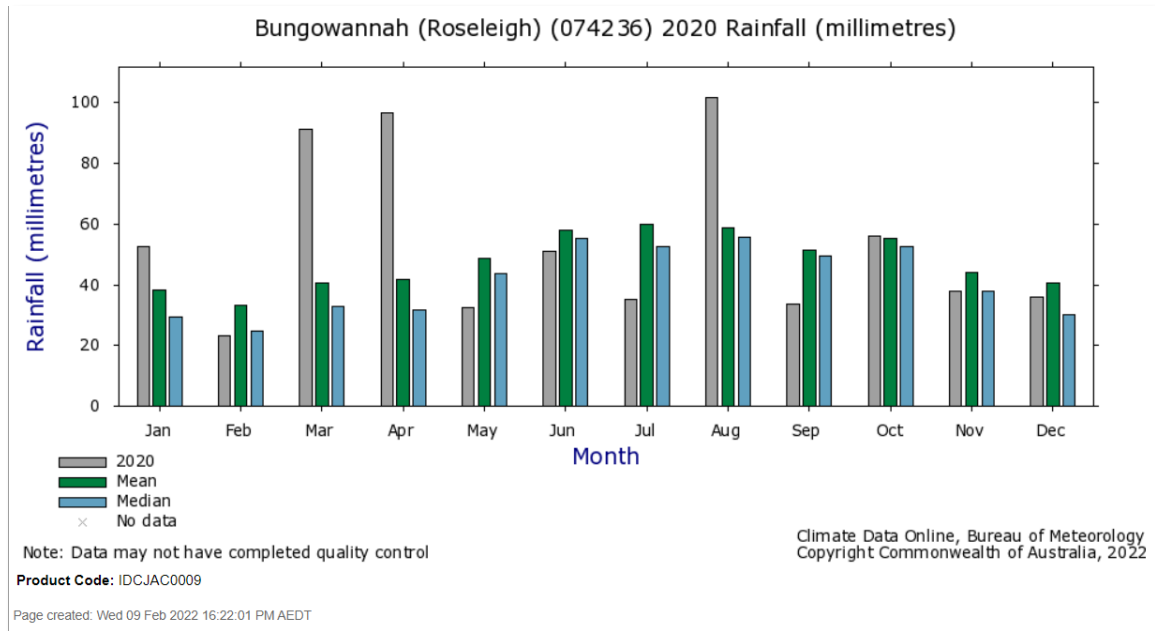


Year	Climate	ML
2018	Drought	93
2019	Drought	97
2020	Average	79
2021	Wet	75
2022 YTD*	Wet	55*



2.2 RAINFALL

Bungowannah rainfall over 2020 and 2021 was particularly wet with significant above average falls contributing to the standing levels of the evaporation ponds. November 2021 was well above average followed by rain events in January 2022



(Bureau of Meteorology, 2022)

2021 saw an above average rainfall for eight out of the twelve months with particularly high rainfall in November. A particularly wet January 2022 saw 306mm of rain against a mean of 49mm.

Inflow into the pond catchment area equates to approximately 67.5 ML for an average rainfall of 563 mm.

2.3 EVAPORATION

Average evaporation rates for the climate band (Bureau of Meteorology) encompassing Bungowannah are 1400 – 1600mm per annum. This equates to a loss from the evaporation ponds of between 144-192 ML.

Wet summers of 2021 and 2022 have also been cool which reduce the opportunity for significant evaporation from the ponds.

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Evaporation (mm)	169	154	126	46	32	23	19	31	43	45	136	172	1026
ML	20.3	18.5	15.1	5.5	3.8	2.8	2.3	3.7	5.2	5.4	16.3	20.6	123.1

3.0 EVAPORATION PONDS

The evaporation ponds at Bungowannah have been sized and designed to hold the amount of water used in production along with the average rainfall accumulated over the ponds with corresponding average evaporation to provide a balanced system. In recent decades from 1997 this system has proven to be adequately designed with very wet LaNina years being the only times this capacity is tested.

Rainfall over the 12ha of the evaporation ponds adds an additional 0.12ML per mm of rainfall ($10\text{m}^3 \text{mm}^{-1} \text{ha}^{-1}$).



3.1 CURRENT STATE (MAY 2022)



4.0 RISK OF PONDS OVERTOPPING

With evaporation ponds at a capacity, there is a risk that a significant rainfall event, either isolated summer storm or a consistently wet autumn, can cause the pondage system to over top and spill. The low rise earthen walls can erode quickly with spill flow and potentially fail completely, resulting in uncontrolled overland flow and flooding to neighbouring properties.

The applicant has activated contingency plan to fill an upstream drying bay which is normally reserved for drying sludge removed from settler ponds. Providing and additional capacity to the system.



5.0 THREATENED SPECIES

The proposal is to irrigate on well-established cleared agricultural land that has been historically cropped and grazed since it was acquired by the applicant in 1970. No trees are required to be removed.

The applicant undertook a tree planting project with Landcare along the banks of the Long Flat Creek that traverses the property in 2021.

6.0 AMENDMENT OF DEVELOPMENT APPROVAL

The proposal seeks to modify section 16 of Development Approval to allow treated, matured liquid effluent to be deposited to the subject land, under controlled irrigation conditions in accordance with the Irrigation Management Plan attached, for a limited period of two years.

The primary objective of the proposal is to provide emergency relief of the upstream evaporation ponds to protect the earthen structures from damage, or failure, in the event of over topping. Managed irrigation during spring/summer of 2022 is a preferable option to failure of the storage ponds resulting in uncontrolled release to the environment.

(Amended 1 September 2022)

7.0 IRRIGATION MANAGEMENT PLAN

7.1 METHOD OF IRRIGATION

Irrigation will be deployed by travelling dispersion irrigator. The irrigator will have low flow characteristics which will limit the volume of water to prevent saturation of any one area of ground.



7.2 VOLUME OF IRRIGATION WATER

To achieve the primary objective of safe water levels in the evaporation ponds a target volume of 25ML is required to reduce the levels and provide adequate airspace for surge flows.

Soil analysis and advice from Mr Tim Anderson (Qualified Agronomist, Advanced Ag Pty Ltd) indicate that this volume can be applied during the spring/summer season of 2022/23 to the established lucerne crop.

Average Weekly water usage incoming to site 2.1 ML

Forecast Weekly Rainfall Average collected to ponds(3 months to December) 2.3 ML

Less Weekly Evaporation Average 4.8 ML

Maximum irrigation rate: 1.25 ML/ per week for 20 weeks

Total irrigation over summer 2022/23 = 25 ML

Average of 0.25 ML per day

Further irrigation beyond the summer season will be considered only if wet conditions continue to place pressure on the pond levels upstream.

7.3 IRRIGATION WATER QUALITY

Typical analysis of treated effluent (Reference Pond Evaporation 2)

TOTAL SOLIDS (mg/L)	3,900
VOLATILE SOLIDS (mg/L)	680
NITRATE (mgN/L)	6.0
AMMONIA (mgN/L)	43
PHOSPHORUS (mg/L)	19
EC ds/m	6.4
Calcium (Ca)	22
Potassium (K)	700
Magnesium (Mg)	56



Sodium (Na)	730
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Low values of nitrate indicate effective treatment of upstream waste-water process.

7.4 FREQUENCY OF IRRIGATION

In above average wet years, irrigation will be utilized to manage pond levels within safe limits. This may require irrigation at any time of the year regardless of the growing cycle of the fodder crops planted.

In average or below average years, irrigation will be managed to allow for adequate nutrient removal from the soil profile with the chosen crop as advised by the applicant's agronomist. Irrigation may not occur in all years.

7.4.1 HOURS

Irrigation will only be applied during daylight hours with onsite attendance and monitoring by site operators. Generally, this will be limited to between 7:00am and 4:00pm Monday to Saturday.

7.5 IRRIGATION AREA BUNDING

Irrigation will be applied at low volumes to prevent pooling or flooding of the area. The low rise earthen bunding around the smaller irrigation area on the northern side of Long Flat Creek will be reinstated and repaired prior to irrigation.

A low- rise earthen bund will be graded around the southern paddock prior to any irrigation.

All bunding on the irrigation areas will be inspected at regular intervals in accordance with the site Environmental Management Plan (minimum quarterly), and maintained to prevent any run-off beyond the boundary of the irrigation area.





Figure 1 - Irrigation Area



7.6 ODOUR

The piggery site has been the subject of historical odour complaints and has been extensively studied to determine the source and relative strength of contribution to environmental odour.

A 2018 Odour Study (Environmental Resources Limited, Cowan, Iain, 2018) found the source concentration of the stored water in evaporation pond 4 (lowest pond available at sampling time) of 3 odour units/m²/min. In comparison, the odour flux rate for open effluent pits at the piggery shed is 1500 odour units/m²/min. (See results below)

Odour reduction between source effluent and post treatment irrigation water is 99.8% with further reduction in odour emissions provided by the small area irrigated on any given day and the low flow irrigation methods deployed. Any volatile solids dispersed with irrigation water will rapidly decompose on contact with soil and surface plant material. The risk of odour from effluent irrigation is therefore considered to be negligible, however odour emissions will be closely monitored and irrigation only implemented in favorable weather.

The Environment Protection Licence contains a Pollution Reduction Program that requires the licensee to reduce odour by implementation of integrated bio-filters to all pig accommodation on site. Additional odour testing to validate the first stage of the integrated bio-filters is an opportunity to also test the irrigated area for elevated odour emissions (2022/23)

The applicant maintains a 24-hour community complaints hotline which is immediately forward to site personnel for rapid response to community concerns if odour associated with irrigation is reported.



Ektimo

5 October 2018

2.9.6 Evaporation Pond 4 – Outlet

Client	Environmental Resource Management (ERM)	Test Location	Evaporation pond 4 - Outlet
Date	2/02/2018	Plant/Site	Rivalea
Report No.	R005786		Bungowannah, NSW
Ektimo Staff	B.Stoneham,E.Camilleri		180111
			
Test Location Details			
GPS co-ordinates		36°1'25"S, 146°46'56"E	
Location Description		Eastern side of pond	
Surface Description		Calm water, fine green algae	
Area Classification		Agricultural	
Sampling Method		AS4323.4 (Flux)	
Sampling Results		Test 1	
Sampling time, hrs		0835 - 0843	
Sample dilution		1	
Odour concentration, ou		86	
Hedonic tone		Mildly Unpleasant	
Odour character		Waste	
Average Odour Concentration, ou		86	
Odour Flux Rate, ou/m ² /min		3	
Flux Testing Parameters			
Equilibration time, hrs		0804 - 0834	
Sweep Rate, L/min		4.55	
Penetration Depth, mm		7	
Static Pressure, Pa		<2	
Surface temperature (°C)		22	
Chamber temperature (°C)		24	
Ambient temperature (°C)		20	

Ektimo

5 October 2018

2.2.5 Open Pit Waste Water Drains

Client	Environmental Resource Management (ERM)	Test Location	Open pit waste water drains
Date	31/01/2018	Plant/Site	Rivalea
Report No.	R005786		Bungowannah, NSW
Ektimo Staff	B.Stoneham,E.Camilleri		180111
			
Test Location Details			
GPS co-ordinates	36°1'18"S, 146°47'56"E		
Location Description	East end of shed A		
Surface Description	very slow moving/stagnant effluent		
Area Classification	Agricultural		
Sampling Method	AS4323.4 (Flux)		
Sampling Results		Test 1	Test 2
Sampling time, hrs	1457 - 1458		1459 - 1500
Sample dilution	6		6
Odour concentration, ou	44000		44000
Hedonic tone	Mildly unpleasant		Mildly unpleasant
Odour character	Faeces		Faeces
Average Odour Concentration, ou	44000		
Odour Flux Rate, ou/m²/min	1500		
Flux Testing Parameters			
Equilibration time, hrs	1428 - 1456		
Sweep Rate, L/min	4.50		
Penetration Depth, mm	12		
Static Pressure, Pa	<2		
Surface temperature (°C)	24		
Chamber temperature (°C)	26		
Ambient temperature (°C)	27		

8.0 MONITORING CONTROLS

8.1 EFFLUENT VOLUME

Volume of effluent irrigated will be estimated using a time × flow method and recorded daily in the company database. Volumes irrigated daily will be conducted under advice from the company's independent agronomist.

8.2 SOIL MONITORING

Soil sampling across a transvers section of the irrigated paddock has been conducted prior to any irrigation commencing and annually after harvesting of crops, in any year where effluent has been applied to the irrigation area. Where perennial fodder crops are established, soil sampling will be undertaken in winter months prior to the EPA reporting period for the site.

The company retains an independent agronomist contractor who samples, analyses and advise the site management on the cropping plan and any adverse risks to the soil profile.

Soil Analysis Reports are attached to the application.

8.2.1 SOIL PARAMETERS TESTED.

Proposed soil parameters to be tested of the irrigated area or as otherwise listed in the Environment Protection Licence 11393 as applies to the site.

Pollutant	Units of Measure	Frequency	Sampling Method
Available phosphorous	milligram per kilogram	Annually where irrigation has occurred	Composite sample at 10 and 40cm depth Baseline of 60cm depth sampled prior to irrigation and where annual 40cm samples indicate deep soil penetration.
Cation Exchange Capacity			
Conductivity	micro siemens per centimetre		
Exchangeable calcium	milliequivalents		
Exchangeable Magnesium	milliequivalents		
Exchangeable potassium	milliequivalents		
Exchangeable sodium	milliequivalents		



Exchangeable Sodium percentage	Percent		
Nitrate	milligram per kilogram		
pH	pH		

8.3 PROTECTING GROUNDWATER

Upstream and downstream ground water monitoring is conducted quarterly as required by the sites Environment Protection Licence. Ground water monitoring will continue to be sampled at this frequency and reported in the annual EPL return and the AEMR.

The applicant draws ground water from bores located within the proposed irrigation area and monitors the quality after each sample is analysed.

Irrigation patterns will be moderated to maintain nutrients in upper root zone available to crops to ensure minimal groundwater infiltration.





8.4 RESULTS TO BE REPORTED IN AEMR

All results of total volume of effluent applied, soil monitoring and cropping data, along with an agronomist report will be published in the Annual Environmental Monitoring Report supplied to council, EPA and local community members.





REFERENCES

Bureau of Meteorology. (2022). *Climate Data Online*. Retrieved from Bureau of Meteorology.

Environmental Resources Limited, Cowan, Iain. (2018, October). *Bungowannah Piggery Dispersion Modelling*.

Tucker, R. (2018). National Environmental Guidelines for Indoor Piggeries (Third Edition) APL Project 2015-2221. *Australian Pork Limited, Third*. Kingston, ACT, Australia: Australian Pork Limited.



Eileen Parascos

From: Priscilla Unthank <Priscilla@brianunthankrural.com.au>
Sent: Monday, 8 August 2022 7:55 PM
To: Tony Quinn; Annette Schilg; Ian Forrest; Matt Hicks; alidner@greaterhume.nsw.gov.au; Doug Meyer; Jenny O'Neill; Lea Parker; Heather Wilton; MailMailbox; Colin Kane; Gayan Wickramasinghe; Evelyn Arnold; albury@parliament.nsw.gov.au; farrer@aph.gov.au; info@epa.nsw.gov.au
Subject: Re: Notification of Development Application Modification 10.2022.140.1 - 3066 Riverina Highway Bungowannah - Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1
Attachments: Piggery Objection Letter 10.2022.140.1.pdf

Objection

To the Council of Greater Hume, Members of Parliament and the E.P.A.

Good evening to all,

As landowners abutting the Bungowannah Piggery Land, please find attached copy of our formal objection to the development application submitted to the Greater Hume Council under DA 10.2022.140.1 – Rivalea Pty Ltd 3066 Riverina Highway Bungowannah Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1 to apply piggery effluent direct to land.

We would like our objection formally recorded and acknowledged by return email.

If needed we are more than happy to communicate our concerns to any councillors, staff, members of parliament or the EPA.

We have also submitted our objection through the NSW Planning Portal to ensure it is received.

Kind regards,

Gerard & Priscilla UNTHANK

2958 Riverina Highway
 Bungowannah NSW 2640
 T: 0427266148

Greater Hume Council
PO Box 99
Holbrook NSW 2644

4th August, 2022

**Re: Notification of Development Application Modification 10.2022.140.1 - 3066
Riverina Highway Bungowannah - Lot: 280 DP: 753727, Lot: 1-2 DP: 550162
Modification to Condition 16 As Approved Under DA99198AM1**

As landowners directly adjacent to the Bungowannah piggery, we object to the development application submitted to the Greater Hume Council under DA 10.2022.140.1 – Rivalea Pty Ltd 3066 Riverina Highway Bungowannah Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1 to apply piggery effluent direct to land.

The existing site Development Application (DA 99198 AM1 Greater Hume Shire) does not allow any waste/effluent to be dispersed anywhere other than the current effluent treatment ponds. Refer to page 4 (DA 99198 AM1) conditions to consent number 16 which states "no liquid effluent shall be deposited or buried on the subject property".

As we utilise the underground aquifer to supply water to our property, we are very concerned about pig effluent leaching into our water table causing contamination and long term environmental problems.

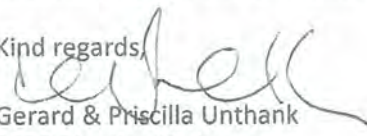
The analysis information provided by the piggery (provided in the application page 14 Irrigation Water Quality) states that the current salt level (EC ds/m is 6.4) in the ponds which is significantly high and far higher than the levels that should be pumped onto pasture or into the water table.

Apart from the salinity issues this will cause to the environment if spread onto the paddock/s as proposed, we also have great concerns regarding other contaminants such as pharmaceutical properties/residues, exotic species and viruses (such as the Bungowannah pig virus - novel porcine pestivirus) making its way into the ground water and aquifer which not only ourselves but our Bungowannah community relies on to service the area's residents and farming needs. The contaminants would also move away from the piggery via flooding or water flow which would mean they move offsite and onto adjoining land.

Ultimately we do not want our environment contaminated by allowing pollutants from the effluent of thousands of pigs to enter our water, both ground water including the aquifers and surface runoff which makes its way into and onto our adjoining farmland and potentially the Murray River.

We strongly oppose the application to release/pump waste/effluent from the existing treatment ponds into/onto the surrounding land. Another solution must be sought that does not impinge on our quality of life and environment.

Kind regards,


Gerard & Priscilla Unthank
2958 Riverina Highway
Bungowannah NSW 2640

Eileen Parascos

From: Karen Speed <the.speedz@gmail.com>
Sent: Friday, 5 August 2022 5:59 PM
To: MailMailbox
Subject: Formal Objection to Bungowannah Piggery_DA Modification_10.2022.140.1
Attachments: Objection Letter to Bungowannah Piggery (1).pdf; Objection Letter to Bungowannah Piggery (2).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attention: Gayan Wickramasinghe, the Town Planner of Greater Hume Shire.

OBJECTION

Re: OBJECTION TO

Notification of Development Application Modification 10.2022.140.1 - 3066 Riverina Highway Bungowannah - Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1

Dear Gayan,

Please find attached a signed objection letter from us. As residents and landowners of the aforementioned affected Bungowannah area, we formally object to the Development Application Modification 10.2022.140.1 – 3066 Riverina Highway Bungowannah – Lot: 280 DP:753727, Lot:1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1.

We would like our objection to be formally recorded, and acknowledged by return email.

We are more than happy to communicate and raise our concerns to any councillors, staff of the council, members of parliament or the EPA.

Regards,

Ian Speed (mob. 0404968773)

Karen Speed (mob. 0438151352)

Concerned Bungowannah residents.

Ian & Karen Speed
3129 Riverina Highway
BUNGOWANNAH NSW 2640

5 August 2022

Attention Gayan Wickramasinghe
Town Planner
Greater Hume Council
PO Box 99
HOLBROOK NSW 2644

Re: Notification of Development Application Modification 10.2022.140.1 - 3066 Riverina Highway Bungowannah - Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1

We, as residents of the local Bungowannah area and landowners adjacent to the Bungowannah piggery, vehemently object to the development application submitted to the Greater Hume Council under DA 10.2022.140.1 – Rivalea Pty Ltd 3066 Riverina Highway Bungowannah Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1 to apply piggery effluent direct to land.

The existing site Development Application (DA 99198 AM1 Greater Hume Shire) does not allow any waste/effluent to be dispersed anywhere other than the current effluent treatment ponds. Refer to page 4 (DA 99198 AM1) conditions to consent number 16 which states "no liquid effluent shall be deposited or buried on the subject property".

As local residents, we utilise the underground aquifer and we are very concerned about pig effluent leaching into our local water table causing long term environmental problems.

The analysis information provided by the piggery (provided in the application page 14 Irrigation Water Quality) states that the current salt level (EC ds/m is 6.4) in the ponds which is significantly high and far higher than the levels that should be pumped onto pasture or into the water table.

Apart from the salinity issues this will cause to the environment if spread onto the paddock/s as proposed, we also have great concerns regarding other contaminants such as pharmaceutical properties/residues, exotic species and viruses (such as the Bungowannah pig virus - novel porcine pestivirus) making its way into the ground water and aquifer which our Bungowannah community relies on to service the area's residents and farming needs. The contaminants would also move away from the piggery via flooding or water flow which would mean they move offsite and onto adjoining land.

Page 15 of the DA application states there is an earthen bund wall around the proposed application site. We do not believe that this bund wall is in place or has been constructed or inspected.

Due to the current renovations at the piggery which are attempting to address the long-term odour/stench emissions (EPA Licence No. 11393), it is our understanding that the piggery has

significantly reduced the number of pigs and still the existing ponds are struggling to handle the effluent being produced.

As the effluent ponds are full now and having problems working effectively and efficiently with fewer pigs, our concern is; what is going to happen with the excess waste/effluent that is produced now and also when the number of pigs increases once the population of pigs return to full capacity?

Historically the piggery has dragged its feet addressing community concerns regarding the regular odour/stench events. We note also that the new owner JBS does not have a good reputation regarding the environment, please refer to article by Ben Lilliston October 21, 2021 "Behind the curtain of the JBS Net Zero pledge" or watch the 4 Corners episode "From bribes to your BBQ" [From bribes to your barbecue: How Australia's biggest meat company was built on corruption - ABC News](#)

Ultimately, we do not want our environment contaminated by allowing pollutants from the effluent of thousands of pigs to enter our water, both ground water including the aquifers and surface runoff which makes its way into and onto the adjoining farmlands, roadways, creek/s and Murray River.

Please note we reserve the right to submit further information in regard to this matter.

We strongly oppose the application to release/pump waste/effluent from the existing treatment ponds into/onto the surrounding land. Another solution must be sought that does not impinge on the quality of life of the surrounding residents and environment.

Signed concerned residents and landholders,

Ian Speed



Karen Speed



#189614

Jayson & Lizabeth Souness

3091 Riverina Hwy,

Bungowannah NSW 2640

sounessjl@gmail.com

Your Ref: GSW: SG: P10012573

3rd August, 2022

Attention: Gayan Wickramasinghe

mail@greaterhume.nsw.gov.au

Town Planner

Greater Hume Council

PO Box 99

Holbrook NSW 2644

Re: Notification of Development Application Modification 10.2022.140.1 – 3066 Riverina Hwy
Bungowannah – Lot:280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved
Under DA99198AM1

We being residents of the local area and landowners adjacent to the Bungowannah piggery, herewith object to the application currently placed before the Greater Hume Council seeking to apply piggery effluent direct to land.

The existing Development Application DA 99198 AM1 does not allow any waste/effluent to be dispersed anywhere other than the current treatment ponds.

Refer to page 4. Condition number 16 which states “no liquid effluent shall be deposited or buried on the subject property”.

Objection

Ultimately we do not want our environment contaminated any further by allowing pollutants from the effluent of thousands of pigs to enter our water, both ground water including the aquifers and surface runoff which makes its way into and onto the adjoining farmlands, roadways, creek/s and Murray River.

We strongly oppose the application to release/pump waste/effluent from the existing treatment ponds into/onto the surrounding land. Another solution must be sought that does not impinge on the quality of life of the surrounding residents and environment.

Yours sincerely,


Jayson and Lizabeth Souness

Objection to Development Application Modification - Property situated at 3066 Riverina Hwy Bungowannah NSW 2640 - Attention Gayan Wickramasinghe

From : sounessjl@gmail.com

To : mail@greaterhume.nsw.gov.au

Sent : 2022-08-03T20:16:30.0000000+10:00


Attachments :  Letter to Greater Hume Re Bungowannah Piggery Effluent and Development Application Modification.docx
(16KB)

Please find attached our letter of objection regarding the Development Application Modification
10.2022.140.1

Your Ref: GSW: SG: P10012573

Regards,

Jayson and Lizabeth Souness

 J91 Riverina Hwy, Bungowannah NSW 2640.
Phone 0409512487

Eileen Parascos

From: Gayle Quinn <gaylequinn@hotmail.com>
Sent: Monday, 8 August 2022 3:53 PM
To: tgquinn@greaterhume.nsw.gov.au; Annette Schilg; Ian Forrest; Matt Hicks; Ashley Lindner; Doug Meyer; Lea Parker; Heather Wilton; MailMailbox; Colin Kane; Gayan Wickramasinghe; Evelyn Arnold; albury@parliament.nsw.gov.au; info@epa.nsw.gov.au; farrer@aph.gov.au; Sharyn Coulston
Subject: Riverlea Piggery Application
Attachments: Ojection to Greater Hume Council 1.8.20l.doc
Follow Up Flag: Follow up
Flag Status: Flagged

Submitted
only

Please find attached my concerns regarding the Bungowannah Piggery application.

Gayle Quinn
gaylequinn@hotmail.com
0407 009 704

EP responded
to acknowledged
objection

Greater Hume Council
PO Box 99
HOLBROOK NSW 2644

Attention: Gayan Wickramasighe
Town Planner – Greater Hume Council

7th August 2022

**Re: Notification of Development Application Modification 10.2022.140.1
– 3066 Riverina Highway Bungowannah – Lot: 280DP:753727, Lot:1-2DP:
550162 Modification to Condition 16 As Approved Under DA99198AM1**

I wish to express my concerns to the above development as a resident of the Bungowannah area.

The existing site Development Application (DA99198 AM1 Greater Hume Shire) does not allow any waste/effluent to be dispersed anywhere other than the current effluent treatment ponds. Refer to page 4 (DA99198 am1) conditions to consent number 16 which states "no liquid effluent shall be deposited or buried on the subject property".

The local residents utilise the underground aquifer and are concerned about pig effluent leaching into the local water table causing long term environmental problems.

The analysis information provided by the piggery (provided in the application page 14 Irrigation Water Quality) states that the current salt level (EC ds/m is 6.4) in the ponds which is significantly high and far higher than the levels that should be pumped onto pasture or into the water table.

Apart from the salinity issues, there is the concerns regarding other contaminants such as pharmaceutical properties/residues, exotic species and possible viruses making there way into the ground water and aquifer. The contaminants could also move away from the piggery via flooding or water flow which would mean they move offsite and onto/into adjoining land/creeks and ultimately into the Murray River.

I feel another solution has to be found to prevent this environmental issue.

Gayle Quinn
2911 Riverina Highway
Bungowannah

Mobile: 0407 009 704
gaylequinn@hotmail.com

Eileen Parascos

From: Barbie Castle <felixprowls@hotmail.com>
Sent: Monday, 8 August 2022 2:26 PM
To: Tony Quinn; Annette Schilg; Ian Forrest; Matt Hicks; Ashley Lindner; Doug Meyer; Lea Parker; HWiltin@greaterhume.nsw.gov.au; MailMailbox; Colin Kane; Gayan Wickramasinghe; Evelyn Arnold; albury@parliamnet.nsw.gov.au; info@epa.nsw.gov.au; farrer@aph.gov.au; scoulstoin@gretarehume.nsw.gov.au
Subject: Objection to Application from Bungowannah Rivalea Piggery
Attachments: Piggery objection n.docx; IMG_20220808_0001.pdf

To All

Please find attached an objection to the application to Bungowannah Rivalea Piggery for irrigation of waste effluent water on paddocks facing Riverina Highway Bungowannah from Graeme Proctor & Barbie Castle 3134 Riverina Highway Bungowannah.

Should you require any additional information or wish to discuss this further please do not hesitate to contact us via this email.

Could you kindly confirm that you have received this email.

In anticipation, Thank you.

Kind regards,

Graeme & Barbie

Objection

Replied by G.W
8/8/22

Signed page four **-only-** of objection attached entire document attached above.

Tony Quinn	Mayor	tquinn@greaterhume.nsw.gov.au
Annette Schilg	Deputy Mayor	ASchilg@greaterhume.nsw.gov.au
Ian Forrest	Councillor	IForrest@greaterhume.nsw.gov.au
Matt Hicks	Councillor	MHicks@greaterhume.nsw.gov.au
Ashley Lindner	Councillor	alindner@greaterhume.nsw.gov.au
Doug Meyer	Councillor	DMeyer@greaterhume.nsw.gov.au
Lea Parker	Councillor	LParker@greaterhume.nsw.gov.au
Heather Wilton	Councillor	HWilton@greaterhume.nsw.gov.au
Submission email address		mail@greaterhume.nsw.gov.au
Colin Kane	Director Environment and Planning	CKane@greaterhume.nsw.gov.au
Gayan Wickramasinghe	Town Planner	GWickramasinghe@greaterhume.nsw.gov.au
Evelyn Arnold	General Manager	EArnold@greaterhume.nsw.gov.au
Susan Ley	Member for Farrer	albury@parliament.nsw.gov.au
Darren Walette	EPA	info@epa.nsw.gov.au
Justin Clancy	Member for Albury	farrer@aph.gov.au
Sharyn Coulston	Reports to Colin Kane	scoulston@greaterhume.nsw.gov.au

To the Council of Greater Hume, Members of Parliament and the E.P.A.

Good afternoon to all,

Attention Gayan Wickramasinghe

Town Planner

Greater Hume Council

8th August 2022

Re: Notification of Development Application Modification 10.2022.140.1 - 3066 Riverina Highway Bungowannah - Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1

This is a formal objection to the development application submitted to the Greater Hume Council under DA 10.2022.140.1 – Rivalea Pty Ltd 3066 Riverina Highway Bungowannah Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1 to apply piggery effluent direct to land.

This strong objection comes from both Graeme Proctor and Barbie Castle. Our residence is beside the piggery and over the past 30ish years I (Graeme Proctor) have leased the piggery paddocks at a nominal rate to the mutual benefit of both parties. Rivalea's advise at the time of the agreement for leasing was "we raise pigs, not look after farm land. We want you to look after this land as if it was your own". The current "quick fix" to dispose waste effluent water is in complete contradiction to maintaining & caring for the farm-land. During this time I would say that we have had a sound working relationship where mutual discussions and fair solutions to any issues have been resolved positively. Examples are sharing of equipment and I slash the roadside verge to maintain a neat appearance for Rivalea.

My family have resided & owned this parcel of land for generations, specifically from 1869. Noteworthy that when the piggery first established itself at Bungowannah in 1972 NO land owners were notified nor consulted about this development by the Hume Shire, even after the site works commenced.

I am particularly concerned that Rivalea are ignoring the fact that the existing site Development Application (DA 99198 AM1 Greater Hume Shire) **does not** allow any waste/effluent to be dispersed anywhere other than the current effluent treatment ponds. Refer to page 4 (DA 99198 AM1) conditions to consent number 16 which states "no liquid effluent shall be deposited or buried on the subject property".

Not only are they ignoring, this but Ian Longfield sent a deputy, by the name of Matt Tull (who had only been in the position of Manager for a few weeks) to inform me that they intended to irrigate the paddocks facing Riverina Highway the following day. I was told at that time that both the Hume Shire & the EPA had been notified and Rivalea had taken this as adequate to activate their decision. This is a blatant inaccurate message from Matt as you are **all** aware that the time for residents to respond/object to any formal application of this nature does not expire until 9th August 2022.

Rivalea has also not taken into consideration the fact that I have ploughed & sown these paddocks with Lucerne at an estimated cost of approx. \$40,000. No indication of compensation has been suggested should they foul the soil & in turn ruin not only this years crop but with the high level of salt in this water ruin it forever. One only needs to look at the salt problems in the Murray Darling Basin.

Rivalea are **well aware** of the salt issue they have with the waste effluent water.

Rivalea are also **well aware** that the existing ponds are not capable of coping with the increased number of pigs and have been aware of this for a number of years.

So much so, that at one stage, approx. 5 years ago Rivalea approached me about the installation of a central pivot system on my land. This was to be paid for by Rivalea to try & disperse the additional waste effluent water that they cannot handle. After analysis by the then EPA officer it was discovered that the salt content in this waste effluent water was well above the acceptable level and the idea was abandoned. The amount of fresh water required to dilute the salt within

the waste effluent water was not able to be sourced also contributing to the decision to abandon the idea of this as a solution to deal with Rivalea's problem.

This undiluted water is the exact waste effluent water that Rivalea's application to Council is requesting permission to irrigate on their paddocks facing Riverina Highway without any form treatment.

In addition to this, a senior executive officer from Rivalea approached a neighbour requesting if he would be able utilize up to 50mg/l of Rivalea's waste effluent water. To my understanding this took place in recent months.

Along with other local residents I utilize the underground aquifer and are all very concerned about pig effluent leaching into our local water table causing long term environmental problems.

The analysis information provided by the piggery (provided in the application page 14 Irrigation Water Quality) states that the current salt level (EC ds/m is 6.4) in the ponds which is significantly high and far higher than the levels that should **be pumped onto pasture or into the water table.**

Apart from the salinity issues this will cause to the environment, if spread onto the paddock/s as proposed, we also have great concerns regarding other contaminants such as pharmaceutical properties/residues, exotic species and viruses (such as the Bungowannah pig virus - novel porcine pestivirus) making its way into the ground water and aquifer which our Bungowannah community relies on to service the area's residents and farming needs. The contaminants would also move away from the piggery via flooding or water flow which would mean they move offsite and onto adjoining land and eventually into the Murray River.

Page 15 of the DA application states there is an earthen bund wall around the proposed application site. We do not believe that this bund wall is in place or has been constructed or inspected.

Due to the current renovations at the piggery which are attempting to address the long-term odour/stench emissions (EPA Licence No. 11393), it is our understanding that the piggery has significantly reduced the number of pigs and still the existing ponds are struggling to handle the effluent being produced.

Please refer to the amount of times the EPA have been contacted over the years complaining about the stench, particularly in the summer evenings. It impacts upon our lifestyle where you cannot sit outside in the cool of the evening for this stench & even worse on particularly hot days the stench travels through the air-conditioning systems resulting in having to turn this off to try & keep the stench to a minimal within the house.

Yet again Rivalea are well & truly aware of the issues they have with the unacceptable stench. To my understanding, in an attempt to reduce the amount of complaints installed refrigerated air-conditioning in the residence to an

adjoining neighbour. These actions demonstrate Rivalea's poor history of band-aid fixing and not addressing the real issues.

As the effluent ponds are full now and having problems working effectively and efficiently with fewer pigs, our concern is; what is going to happen with the excess waste/effluent that is produced now and also when the number of pigs increases once the population of pigs return to full capacity?

Historically the piggery has dragged its feet addressing community concerns regarding the regular odour/stench events. We note also that the new owner JBS does not have a good reputation regarding the environment, please refer to article by Ben Lilliston October 21, 2021 "Behind the curtain of the JBS Net Zero pledge" or watch the 4 Corners episode "From bribes to your BBQ" [From bribes to your barbecue: How Australia's biggest meat company was built on corruption](#) - ABC News

Current re-building of the Bungowannah Rivalea Piggery commenced early this year. The allocated time-line to complete these works is well behind. The implication of this is the continued dust from vehicles daily to-ing & fro-ing from the worksite and the lack of attention to reduce the stench problem. Additionally with the estimation of high volumes of rain to continue in the future these problems will only escalate to the detriment of all neighbors and the district.

Ultimately we do not want our environment contaminated by allowing pollutants from the effluent of thousands of pigs to enter our water, both ground water including the aquifers and surface runoff which makes its way into and onto the adjoining farmlands, roadways, creek/s and Murray River.

Please note we reserve the right to submit further information in regard to this matter.

We, Graeme Proctor & Barbie Castle strongly oppose the application to release/pump waste/effluent from the existing treatment ponds into/onto the surrounding land.

Another solution must be sought that does not impinge on the quality of life of the surrounding residents and environment.

Signed concerned residents and landholders,

Graeme Proctor

Barbie Castle

8th August 2022

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Signed concerned residents and landholders,

Graeme Proctor



Barbie Castle



Date 7th August 2022

Gayan Wickramasinghe

From: Lachlan Boyd <Lachlan.Boyd@elders.com.au>
Sent: Friday, 5 August 2022 11:03 AM
To: Tony Quinn; Annette Schilg; Ian Forrest; Matt Hicks; alindner@greaterhume.nsw.gov.au; Doug Meyer; Jenny O'Neill; Lea Parker; Heather Wilton; MailMailbox; Colin Kane; Gayan Wickramasinghe; Evelyn Arnold; albury@parliament.nsw.gov.au; info@epa.nsw.gov.au; farrer@aph.gov.au; Sharyn Coulston
Cc: Kara Field (karafield@hotmail.com); priscilla@brianunthankrural.com.au; Lizabeth Souness; gaylequinn@hotmail.com; heatherwilson01@hotmail.com; Anna; gazzadad18@gmail.com; the.speedz@gmail.com; graemeproctor1@gmail.com; gerard@brianunthankrural.com.au; kerryn.robinson@internode.on.net
Subject: RE: Rivalea piggery - Bungowannah
Attachments: 0732_220805113000_001.pdf; 0724_220803094028_001.pdf

To the Council of Greater Hume, Councillors, Members of State and Federal Parliament, and the EPA

I have now attached a fully signed objection letter from the residents and landowners of the affected Bungowannah are in regards to the Development Application Modification 10.2022.140.1 – 3066 Riverina Highway Bungowannah – Lot: 280 DP:753727, Lot:1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1.

As per the attached notification letter I am advising mail@greaterhume.nsw.gov.au of our group objection and would like it to be formally recorded.

Our group is more than happy to communicate and raise our concerns to any of the above councillors, staff of the council, members of parliament or the EPA.

Concerned group of Bungowannah residents.

Regards

Lachlan

Lachlan Boyd
 Area Manager Southern Riverina NSW & North East VIC

Elders
 297 Schubach St Albury 2640 NSW
 m: 0400 404 424
 e: lachlan.boyd@elders.com.au



This email (including any attachments) may contain confidential and personal information. If you are not the intended recipient, please notify the sender and delete this email.

From: Lachlan Boyd
Sent: Wednesday, 3 August 2022 9:56 AM
To: tquinn@greaterhume.nsw.gov.au; aschilg@greaterhume.nsw.gov.au; iforrest@greaterhume.nsw.gov.au; mhicks@greaterhume.nsw.gov.au; alidner@greaterhume.nsw.gov.au; dmeyer@greaterhume.nsw.gov.au; joneill@greaterhume.nsw.gov.au; lparker@greaterhume.nsw.gov.au; hwilton@greaterhume.nsw.gov.au; mail@greaterhume.nsw.gov.au; ckane@greaterhume.nsw.gov.au; gwickramasinghe@greaterhume.nsw.gov.au; earnold@greaterhume.nsw.gov.au; albury@parliament.nsw.gov.au; info@epa.nsw.gov.au; farrer@aph.gov.au
Cc: Kara Field (karafield@hotmail.com) <karafield@hotmail.com>; priscilla@brianunthankrural.com.au; Lizabeth Souness <sounessjl@gmail.com>; gaylequinn@hotmail.com; heatherwilson01@hotmail.com; Anna

Greater Hume Council
PO Box 99
Holbrook
NSW 2644

Attention Gayan Wickramasinghe
Town Planner
Greater Hume Council

*Not submitted
with no signatures*

29th July 2022

Re: Notification of Development Application Modification 10.2022.140.1 - 3066 Riverina Highway Bungowannah - Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1

We the undersigned residents of the local Bungowannah area and landowners adjacent to the Bungowannah piggery, vehemently object to the development application submitted to the Greater Hume Council under DA 10.2022.140.1 – Rivalea Pty Ltd 3066 Riverina Highway Bungowannah Lot: 280 DP: 753727, Lot: 1-2 DP: 550162 Modification to Condition 16 As Approved Under DA99198AM1 to apply piggery effluent direct to land.

The existing site Development Application (DA 99198 AM1 Greater Hume Shire) does not allow any waste/effluent to be dispersed anywhere other than the current effluent treatment ponds. Refer to page 4 (DA 99198 AM1) conditions to consent number 16 which states "no liquid effluent shall be deposited or buried on the subject property".

All of the local residents utilise the underground aquifer and are all very concerned about pig effluent leaching into our local water table causing long term environmental problems.

The analysis information provided by the piggery (provided in the application page 14 Irrigation Water Quality) states that the current salt level (EC ds/m is 6.4) in the ponds which is significantly high and far higher than the levels that should be pumped onto pasture or into the water table.

Apart from the salinity issues this will cause to the environment if spread onto the paddock/s as proposed, we also have great concerns regarding other contaminants such as pharmaceutical properties/residues, exotic species and viruses (such as the Bungowannah pig virus - novel porcine pestivirus) making its way into the ground water and aquifer which our Bungowannah community relies on to service the area's residents and farming needs. The contaminants would also move away from the piggery via flooding or water flow which would mean they move offsite and onto adjoining land.

Page 15 of the DA application states there is an earthen bund wall around the proposed application site. We do not believe that this bund wall is in place or has been constructed or inspected.

Due to the current renovations at the piggery which are attempting to address the long-term odour/stench emissions (EPA Licence No. 11393), it is our understanding that the piggery has significantly reduced the number of pigs and still the existing ponds are struggling to handle the effluent being produced.

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check

Greater Hume Council
PO Box 99
Holbrook
NSW 2644

Attention Gayan Wickramasinghe
Town Planner
Greater Hume Council

*2nd submission
with signatures.*

29th July 2022

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Our Ref: TKJ:221208
Your Ref:
Reply to: ALBURY OFFICE

2 September 2022

Attention: Mr C Kane
Greater Hume Shire Council
Email: CKane@greaterhume.nsw.gov.au

Email Transmission

Dear Colin

84 Granite Hill Road, Burrumuttock
Re: Clause 4.6 variation to development standards

We refer to your recent email correspondence regarding the above matter.

1. Background

- 1.1 Council has received a development application for the erection of a new dwelling at 84 Granite Hill Road, Jindera which is the land contained in lot 163 in deposited plan 753342 (**Property**).
- 1.2 The Property is zoned RU1 Primary Production under the Greater Hume Local Environmental Plan 2012 (**LEP**).
- 1.3 The Property is 16.5 hectares in area. Properties located in the RU1 zone have a minimum lot size of 100 hectares to enable the erection of a dwelling.
- 1.4 As the Property does not meet the minimum lot size the applicant is seeking a variation to a development standard under clause 4.6 of the LEP to enable the dwelling to be erected.
- 1.5 Advice has been received by Council from the Department of Planning and Environment outlining that the Department refuses to provide concurrence for the approval of the dwelling proposed to be erected at the Property.

2. Instructions

- 2.1 Council seeks our advice regarding the proposed development at the Property and the response received from the Department and, in particular:-
 - 2.1.1 whether there are any options that can be utilised by the applicant to enable the dwelling to be approved by Council; and

2.1.2 whether there is avenue to appeal or challenge the Department of Planning's decision to refuse to provide concurrence.

3. **LEP**

3.1 Clause 4.2A(3)(a) of your LEP provides as follows:-

(3) Development consent must not be granted for the erection of a dwelling house or dual occupancy on land in a zone to which this clause applies, and on which no dwelling house or dual occupancy has been erected, unless the land—

(a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or

(b) is a lot created before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or

(c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or

(d) is an existing holding, or

(e) would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by—

(i) a minor realignment of its boundaries that did not create an additional lot, or

(ii) a subdivision creating or widening a public road or public reserve or for another public purpose.

3.2 As the Property does not meet the minimum lot size requirements or satisfy any of the other sub clauses in clause 4.2A(3) above, the applicant seeks a variation to the development standards under clause 4.6.

3.3 The application was referred to the Department for concurrence. A response was received from the Department on 4 August 2022 refusing to grant concurrence to the development.

4. **Can the decision of the Department of Planning be appealed or challenged?**

4.1 As the Department has refused to provide its concurrence to the proposed dwelling we have considered whether there are any avenues to appeal their decision.

4.2 We confirm that clause 4.6(4)(b) provides as follows:-

Development consent must not be granted for development that contravenes a development standard unless...the concurrence of the Planning Secretary has been obtained.

- 4.3 The above clause confirms concurrence is required of the Department and that Council would be **prohibited** from approving the development due to the use of the words **must not** in the above clause. Sub-clause 4.6(5) provides as follows:-

In deciding whether to grant concurrence, the Planning Secretary must consider—

- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) the public benefit of maintaining the development standard, and*
- (c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.*

- 4.4 We have considered whether the Department's decision under the above clause can be appealed. Section 39 of the *Land and Environment Court Act 1979 (LEC Act)* sets out the powers of the Court on appeal. For the purposes of our situation section 39(6) provides as follows:-

Notwithstanding any other provision of this section, if an appeal relates to an application made to a council within the meaning of the Local Government Act 1993 or a consent authority within the meaning of the Environmental Planning and Assessment Act 1979 and that council or consent authority may not approve of, consent to, or deal with, or grant a permission in respect of, the application except after consultation with, or with the concurrence or approval of, any person or body—

- (a) the Court may determine the appeal whether or not the consultation has taken place and whether or not the concurrence or approval has been granted, and*
- (b) in a case where the concurrence or approval has been granted—the Court may vary or revoke any conditions imposed by that person or body or may impose any conditions that could have been imposed by that person or body.*

- 4.5 Whilst the above section confirms that the Land and Environment Court can make a decision regarding an application whether concurrence is provided or not it should be noted that the section itself does not allow Council to appeal the decision of the Department to provide their concurrence.

- 4.6 In light of the above, as the Department has not provided their concurrence, the development application must be refused. The applicant can then elect whether they wish to challenge the refusal and commence proceedings in the Land and Environment Court.

- 4.7 If the applicant was to appeal the refusal of the development application to the Land and Environment Court the Commissioner or Judge presiding over the appeal will possess the power to determine the development application. It is possible that the Planning Secretary of the Department of Planning may also need to be joined to the proceedings.
- 4.8 We consider it to be outside the scope of our instructions to assess the merits of an applicant's appeal rights in this context. It will be for the applicant to seek independent legal advice if it wishes to consider this approach.

5. **Statement of Environmental Effects**

- 5.1 Habitat Planning have set out in the Statement of Environmental Effects (**SEE**) commentary on the clause 4.6 variation. At part 2.3 and 3.1 of the SEE the following comments are made:-

It is understood that the site has previously accommodated a dwelling for many years. According to the advice of long term residents of the area, the site contained a dwelling towards the centre of the site in the location of the current shed.

The proposed dwelling will be located adjacent to the existing shed on the property. The intention is to establish the dwelling in the approximate location of the previous dwelling and utilise area of the land that has already been disturbed and that is removed from any agricultural production.

- 5.2 It appears that a dwelling was previously erected at the Property. In light of a dwelling being previously erected at the Property we have considered clause 4.2A(4) of the LEP. This clause provides as follows:-

Development consent may be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy on the land and the dwelling house or dual occupancy to be erected is intended only to replace the existing dwelling house or dual occupancy.

- 5.3 Based on the information we have been supplied it appears that the dwelling previously erected at the Property was removed at some previous time. We have considered whether the erection of this prior dwelling at the Property is enough to enable Council to rely upon the above clause and approve the development.
- 5.4 In answer to the above question we refer to the decision of *Olsson v Goulburn Mulwaree Council & the Minister Administering The Crown Land Act 1989*, *Olsson v The Minister Administering The Crown Land Act 1989* [2010] NSWLEC 169.
- 5.5 In the above decision Justice Craig had to consider a development application which was seeking the erection of a dwelling house and rural workers cottages. The relevant LEP required that a lawfully erected dwelling house be erected on the land before approval could be provided for the erection of rural workers cottages. The question for consideration by the Court was put at paragraph 4 which read as follows:-

Whether, upon the proper construction of cl 20 of Mulwaree Local Environmental Plan 1995, a lawfully erected dwelling-house is required to be standing upon the land known as 1050 Crookwell Road, Middle Arm, being Lot 181 in DP 750002, before the Council or, on appeal, the Court is empowered to grant development consent to erection of one or more rural dwellings upon that land.

- 5.6 The Court at paragraph 43 answered the question in the affirmative. Furthermore, at paragraph 25 Justice Craig states the following:-

Both subclauses (1) and (2) of cl 20 are directed to the existence of a dwelling on land as a prerequisite to permissibility of an additional dwelling-house. The only form of additional dwelling-house that is authorised to be erected on land is a rural worker's dwelling-house. If, at the time of consent, there is no dwelling "already erected" on the land, then the additional dwelling in contemplation is not, by definition, a rural worker's dwelling. In other words, one of the essential statutory prerequisites to permissibility does not exist.

- 5.7 As clause 4.2A(4) of the LEP requires the existence of a lawfully erected dwelling house on the land the applicant is unable to satisfy this clause as the dwelling being proposed is not to replace the existing dwelling.

6. **Location of proposed dwelling**

- 6.1 We have considered the location of the Property to determine whether it is located near a zone boundary which would enable Council to approve the dwelling under clause 5.3 of the LEP. According to the material we have been provided it appears the Property is surrounded by properties in the RU1 zone and that it is not in close proximity to a zone boundary.

- 6.2 As the Property is not in close proximity to a zone boundary the applicant would be unable to rely upon clause 5.3 of the LEP.

7. **Rezoning of land**

- 7.1 Another option open to Council to enable the dwelling to be approved is to rezone the land under your LEP to a zone that allows dwellings to be erected on lots the size of the Property.

- 7.2 As you would be aware if a Council (or applicant) is seeking to amend a LEP they must do so via a planning proposal that must be submitted to the Department for Gateway determination.

- 7.3 The current guideline issued by the Department of Planning is the December 2021 Local Environmental Plan Making Guideline that deals with the making and amendment of LEPs.

- 7.4 Whilst a rezoning of the Property could be undertaken it may be difficult to justify in this situation given that the Property is surrounded by other property in a RU1 zone. In effect the amendment would be a spot rezone of land in the middle of primary

production land. Arguably such proposal would be considered as fragmenting primary production land.

8. **Acquisition of Neighbouring Land**

- 8.1 An alternate possible solution is to withdraw the current development application and the applicant may seek to negotiate with neighbours to acquire a portion of adjoining land to increase the size of the lot via a boundary adjustment. Thereafter, the applicant may submit a fresh development application for a dwelling on a lot that is in excess of 100 ha (or substantially closer in size to 100 ha to justify the clause 4.6 variation).

9. **Summary of advice**

- 9.1 As the Department has not provided its concurrence to the clause 4.6 variation Council is unable to approve the development as clause 4.6 acts as a prohibition.
- 9.2 Although it appears that a dwelling was previously erected at the Property the applicant is unable to rely upon clause 4.2A(4) as this clause only allows the erection of dwelling houses on lots that are undersized in circumstances where the dwelling proposed is replacing an existing dwelling. As there is no dwelling at the Property the new proposed dwelling is not replacing the existing dwelling.
- 9.3 As the Property is surrounded by primary production land the applicant is unable to rely upon clause 5.3 of the LEP which relates to development near zone boundaries.
- 9.4 The LEP could be amended to allow for a rezoning of the Property to enable the dwelling to be erected however given that the Property is surrounded by primary production land it could be considered that this rezoning would be fragmenting primary production land.
- 9.5 Subject to the willingness of neighbours to sell a part of their land, there maybe a solution to withdraw the present development application and re-submit a fresh development application.
- 9.6 The applicant has a right to appeal to the Land and Environment Court if Council refuses the development application.

10. **Where to from here?**

- 9.1 As the Department has refused to provide concurrence to the clause 4.6 variation Council will have to refuse the development application.

If you have any questions please contact the writer or our Matthew Rogers.

Yours faithfully

KELL MOORE

Per:

**Travis Johnson**

Senior Lawyer

Email: tjohnson@kellmoore.com.au**Matthew Rogers**

Director

*Acc. Spec in Local Govt and Planning*Email: mrogers@kellmoore.com.au**LOCAL
GOVERNMENT
PROCUREMENT**
APPROVED CONTRACTOR



Planning Proposal – Amend Greater Hume LEP 2012



**Nos.344, 375 and 387 Molkentin Road &
Nos.111 and 167 Funk Rd
JINDERA NSW**



This Report has been prepared for:

Mr Dallas Hurst

PO Box 536
ALBURY NSW 2640

This Report has been prepared by:

BioPlan

Peter O'Dwyer RPIA (Fellow)
P.O. Box 7007 EAST ALBURY NSW 2640
Mobile: 0417 289 889
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BioPlan Ref No.: 21025
4 July 2022

Document Control

Version	Date	Title	Author	Review	Issued
1	21 Jun 2022	Draft for client review	POD	DH	
2	24 Jun 2022	Draft QA	POD	POD / DH	
3	30 Jun 2022	Final Draft	POD	POD / DH	
4	4 Jul 22	Final for lodgement	POD	POD	POD



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APPENDIX 1: Existing Conditions and Preliminary Subdivision Concept Plan

APPENDIX 2: Aboriginal Cultural Heritage – Due Diligence

APPENDIX 3: Biodiversity Assessment Report



1. INTRODUCTION

This planning proposal has been prepared on behalf of Mr Dallas Hurst (the “Proponent”) acting on behalf of landowners in the Molkentin Road and Funk Road locality Jindera. The proposal seeks support for an amendment to the Greater Hume Local Environmental Plan 2012 (the “GHLEP”) so as to change the Land Zoning Maps as they apply to Nos.344, 375 & 387 Molkentin Rd and Nos.111 & No.167 Funk Rd Jindera (the “subject land”) from RU4 Primary Production Small Lots to R5 Large Lot Residential. The Planning Proposal also seeks to amend the Minimum Lot Size Maps applicable to the subject land by reducing the minimum lot size from 8 hectares down to 2 hectares.

Consistent with the provisions of Section 3.33 (2) of the Environmental Planning and Assessment Act 1979 (the “EP&A Act”) this planning proposal includes the following components:

- Part 1 – A statement of the objectives and intended outcomes of the proposed instrument;
- Part 2 – An explanation of the provisions that are to be included in the proposed instrument;
- Part 3 – The justification for those objectives, outcomes and the process for their implementation;
- Part 4 – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies;
- Part 5 – Details of the community consultation that is to be undertaken on the planning proposal; and
- Part 6 – Project timeline

In addition to the Act, this report has also had due regard to relevant matters as provided for within the NSW Department of Planning, Infrastructure & Environment *Local Environmental Plan Making Guideline (December 2021)* (the “Guide”).

1.1 Basis of Proposal

The Planning Proposal has been formulated on behalf of the Proponent in direct response to the *Jindera Residential Land Use Strategy (August 2021)* (the “JRLUS”). The JRLUS, as recently adopted by Greater Hume Council (the “Council”) on 1 December 2021, seeks to provide the strategic framework and vision to guide the future residential growth of Jindera. Specifically, the JRLUS identifies a number of areas, including the subject land, as the preferred areas to be rezoned from agriculture to rural residential in the Jindera locality.

The inclusion of the subject land within the JRLUS was justified in part of the basis that larger residential lots provide an important response to facilitating residential choice and reinvigorating a locality. Attracting new families to the Jindera area is seen as an opportunity to not only add to participation within local community groups but to also contribute to the local economy. Benefits from having sufficient market choice in demonstrated and sustained popular market sector such as 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.

1.2 Subject Land

The subject land comprises five (5) properties situated approximately 3.5km to the east-and south east of the Jindera Post Office (Figure 1). The land is currently zoned RU4 - Primary Production Small Lots under the provisions of the GHLEP. The minimum lot size for subdivision across the subject land is currently 8ha.

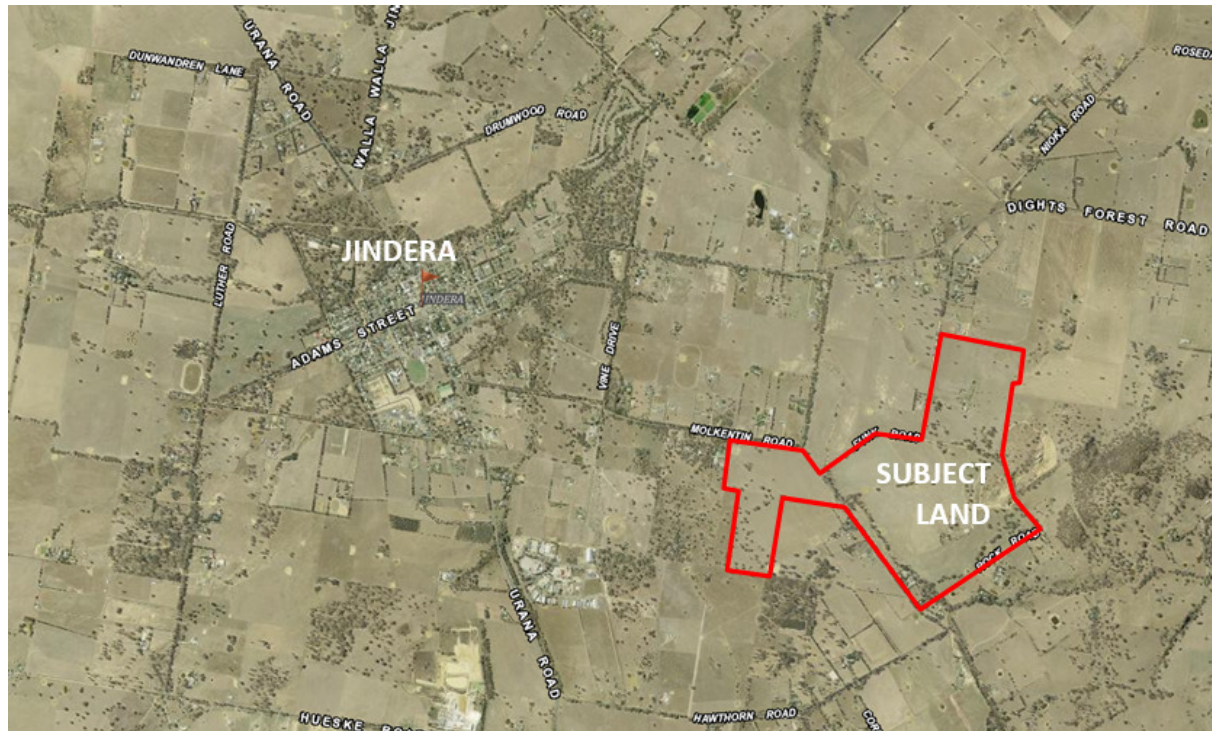


Figure 1 –Subject land situated to east of Jindera Town Centre. (Source: SIXview)

These properties are identified as follows:

- No.344 Molkentin Rd, Jindera – described as Lot 5 DP260275 (40.47ha)
- No.375 Molkentin Road – described as Lot 21 DP635058 (1.603ha)
- No.387 Molkentin Road – described as Lot 1 DP917118 (3.61ha)
- No.111 Funk Rd Jindera – described as Lot 1 DP 785168 (44 ha)
- 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)

Apart from Nos. 375 & 387 Molkentin Road which are both existing rural residential lots, the subject land comprises largely cleared rural land used predominantly for grazing purposes. There are a number of scattered paddock trees across the area. The land to the south of Molkentin Road (Lot 5 DP260275) and to the north of Red Hill Road (Lot 1 DP 785168) is relatively flat while the central area rises gently from the Molkentin Road frontage towards



the north (Red Hill Road) and north east (Rock Road). An unnamed waterway drains north easterly through property running roughly parallel with Molkentin Road.

As noted at Figure 1 the subject land is well placed with respect to the context of the Jindera urban area providing convenient opportunity for greater large lot residential market choice within reasonable proximity of the town centre. It is also evident that the subject land potentially offers an attractive precinct situated between Jindera and Table Top, that is situated in close proximity to local services within Jindera and regional services in nearby Albury/Wodonga (Figure 2).

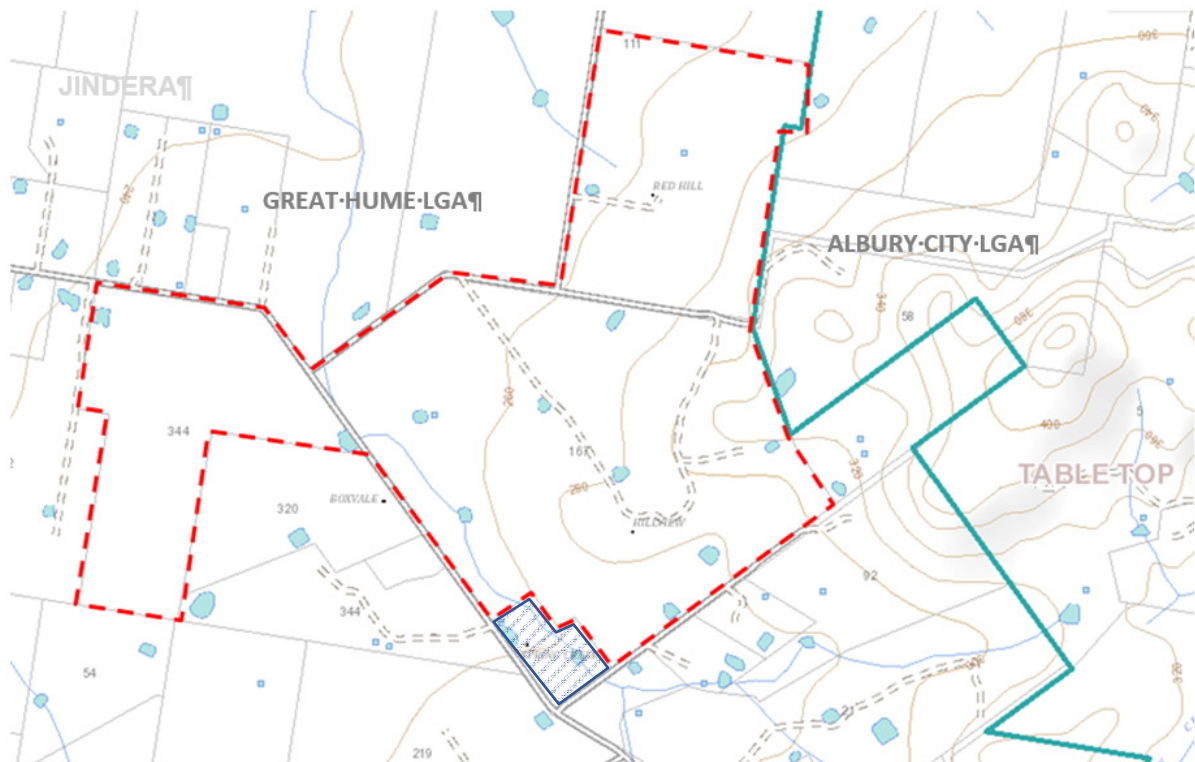


Figure 2. Nos 375 and 387 Molkentin Road hatched blue. Developable area of subject land outlined in red.

Further it is also worth noting that the developable part of the subject land:

- adjoins the Albury City LGA along the north eastern frontage and represents a transitional area comprising 6 parcels only ranging in size from 16 ha – 44ha;
- 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 one existing dwelling across this section of the subject land;
- is capable of being supplied with a reticulated water service;
- is not agricultural land of local or regional strategic importance as evidenced by the existing RU4 zone of the land; and
- has convenient access to higher order roads.

2.1 Part 1 – Objectives or Intended Outcomes

1. rezone Nos.344 Molkentin Road & Nos.111 and 167 Funk Road Jindera, from RU4 - Primary Production Small Lots to R5 Large Lot Residential to reflect the strategic intent of the Jindera Residential Land Use Strategy (JRLUS) to encourage large lot residential subdivision in preferred locations; and
2. as recommended by Council, include Nos. 375 and 387 Molkentin Road Jindera in the rezoning process to reflect existing large lot residential landuse of these two parcels.

A key outcome of the amendment is to add to the supply of large lot residential land in the Jindera locality and provide additional choice in location and housing options for future residents. It is intended that the development of the subject land will assist in responding to the strong demand for residential land in Jindera. In this case the rural residential outcome in proximity of the urban area will further reinforce Jindera's position of offering a viable alternative in the broader Albury-Wodonga market in terms of a residential environment.



2.2 Part 2 – Explanation of Provisions

It is firstly noted that the subject land straddles the boundary of three Land Zoning Maps (See Part 4 Maps). Having regard to this situation the Amendment of the GHLEP will comprise a number of components namely:

1. amending the Land Zoning Map LZN_002 to show the subject land zoned as R5 Large Lot Residential.
2. amending the Land Zoning Map LZN_002C to show the subject land zoned as R5 Large Lot Residential.
3. amending the Land Zoning Map LZN_004 to show the subject land zoned as R5 Large Lot Residential.
4. amending the Minimum Lot Size Map LSZ_002 to indicate a minimum lot size of 2ha for subdivision of the subject land;
5. amending the Minimum Lot Size Map LSZ_002C to indicate a minimum lot size of 2ha for subdivision of the subject land.
6. amending the Minimum Lot Size Map LSZ_004 to indicate a minimum lot size of 2ha for subdivision of the subject land.

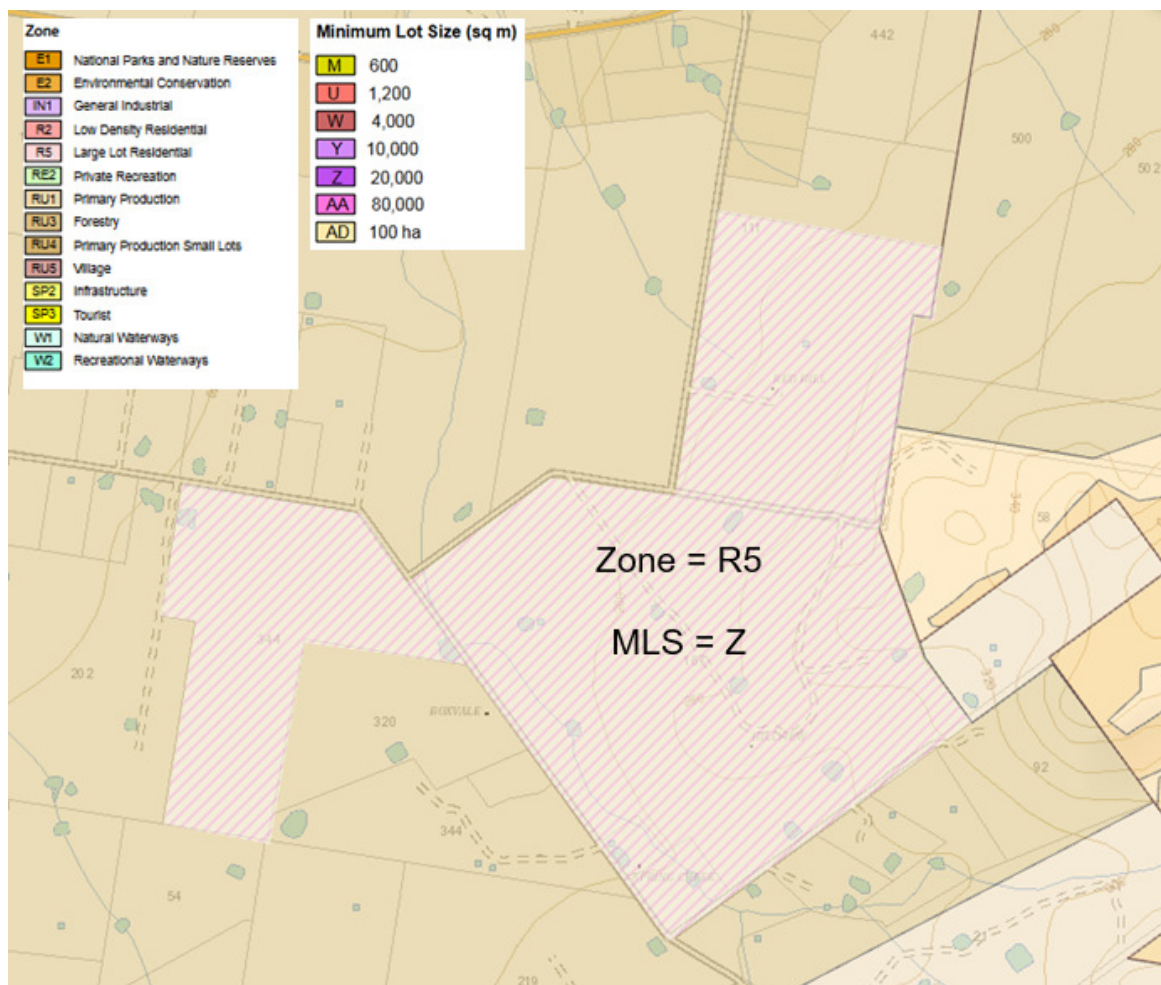


Figure 4. Schematic of proposed map changes



2.3 Part 3 – Justification of Strategic and Site-Specific Merit

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, and the process for their implementation. The questions to which responses have been provided are as outlined within Table 3 of the Guide.

SECTION A – NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of any strategic study or report?

The planning proposal derives from the Strategic Vision, intent and priorities as outlined within the *Greater Hume Local Strategic Planning Statement (2020)* (the “LSPS”) as well as the recommendations of the *Jindera Residential Land Use Strategy (August 2021)*.

The LSPS seeks to set:

“... 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.”

Among other priorities, 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 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.”

At Figure 6 below the extract of the Shire wide Plan Map indicates the strategic role that the Jindera locality plays in providing a feasible alternative for large lot residential development within the context of the broader Albury Wodonga residential market.

To achieve the 20-year vision for Greater Hume, Council has identified nine (9) Planning Priorities to indicate the focus of future strategic planning. These priorities are seen as being consistent with the:

- Directions of the Riverina Murray Regional Plan 2036
- Strategic direction for Greater Hume expressed in Council’s Community Strategic Plan 2017-2030.

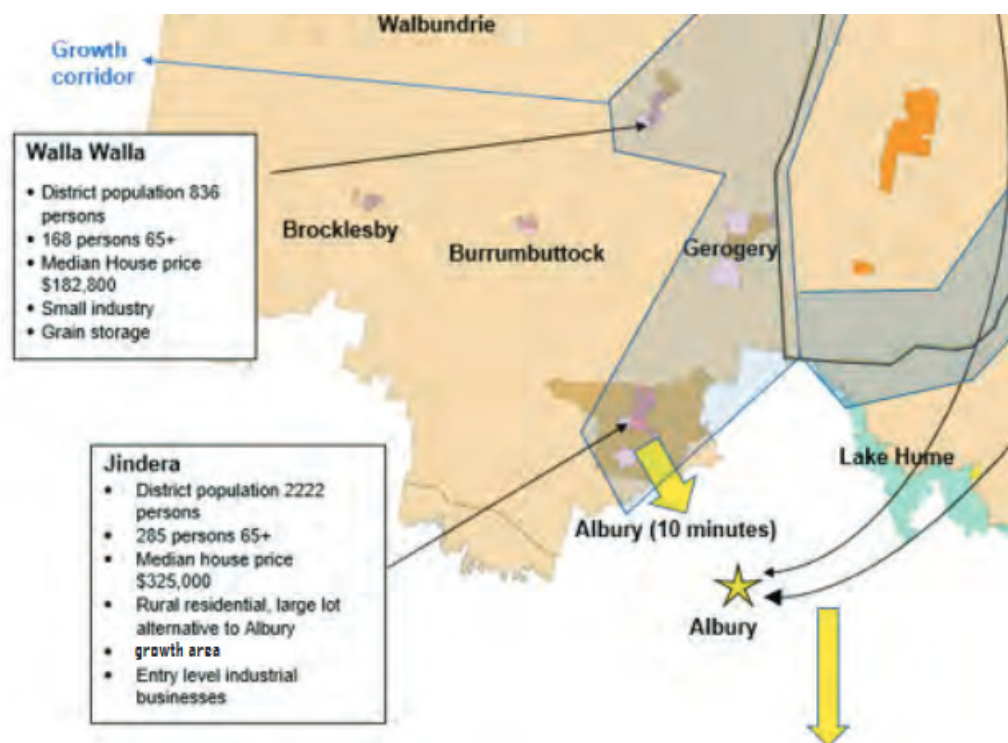


Figure 5. Extract of Shire wide plan (Source Greater Hume LSPS 2020)

Planning Priority One relates to Housing and Land Supply. The planning rational associated with this priority includes the following statements relevant to the Jindera context:

“Larger lots are a popular housing product in Greater Hume and will be strategically planned by Council to minimise the impact on our agricultural lands and to efficiently utilise existing infrastructure capacities and investments. As Jindera continues to grow it is also important for Council to provide a variety of housing choices to cater for the changing demographic and household incomes.”

In response the identified actions include the following short-term priority:

- *Investigate and identify future opportunities to provided fully serviced large lot residential allotments and partially serviced rural residential allotment in Jindera.*

As a complementary strategic document, the Jindera Residential Land Use Strategy (the “JRLUS”) provides the strategic framework and vision to guide the future residential growth of Jindera. The JRLUS identifies a number of areas in and around Jindera, (including the subject land), as the preferred areas to be rezoned from R4 Primary Production Small Lots to R5 Large Lot Residential with a corresponding reduction in the minimum lot size provisions from 8ha to 2ha for the purposes of subdivision.

Significantly the JRLUS residential supply analysis notes that in respect of the existing R5 zoned land (ie 2ha+ min lot size) there is currently an identified supply of less than 2.7 years with the identified available land being situated in only one location, namely 187-313 & 315-323 Pioneer Drive & 81 Bungowannah Roads. As noted below at Figure 6 this precinct is located to the south west of the Town Centre, and approximately 3.2km to the west of the subject land.

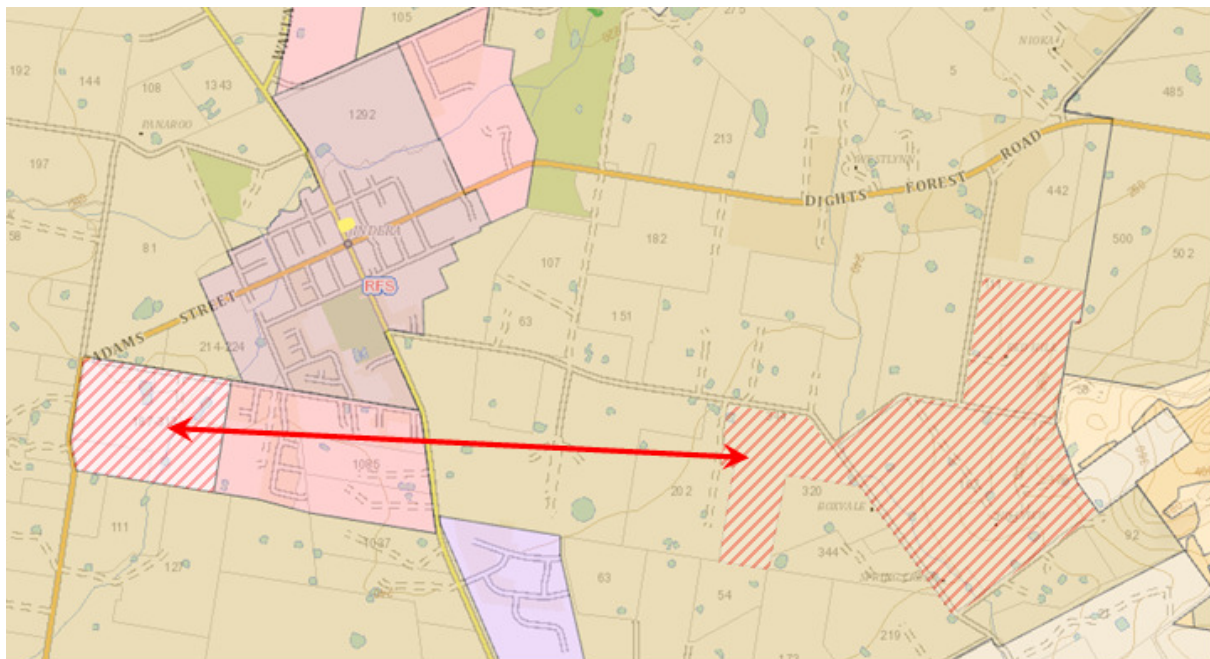


Figure 6. Existing R5 zoned land relative to subject land

In respect of the subject land the JRLUS concludes:

"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 unfragmented 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 ...”

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

The subject land is currently affected by the RU4 Primary Production Small Lots zone and has a minimum lot size of 8 hectares for subdivision and dwelling houses. Consequently, the current zone and lot size provisions do not apply to the type of subdivision and residential development envisaged by relevant strategic planning for the Jindera locality.

Having regard to the above the objective of catering for the housing needs of the community within a large lot residential environment on the subject land can only be achieved through an amendment to the GHLEP via a Planning Proposal.

The application to rezone the land to R5 Large Lot Residential is consequently considered to have merit in that it will result in an orderly planning outcome that is consistent with the objectives of the EP & A Act.



An alternative option to a site-specific Planning Proposal is to instead wait for Council's next scheduled review of the GHLEP. This option is not preferred as there is no identified timeline for preparation of an amendment to its LEP to implement the recommendations of the JRLUS. Furthermore, there is an identified lack of large lot residential zoned land (ie 2ha as identified within the JRLUS being 2.7 years theoretical supply.) The Planning Proposal seeks to directly address this situation.

SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Riverina Murray Regional Plan 2036 (the "RMRP") provides a 20-year blueprint for the Riverina Murray. Among other things the RMRP provides a framework and context to guide the preparation of new LEP's. This overarching document builds on an earlier draft Strategy (Murray Regional Strategy - October 2009).

Relevant to this planning proposal it is noted that the RMRP promotes an outcome of whereby strong regional cities are supported by a network of interdependent centres, including local centres, towns and villages. This is evidence by the stated goals, directions and nominated actions of the RMRP which include:

GOAL 4 – Strong, connected and healthy communities

Under this Goal the following directions and nominated actions are of some relevance namely:

DIRECTION 25: Build housing capacity to meet demand.

ACTION 25.2 Facilitate increased housing choice, including townhouses, villas and apartments in regional cities and locations close to existing services and jobs.

ACTION 25.3 Align infrastructure planning with land release areas to provide adequate infrastructure.

DIRECTION 27: Manage rural residential development.

ACTION 27.2 Locate new rural residential areas:

- *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;*
- *to avoid or minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and*
- *to avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards.*

While the strategic focus of the RMRP is clearly aimed at the three largest cities within the region, namely Albury, Wagga Wagga and Griffith the plan also includes discussion relevant to smaller settlements including the following commentary:



“Population growth across the region will not be evenly distributed, with Albury, Wagga Wagga and Griffith projected to experience the highest rates of growth, followed by the Murray River Local Government Area. Investment in major services, facilities and industrial activity will drive growth in these places, distributing benefits across the region.

The population across other smaller towns and villages is likely to remain relatively stable or, in some cases, decline. However, these numbers don’t reflect the dynamic nature of some communities, with high levels of transient workers and populations that fluctuate at different times of the year.”

In respect of rural residential development, the RMRP notes:

“Rural residential housing is a popular lifestyle housing option. This type of housing has the potential to create land use conflicts with productive agricultural land and industrial land, or with other potentially productive land uses, such as areas with mineral or renewable energy potential.

Managing this type of development and its cumulative impacts will become increasingly important as the regional economy diversifies and as development pressure for this type of housing increases.”

In response it is firstly acknowledged that demand for rural residential style development is frequently driven by the desire for a rural lifestyle in close proximity to larger settlements or to scenic features such as the Murray River. It is also to be noted that poorly located rural residential development can result in the loss or alienation of agricultural lands, socially isolate residents, increase the demand and cost for services and facilities, and adversely affect the environment.

Having regard to the above, it is the case that Council Strategy as currently expressed both the LSPS as well as the JRLUS has specifically taken into consideration broader context as expressed in the RMRP and that the Planning Proposal can be regarded as representing an orderly planning outcome that will contribute to strong, connected and healthy community outcomes.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Consideration of the endorsed Greater Hume LSPS as well as the Council adopted JRLUS has been addressed in the above Section A of the Planning Proposal.

In addition, it is also relevant to note that Greater Hume Community Strategic Plan 2017-2030 (the “CSP”) is Council’s local community strategic planning document. The CSP is based on four Strategic Directions and Themes, including Theme 3 - Growth and Sustainability.

The CSP notes in respect of the settlement of Jindera as follows:

“Jindera is the fastest growing town in the shire. A location with a short commute to the regional city of Albury has made Jindera a popular destination for people wanting a rural village lifestyle with strong community participation.”

The Planning Proposal is considered to be consistent with the following outcome and strategies under Theme 3:

Outcome: *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.

The Planning Proposal is considered to be consistent with the above, in this instance seeking to follow through on an opportunity to support appropriate residential growth in identified locations in and around Jindera.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The planning proposal is not inconsistent with any other State or regional study or strategy, including but not necessarily limited to:

- Future Transport Strategy 2056,
- NSW Net Zero Plan - Stage 1: 2020-2030,
- Murray Alluvium Water Resource Plan (draft),
- State Infrastructure Strategy 2022-2042,
- A 20 Year Economic Vision for Regional NSW (2021). The subject land is located within the Functional Economic Region of Albury Wodonga. In particular it is noted that relevant to anticipated growth around Jindera, that:

“For regional NSW, the choice of residential location is expanded if people are able to work, study or shop online.”

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

The following Table 1 provides an assessment of the Planning Proposal against all State Environmental Planning Policies (SEPP's). In summary, the majority of SEPP's are not applicable to the subject land and those that are, are generally not applicable to the circumstances of the Planning Proposal.

STATE ENVIRONMENTAL PLANNING POLICY	COMMENT
SEPP (Biodiversity and Conservation) 2021	<p>Noted. In the event the rezoning is successful the provisions of the Biodiversity Conservation Act 2016 will apply in respect of any proposed clearing.</p> <p>The planning proposal does not seek to deviate from any relevant SEPP aims, development consent requirements and assessment criteria.</p>



STATE ENVIRONMENTAL PLANNING POLICY	COMMENT
SEPP (Building Sustainability Index: BASIX) 2004	Noted. The planning proposal does not conflict with the aims and development consent requirements relating to BASIX affected building(s).
SEPP (Exempt and Complying Development Codes) 2008	Noted. The planning proposal does not seek to deviate from any relevant SEPP aims and functions with respect to exempt and complying development provisions.
SEPP (Housing) 2021	The planning proposal does not seek to deviate from any relevant SEPP principles or development standards.
SEPP (Industry and Employment) 2021	Noted. The subject land is not located within the Western Sydney employment area. The Planning Proposal does not seek to deviate from any relevant SEPP aims, development consent requirements and assessment criteria for advertising and signage.
SEPP No 65—Design Quality of Residential Apartment Development	Not applicable.
SEPP (Planning Systems) 2021	Noted. The subject land is however not related to an identified State or Regional development and/or mapped Aboriginal Land. Further the subject land is not situated within Kosciuszko National Park and alpine resorts or the Gosford City Centre.
SEPP (Precincts—Central River City) 2021	Not applicable.
SEPP (Precincts—Eastern Harbour City) 2021	Not applicable.
SEPP (Precincts—Regional) 2021	Noted. The subject land is however not located within a State Significant and/or Activation precinct.
SEPP (Precincts—Western Parkland City) 2021	Not applicable.
SEPP (Primary Production) 2021	Noted. The planning proposal does not seek to deviate from any relevant SEPP aims, development consent requirements and assessment criteria.
SEPP (Resilience and Hazards) 2021	Noted. Chapter 2. The subject land is not located with a Coastal management area. Chapters 3 & 4. In respect of hazardous or offensive development and/or contaminated land the planning proposal does not seek to deviate from any relevant SEPP aims, strategies, development consent, assessment and location provisions.



STATE ENVIRONMENTAL PLANNING POLICY	COMMENT
SEPP (Resources and Energy) 2021	Noted. 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.
SEPP (Transport and Infrastructure) 2021	Noted. 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.

Table 1: State Environmental Planning Policy Assessment

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

The Minister for Planning, under section 9.1(2) of the EP&A Act may issue directions that a Council must follow when preparing planning proposals for new LEPs. The directions as of March 2022 cover a range of Focus Areas across the following broad categories:

- Planning systems;
- Design & place;
- Biodiversity & conservation;
- Resilience & hazards;
- Transport & infrastructure
- Housing
- Industry & employment
- Resource & energy
- Primary production.

The following Table 2 provides commentary against the s.9.1 Directions as follows:

DIRECTION	REQUIREMENTS	COMPLIANCE
1. Planning Systems		
1.1 Implementation of Regional Plans	Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.	Consistent (refer above Sec B – Question 3)
1.2 Development of Aboriginal Land Council land	Not applicable.	Not applicable
1.3 Approval and Referral Requirements	A planning proposal must: <ul style="list-style-type: none"> • not contain provisions requiring concurrence, consultation or referral 	Consistent. The planning proposal does not introduce concurrence, consultation or referral requirements.




DIRECTION	REQUIREMENTS	COMPLIANCE
	<p>of a Minister or public authority.</p> <ul style="list-style-type: none"> identify development as designated development unless justified. 	The planning proposal does not relate to designated development.
1.4 Site Specific Provisions	Not applicable	Not applicable
1.5 – 1.17 Planning Systems – Place-based	Not applicable	Not applicable
2. Design and Place (N/A)		
3. Biodiversity and Conservation		
3.1 Conservation Zones	<p>(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land.</p>	<p>Consistent. The Planning Proposal does not apply to land within a conservation zone.</p> <p>However, a part of the subject land (ie Lot 5 DP260275) is identified as “Biodiversity” on the Terrestrial Biodiversity Map within GHLEP (see Figure 9). The planning proposal does not seek to reduce the relevant conservation standards that apply to the land, ensuring development pursues the aim of avoiding, minimizing or if necessary off-setting any impacts.</p> <p>Further it is understood that future development as a consequence of the Planning Proposal will be subject to relevant SEPP provisions.</p>
3.2 Heritage Conservation	Planning proposal must incorporate provisions that facilitate the conservation of European and Aboriginal heritage items or places.	<p>Consistent. No additional controls other than that provided at GHLEP Clause 5.10 – Heritage Conservation are required.</p> <ul style="list-style-type: none"> No known items of European heritage identified. In respect of Aboriginal heritage, a Due Diligence report has been prepared which will subsequently inform the final subdivision layout (Appendix 2). While no Aboriginal objects have been identified across



DIRECTION	REQUIREMENTS	COMPLIANCE
		the subject land, the report recommends that any future development within the Project Area be the subject of a detailed Aboriginal heritage assessment at the DA stage.
3.3 Sydney Drinking Water Catchments	Not applicable	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	Not applicable
3.5 Recreation Vehicle Areas	Not applicable	Not applicable
4. Resilience and Hazards		
4.1 Flooding	Not applicable	Not applicable
4.2 Coastal Management	Not applicable	Not applicable
4.3 Planning for Bushfire Protection	<p>A planning proposal in bush fire prone land:</p> <ul style="list-style-type: none"> Is to be referred to the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination prior to community consultation. Have regard to Planning for Bush Fire Protection 2019 (PBP). Restrict inappropriate development from hazardous areas. Ensure bush fire hazard reduction is not prohibited within the APZ. 	<p>Consistent. A part of the subject land (ie Lot 5 DP260275) is affected by Bushfire mapping (Figure 10).</p> <p>As noted within the PBP due regard has been had to the bush fire risk at the macro-scale, looking at fire runs, steep slopes and any areas of isolation. The amount of proposed development interfacing vegetation will also be considered. Having regard to matters raised at Table 4.2.1 of PBP the following is a summary response.</p> <ul style="list-style-type: none"> The open woodland across the south western section of the property is mapped as vegetation category 2 being situated on the edge of a remanent patch of vegetation on adjoining freehold property to the south east of the land (Figure 7).



DIRECTION	REQUIREMENTS	COMPLIANCE
		 <p>Figure 7: Lot 5 DP260275</p> <ul style="list-style-type: none"> ○ The effective slope across the subject land (west to east) in the direction of the vegetation of greatest risk is upslope (ie 0.6° approx). ○ This mapped section of the property is characterised as being highly modified remnant grassy woodland vegetation (ie grassland interspersed with scattered paddock trees) with understory comprising essentially pasture grass. ○ There is no apparent regeneration of the woodland species. ○ There are distinct spaces between the crowns of trees. ○ Leaf and twig litter is largely absent ○ The area is easy to walk through similar to a 'park-like' setting. ○ There will only be one lot with an interface with the adjoining freehold property to the south east. ○ The longest fire run across the adjoining land towards the subject land is approximately 475m in a



DIRECTION	REQUIREMENTS	COMPLIANCE
		<p>north westerly direction.</p> <ul style="list-style-type: none"> ○ Based on the existing local road network it is evident that the proposed local road connecting to Molkentin Road to the north will provide sufficient capacity for emergency vehicle access as well as evacuating residents. ○ The proposal will not alter or impact upon the ability of the adjoining landowner to the south east to undertake bush fire management. <p>In summary the property is assessed as representing a relatively low risk location. The Planning Proposal is subsequently justified on the basis that:</p> <ol style="list-style-type: none"> 1. it will not result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009 <i>Construction of Buildings in Bushfire-prone Areas</i> (Standards Australia, 2009); 2. future subdivision can readily accommodate a relevant Asset Protection Zone of 13m as nominated at Table 1.12.3 of PBP (see Map 8); and 3. new development on the subject land will be able to readily comply with PBP without undue reliance on performance-based solutions.
4.4 Remediation of Contaminated Land	A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land.	Consistent. The planning proposal does not apply to land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997.



DIRECTION	REQUIREMENTS	COMPLIANCE
4.5 Acid Sulfate Soils	Not applicable	Not applicable
4.6 Mine Subsidence and Unstable Land	Not applicable	Not applicable
5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Not applicable	Not applicable
5.2 Reserving Land for Public Purposes	A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or a nominated officer).	Consistent. The planning proposal will not create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable	Not applicable. No aerodromes are located within proximity of the subject land.
5.4 Shooting Ranges	Not applicable	Not applicable. No shooting ranges are located adjacent or adjoining the subject land.
6: Housing		
6.1 Residential Zones	<p>The planning proposal must:</p> <ul style="list-style-type: none"> • Broaden the choice of housing types and locations. • Make efficient use of existing infrastructure and services. • Reduce consumption of land for housing; and • Be of good design. <p>A planning proposal must,</p> <ul style="list-style-type: none"> • Provide that residential development is not permitted until land is adequately serviced; and • Not contain provisions that will reduce residential density. 	<p>Consistent. The planning proposal seeks to rezone the land for large lot residential purposes. This outcome will provide opportunity to broaden the choice of housing types and locations.</p> <p>The subdivision will be appropriately serviced to the satisfaction of Council and other relevant agencies.</p> <p>The final layout and staging will respond appropriately to site constraints and opportunities.</p> <p>The proposal will increase opportunity for housing density through a reduction in the minimum lot size from 8ha to 2ha.</p>



DIRECTION	REQUIREMENTS	COMPLIANCE
6.2 Caravan Parks and Manufactured Home Estates	The planning proposal must retain provisions that permit development of caravan parks.	Inconsistent. The inconsistency is justified on the basis that the subject land has been identified by the JRLUS as a preferred location for large lot residential. The Standard LEP Zone provisions result in an outcome where Caravan Parks become a Section 4 – Prohibited Landuse in the zone.
7: Industry and Employment		
7.1 Business and Industrial Zones	Not applicable	Not applicable
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	Not applicable
8. Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	This direction applies to all relevant planning authorities when preparing a planning proposal that would have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	Consistent. The planning proposal does not seek to alter existing arrangements as applicable to the current Zone RU4 Primary Production Small Lots.
9: Primary Production		
9.1 Rural Zones	(1) A planning proposal must:	Inconsistent. The inconsistency is however justified on the basis of a



DIRECTION	REQUIREMENTS	COMPLIANCE
	(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.	strategy report adopted by Council which: i. gives consideration to the objectives of this direction, and ii. identifies the land which is the subject of the planning proposal.
9.2 Rural Lands	Not applicable	Not applicable
9.3 Oyster Aquaculture	Not applicable	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	Not applicable

Table 2: Section 9.1 Directions Assessment

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

8. 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 planning proposal is supported by a preliminary Biodiversity Assessment (Appendix 3) that has been prepared by NGH (March 2022). The purpose of the assessment was to consider:

- The nature, extent and condition of the flora and fauna at the site.
- The likelihood of any threatened species, communities and populations being present.
- Any threatened biota to which a significant effect could occur.
- The Biodiversity Offset Scheme (BOS) thresholds assessment.
- Design or ongoing management measures that could mitigate impacts.
- Serious and Irreversible Impact (SAIL) entities.

Flora surveys across the Study Area (Figure 8) were undertaken to:

- Determine the vegetation communities present within the study area, their condition and extent;
- Identify potential Threatened Ecological Communities (TECs) within the study area and determine their condition and extent;
- Identify potential and map habitat for threatened flora species within the study area;
- Map and identify scattered trees; and
- Identify any connectivity corridors or waterways.



Figure 8. Vegetation across the Biodiversity Assessment Study Area

In summary the Biodiversity Assessment will inform the final layout of any subdivision should the Planning Proposal result in a successful rezoning of the land to R5 Large Lot Residential. The following extracts are relevant:

"No impacts are proposed or expected to occur from the rezoning of the proposal area. Predicted impacts below are relevant to phase two 'subdivision'. A quantifiable measurement, i.e. area and habitat features, to be impacted, by a proposed subdivision would be calculated for the phase two following drafting of detailed subdivision design.

The potential future subdivision is likely to have direct impacts to native vegetation. Short-term direct impacts in the form of vegetation clearing are likely to occur from:

- Road upgrades
- Road construction
- Storm water
- Temporary disturbance to ground cover
- Fragmentation and isolation of woodland habitat

Long-term direct impacts are likely to occur following:

- Building of residential dwellings
- Utility connection
- Fence lines
- Introduction of weeds and garden escapes
- Modification and disturbance of retained woodland within residential parcels

Phase two of the proposed subdivision has a high potential of triggering the BOS thresholds (clearing and impacts to threatened species) and therefore require a BDAR under the BAM 2020.

It is recommended that the following areas are excluded from the subdivision design to avoid and minimise impacts to threatened entities:

- Hollow-bearing trees
- Box-Gum Woodland/SAIL entity"



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

There are no particular identified environmental effects that are unique to the planning proposal. As previously discussed however, in respect of hazard and constraints mapping it is noted that a part of the developable balance of the subject land (ie Lot 5 DP260275) is affected by

- Terrestrial Biodiversity mapping (Figure 9).

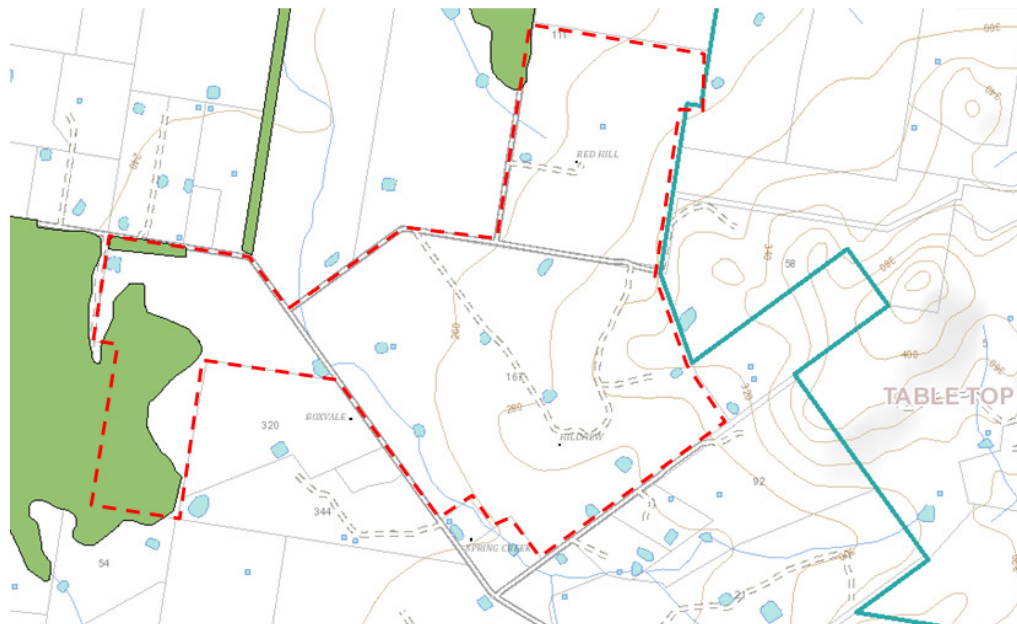


Figure 9. Terrestrial Biodiversity mapping extract – GHLEP 2012

It is relevant to note that when taking the GHLEP mapping into account, that the property is not mapped as Category 2 land by the Transitional Native Vegetation Regulatory map ¹, nor is the land mapped by the Biodiversity Values Map (BV Map) ² as being of high biodiversity value that is particularly sensitive to impacts from development and clearing.

This notwithstanding it will also be the case that the findings of any subsequent Biodiversity Development Assessment Report (BDAR), will have a significant impact on the final subdivision layout, that might be tabled for consideration at the DA stage.

- Bushfire mapping (Figure 10) which would require more detailed analysis at the DA stage once a final subdivision layout is determined. (Also see above discussion regarding s.9.1 Ministerial Direction 4.3 – Planning for Bushfire Protection.)

¹ Transitional Native Vegetation Regulatory map (online) <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=NVRMap> (accessed 21/06/22)

² Biodiversity Values Map (online) URL: <https://datasets.seed.nsw.gov.au/dataset/biodiversity-values-map> (accessed 21/06/22)

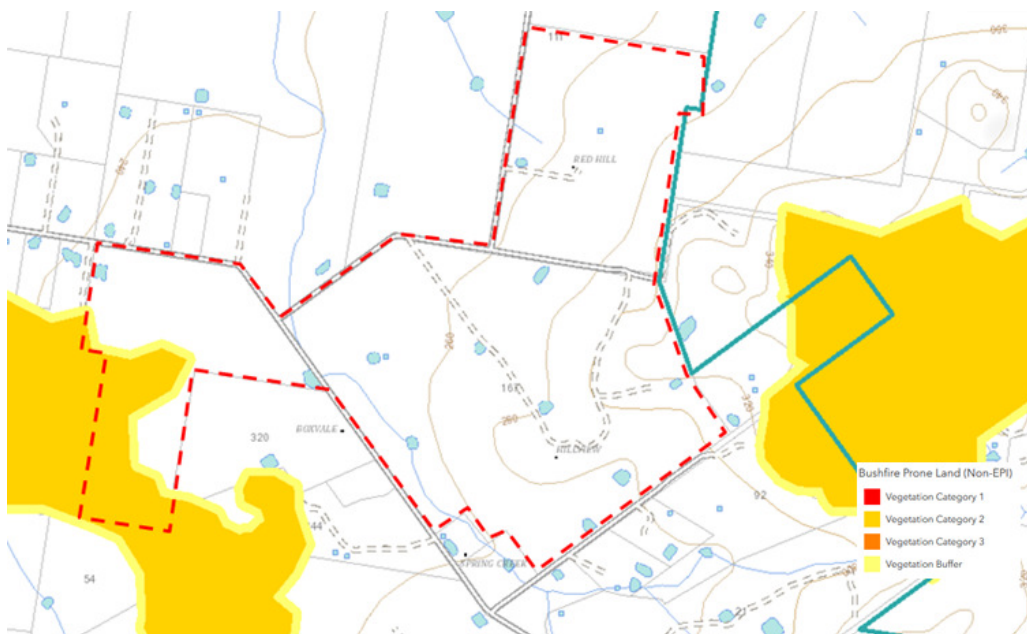


Figure 10. Bushfire Prone Land Use Mapping extract

Apart from the unnamed waterway along the eastern side of Molkentin Road, the developable area of the subject land is otherwise generally clear of constraints and is not mapped as being within other Hazard (ie flood planning and/or a land slide risk area), a Protection Area (eg Acid Sulfate Soils; Groundwater Vulnerability or Salinity mapped areas) or Subsidence Advisory area.

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

Relevant issues in relation social and economic effects have been take into account with the strategic work undertaken by Council in preparing and adopting the JRLUS. One of the stated purposes of this strategy report was to:

“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.”

The JRLUS concludes that the addition of the subject land into the overall strategy was appropriate so as to allow for further investigations for additional large lot residential subdivision in the Jindera locality to address the identified market shortfall (ie < 2.7 years supply) for such land. The proximity of the subject land to the Town Centre in an area surrounded by existing rural living and small-scale farming operations will facilitate an outcome that:

- minimizes any potential effects of ‘leapfrog development’ including infrastructure cost/pressures and duplication of facilities and services. This outcome is as evidenced by other existing land zoned R5 within interface locations around the Jindera urban area;
- ensures a relatively high degree of connectivity between the developable area of the subject land and the existing Jindera township. This conclusion is supported in part



by the fact that the intersection of Molkentin Road and Funk Road is only 2km from the 50km/hr speed limited of the township;

- results in a reduced potential for any land use conflict with existing agricultural enterprises in the locality. The subject land is surrounded by land zoned RU4 which reflects the high degree of fragmentation and the predominantly rural living / small scale agricultural landuse across the eastern area between Jindera and the Albury LGA boundary.

In summary 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 the developable area of the subject land is 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. This is significant given that as identified by the JRLUS there is an identified demand for approximately 430 lots zoned R5 to service forecast population growth across this established market sector.

SECTION D – INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH)

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

There is sealed public road access from the existing local road network which will be further augmented by new local roads with the future subdivision layout. The existing public road network has more than adequate spare capacity to accommodate future development of the subject land. Despite this conclusion, in the event that Council deems it necessary a traffic assessment may be required to accompany any future DA so as to determine possible upgrades that may be necessary on the surrounding road system.

In the event that any upgrades of the adjoining public road network including Rock Road, Red Hill Road and/or part of Funk Road are deemed to be required, these will be constructed at the expense of the developer to the satisfaction of Council.

All internal roadways within the developable area will also be constructed at the expense of the developer to the satisfaction of Council.

Council has indicated that the subject land is capable of being supplied with a reticulated water service with more detailed design work being required at development application stage.

Electricity, and telecommunications facilities with spare capacity can also be readily provided to the development at the expense of the developer and to the satisfaction of Council.

Future lots will be serviced by on-site waste water disposal facilities consistent with Standard AS/NZS 1547:2012 *"On-site Domestic Wastewater Management"*.

Other essential services such as health, education and emergency services are available within the nearby Jindera township area and are of adequate capacity to meet the future needs of the proposal.



SECTION E – STATE AND COMMONWEALTH INTERESTS

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Preliminary consultation with officers of the NSW Department of Planning and Environment has occurred during the preparation of the JRLUS whereby Council was advised that:

“The Strategy is a good initiative and will assist Council in planning future residential growth of Jindera. The Strategy is timely and will be used to inform the revised Riverina Murray Regional Plan as it demonstrates the challenges and opportunities for councils in close proximity to a regional city.”

The planning proposal will necessarily require referral to the Commissioner of the NSW Rural Fire Service (Section 9.1 Direction 4.3 Planning for Bushfire).

It is also anticipated that the Planning Proposal will also be referred to the Environment and Heritage Group within the Department of Planning and Environment, in respect of aboriginal heritage and biodiversity considerations.

The proposal is otherwise considered to be of a relatively minor nature and any further referrals will likely be at the discretion of Council.



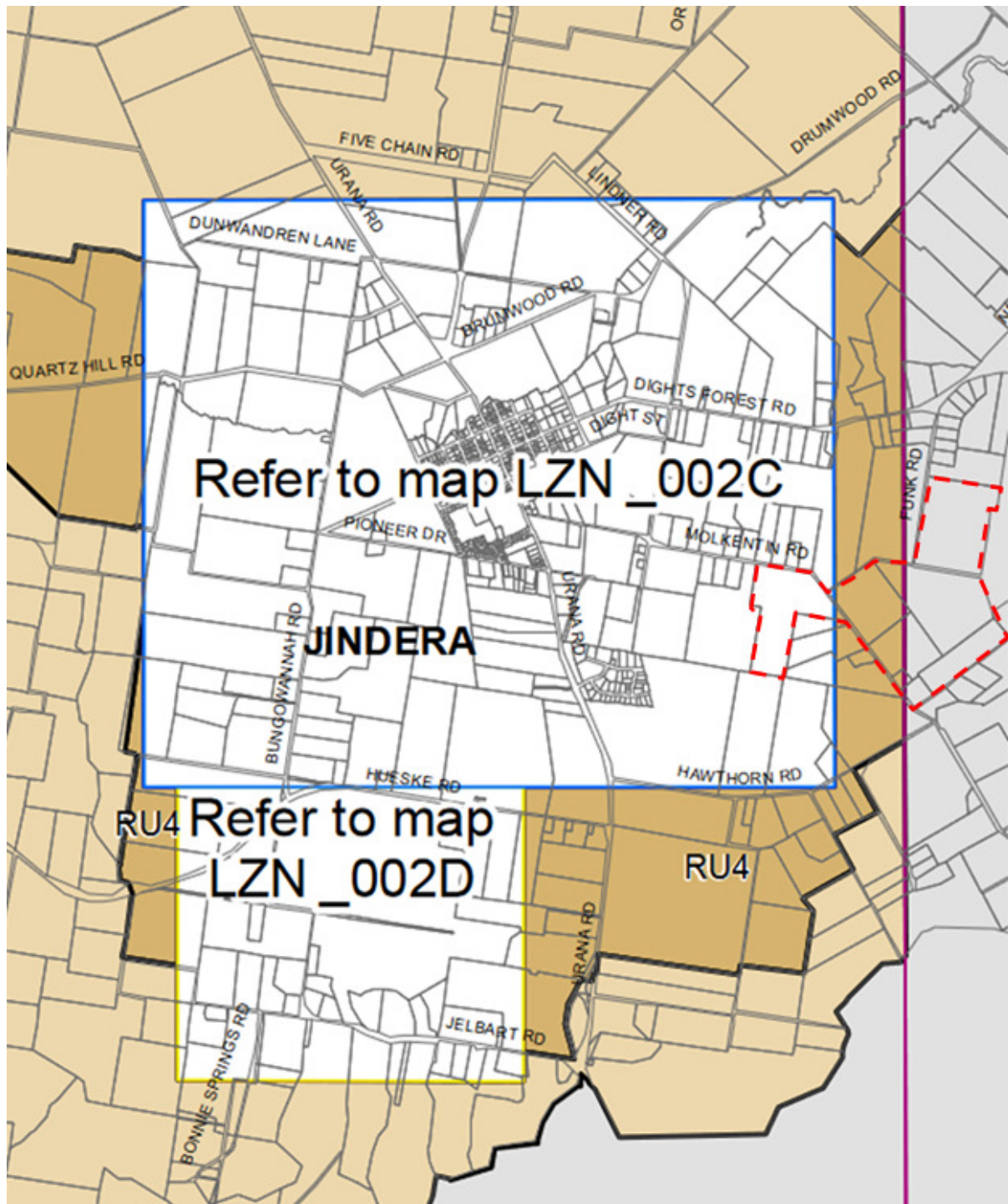
2.4 Part 4 – Maps

The planning proposal is limited to mapping changes. The following maps are provided in support of the Planning Proposal.

Planning Proposal



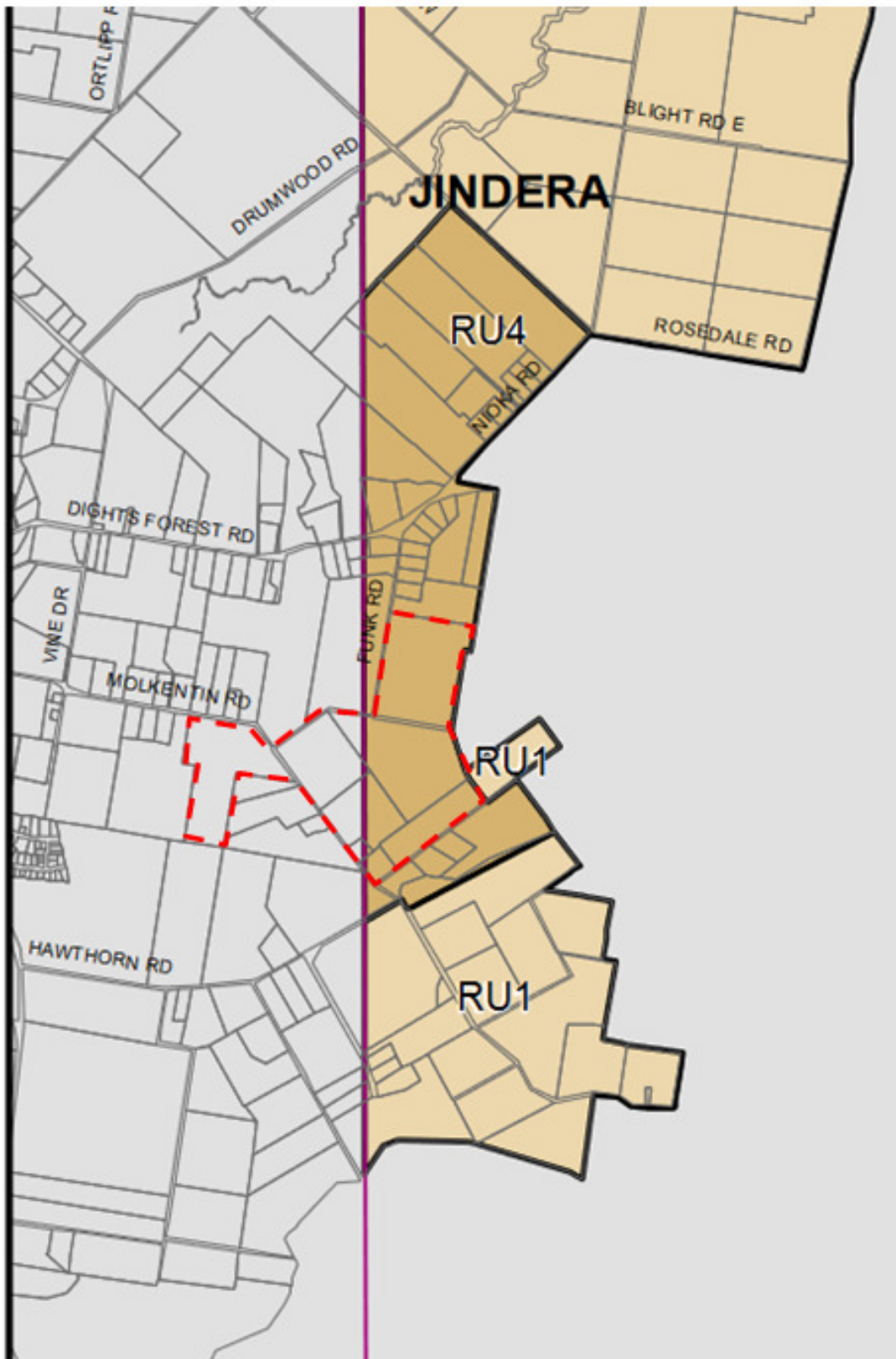
MAP 1: LOCALITY PLAN



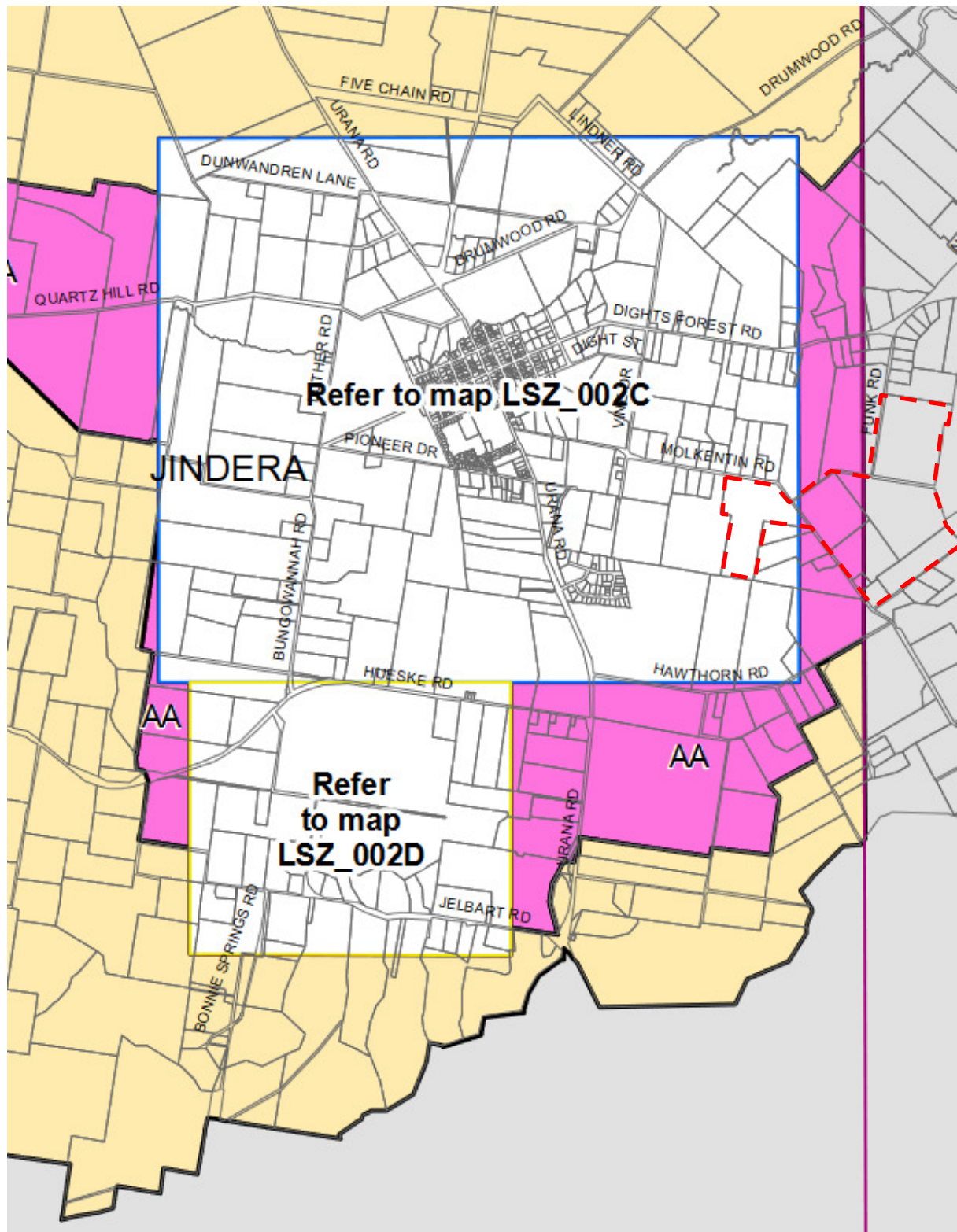
MAP 2: GHLEP 2012 Extract Zone Map 2 (Subject land highlighted)



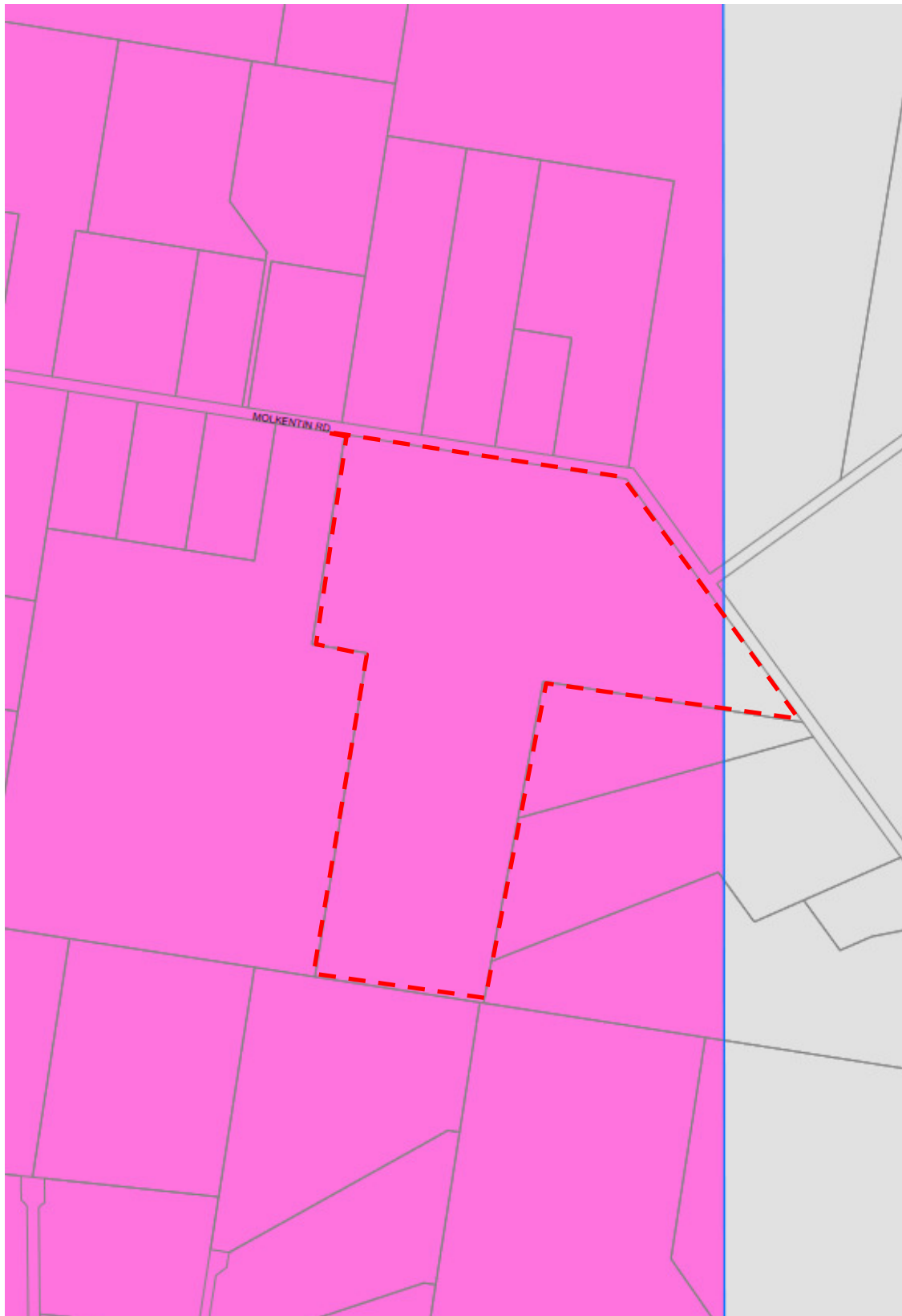
MAP 3: GHLEP 2012 Extract Zone Map 2C (Subject land highlighted)



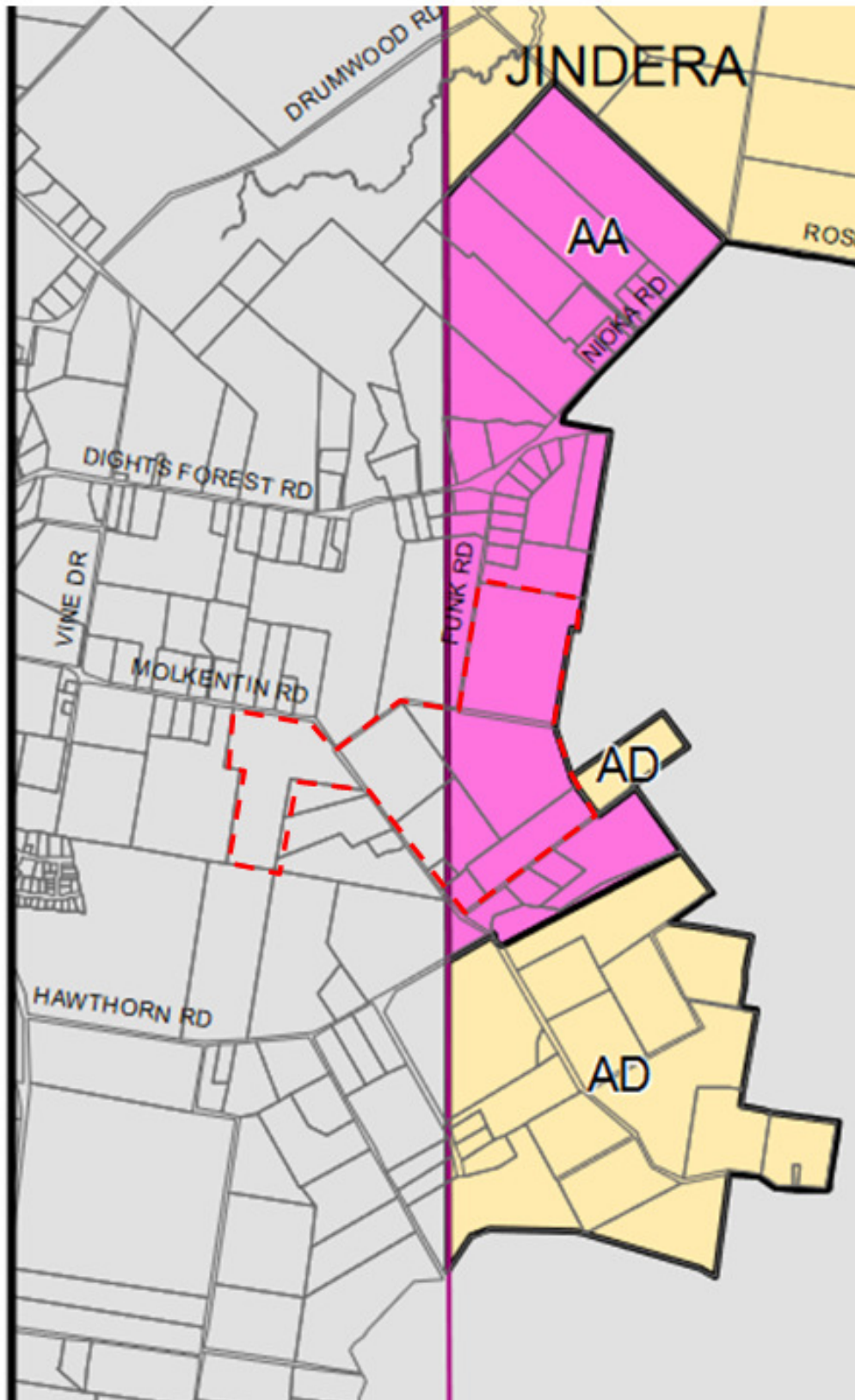
MAP 4: GHLEP 2012 Extract Zone Map 4 (Subject land highlighted)



MAP 5: GHLEP 2012 Extract LSZ Map 2 (Subject land highlighted)

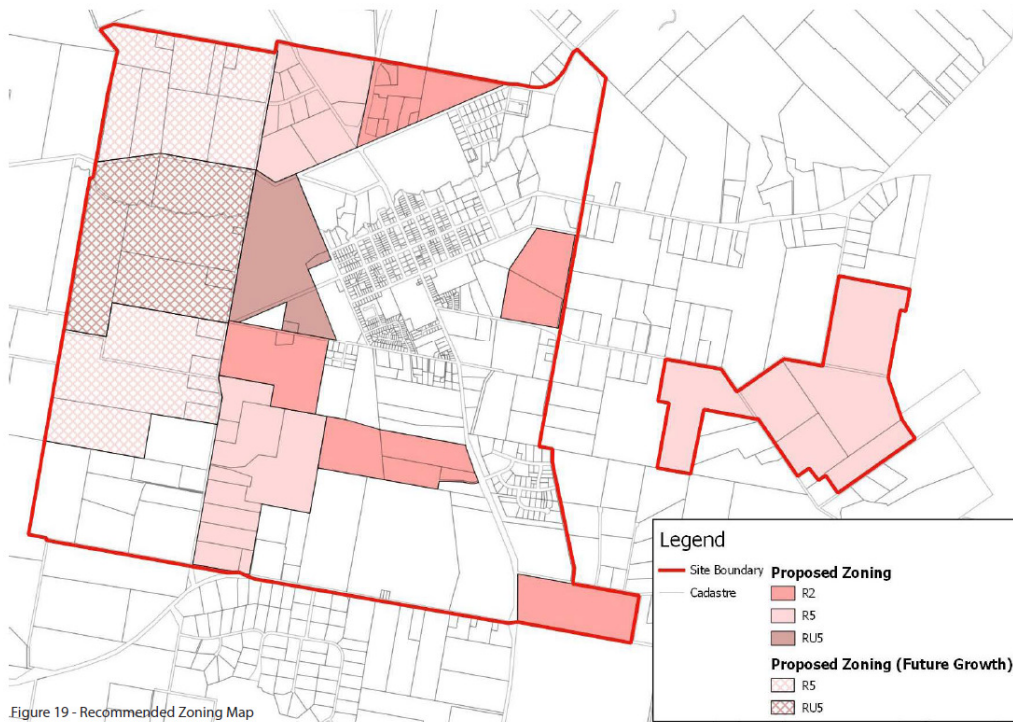


MAP 6: GHLEP 2012 Extract LSZ Map 2C (Subject land highlighted)



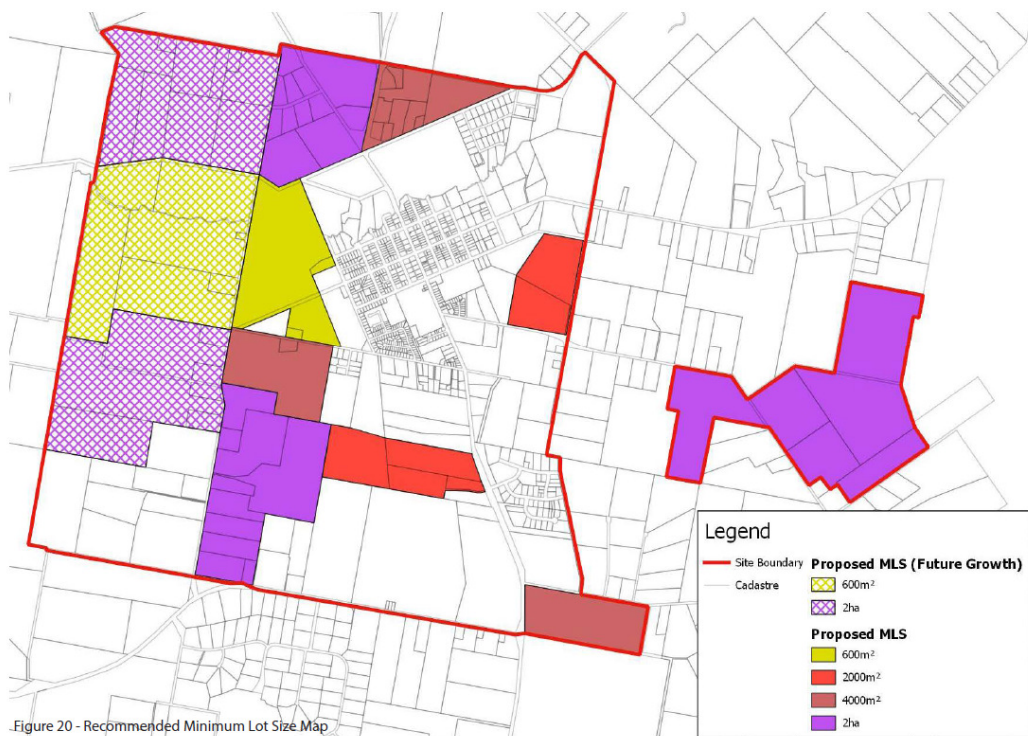
MAP 7: GHLEP 2012 Extract Zone Map 4 (Subject land highlighted)





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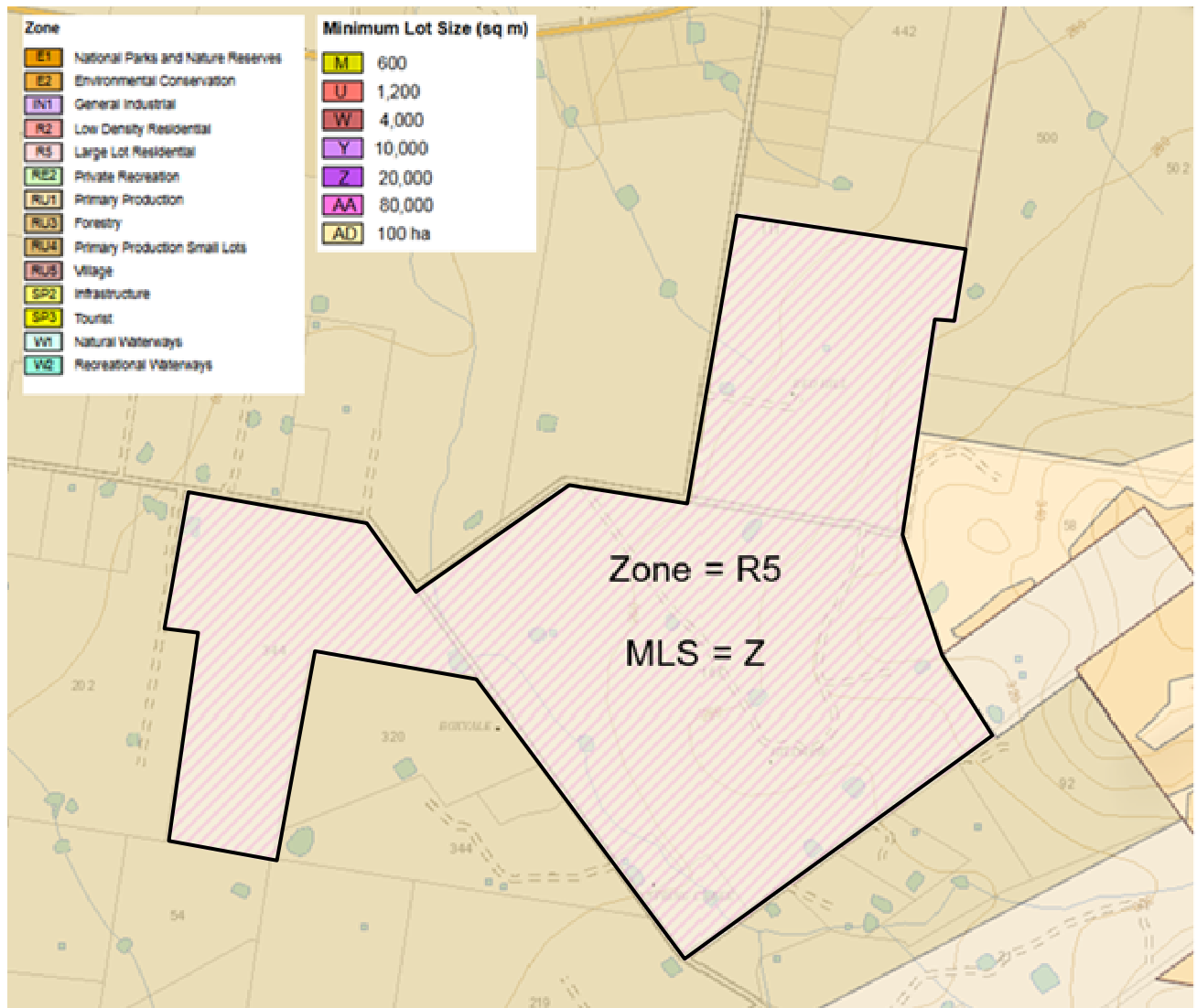
MAP 9: RECOMMENDED ZONING MAP - JRLUS



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MAP 10: RECOMMENDED MINIMUM LOT SIZE MAP – JRLUS



MAP 11: SCHEMATIC OF PROPOSED MAP CHANGES – SUBJECT LAND (INCLUDING Nos. 375 & 387 MOLKENTIN ROAD) HATCHED



2.5 Part 5 – Community Consultation

The planning proposal is considered to be “Standard” as described at Section 1 of the Guide and as a consequence an exhibition period of 20 days is considered appropriate.

Consultation will be carried out in accordance with the statutory requirements set by the EP&A Act and its regulation.

The proposed consultation strategy for this proposal will include:

- written notification to affected and adjoining landowners;
- notification of the proposal on Council’s website
- notification of the proposal on the Planning Portal
- consultation with relevant Government Departments and agencies, service providers and other key stakeholders, as determined in the Gateway determination;
- static displays of the Planning Proposal and supporting material in Council public buildings; and

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

At this stage it is considered unlikely that any public hearing would be required under relevant provisions of the EP&A Act.



2.6 Part 6 – Project Timeline

The project timeline for the planning proposal is outlined below in Table 3.

Typical of the strategic planning process however it needs to be noted that there are indeed many factors that can influence compliance with the timeframe including the cycle of Council meetings, consequences of agency consultation and consequences of public exhibition.

As a consequence, the following project timeline in respect of this planning proposal should be regarded as providing an indicative outline only as a mechanism to monitor the progress of the planning proposal through the plan making process.

MILESTONE	DATE/TIMEFRAME
Anticipated commencement date (date of Gateway determination)	July / August 2021
Anticipated timeframe for the completion of required studies (if required)	2 months from Gateway determination
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	2 months from Gateway determination
Commencement and completion dates for Commence public exhibition period	3 months from Gateway determination
Dates for public hearing (if required)	Within 2 weeks of public exhibition completion
Timeframe for consideration of submissions	2 weeks following completion of exhibition
Timeframe for the consideration of a proposal post exhibition	1 month following completion of exhibition
Anticipated date RPA will make the plan (if delegated)	2 weeks following consideration of proposal
Anticipated date RPA will forward to the department for notification (if delegated).	1 month following consideration of proposal

Table 3: Suggested Project Timeline



3. CONCLUDING COMMENTS

The Planning Proposal seeks to rezone Nos.344, 375 & 387 Molkentin Road and Nos.111 & 167 Funk Rd, Jindera to R5 Large Lot Residential, as well as reducing the minimum lot size for subdivision and dwellings from 8ha to 2ha. An amendment to the GHLEP is necessary for such a development outcome to be considered as the current RU4 zoning and MLZ map applying to the subject land does not permit it.

A key outcome of the proposal is to add to the current < 2.7 years supply of large lot residential land in the Jindera locality, providing opportunity for additional choice in location and housing options for future residents. It is intended that the development of the subject land will assist in responding to the strong demand for residential land in Jindera.

In summary opportunities for the development can be outlined as follows:

- the subject land is relatively close proximity of the Jindera Town Centre to the west while also adjoining the Albury City LGA along the north eastern frontage;
- the developable part of the subject land is only held by three land owners, all of whom are all interested in development in the short term;
- the proposal relates to developable land with 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;
- the proposal relates to rural land that is not identified as being of local or regional strategic importance as evidenced by the existing 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 conclusion, the Planning Proposal is considered to have strategic merit and will facilitate an orderly and proper planning outcome 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 adopted Jindera Residential Land Use Strategy that identifies the subject land as R5 Large Lot Residential with a 2ha minimum lot size.
- The resultant development of the land will not create any unacceptable environmental or social impacts.
- There is clear evidence and demand for this form of residential development within the Jindera market.
- The density of development is sustainable for the subject land.
- There will be a net benefit for the Jindera community.

Having regard to the above it is concluded that the planning proposal is appropriate and well-considered and warrants the support of Council before proceeding to a Gateway Determination.



APPENDIX 1

EXISTING CONDITIONS & CONCEPT SUBDIVISION LAYOUT *

[* Indicative lot layout subject to further
investigation & final survey]


17481 – MOLKENTIN ROAD, JINDERERA, NSW

INDEX

ENGINEERING LAYOUT PLANS

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SHEET	6	PROPOSED SUBDIVISION – 1 APZ PLAN





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PLANNING PROPOSAL

DATE:- 27/10/2021

LOCATION PLAN – NOT TO SCALE

ANNEXURE 8
17481
MOLKENTIN ROAD,
JINDERA, NSW

EXISTING CONDITIONS



SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

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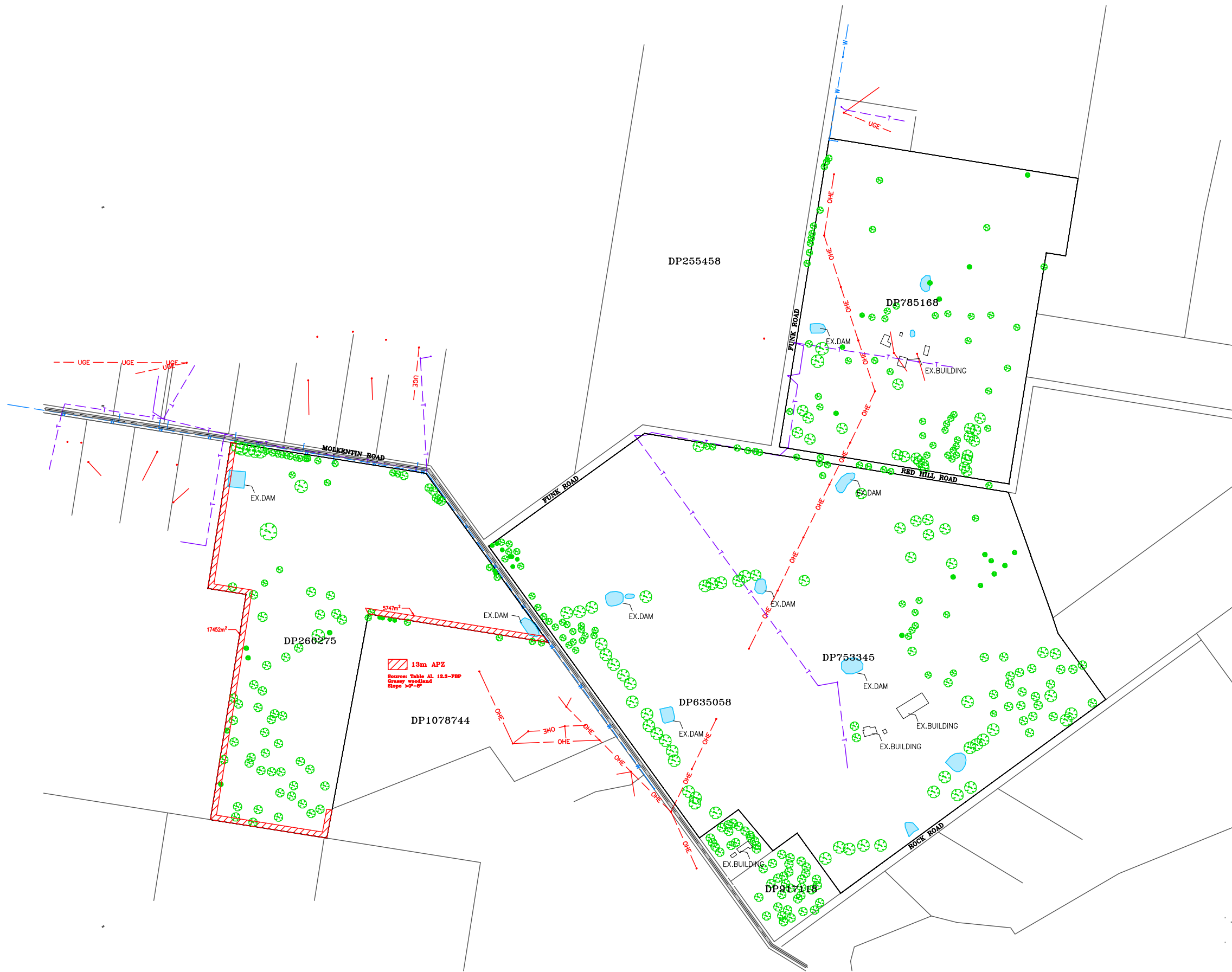
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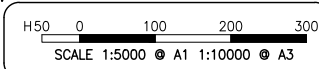
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PROJECT No: 00017481 REV: A

SHEET 01 OF 05 A1



THIS IS PRELIMINARY
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TO SITE INVESTIGATION &
FINAL SURVEY.



ANNEXURE 8
17481
MOLKENTIN ROAD,
JINDERA, NSW

OVERALL PROPOSED
SUBDIVISION



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DEVELOPMENT CONSULTANTS

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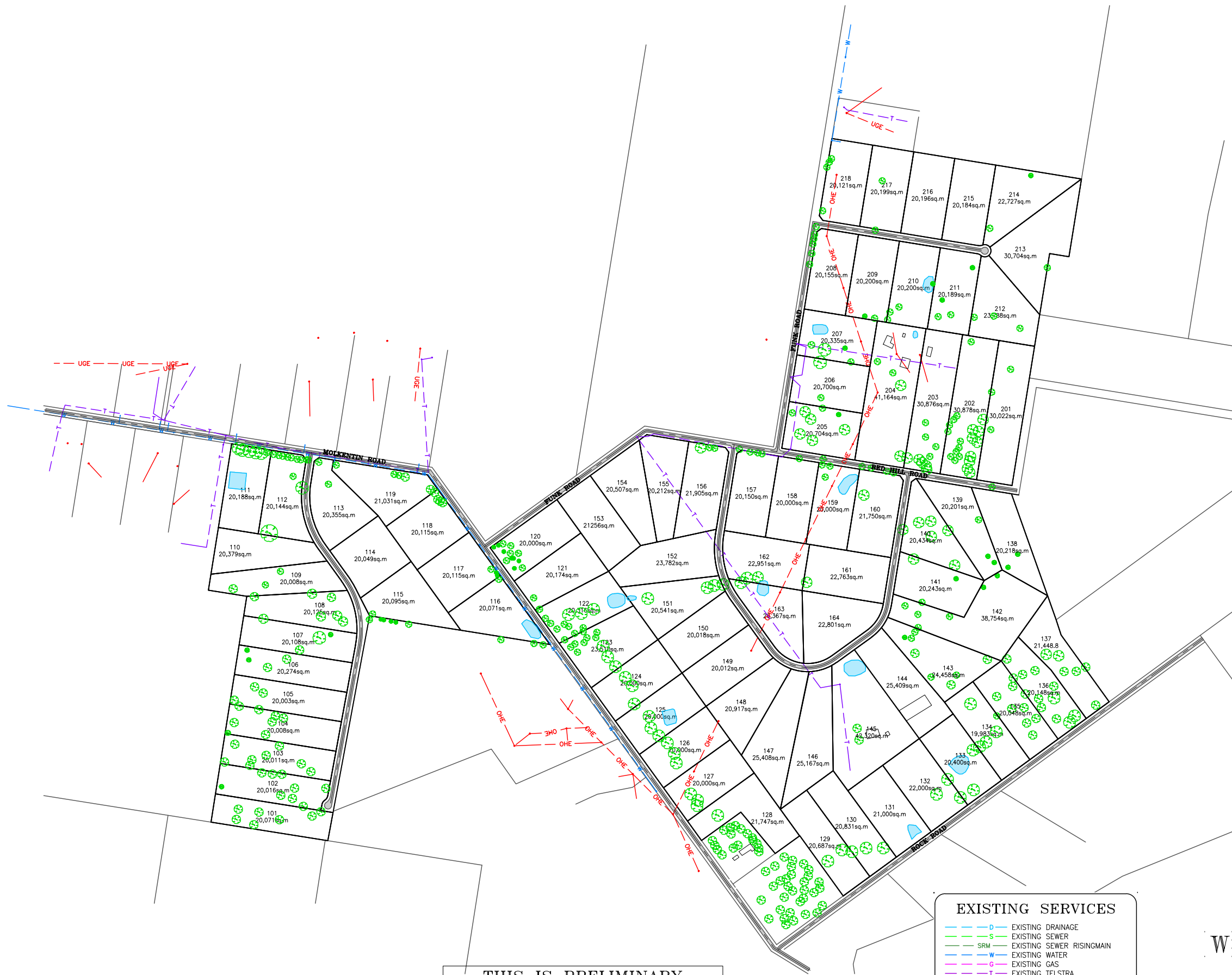
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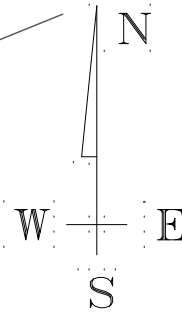
SHEET 02 OF 05 A1



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EXISTING SERVICES

- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- EXISTING TREE TO BE REMOVED.
- HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING



H50 0 100 200 300
SCALE 1:5000 @ A1 1:10000 @ A3

17481
MOLKENTIN ROAD,
JINDERA, NSW

PROPOSED SUBDIVISION-1
APZ PLAN



SURVEYORS CIVIL ENGINEERS
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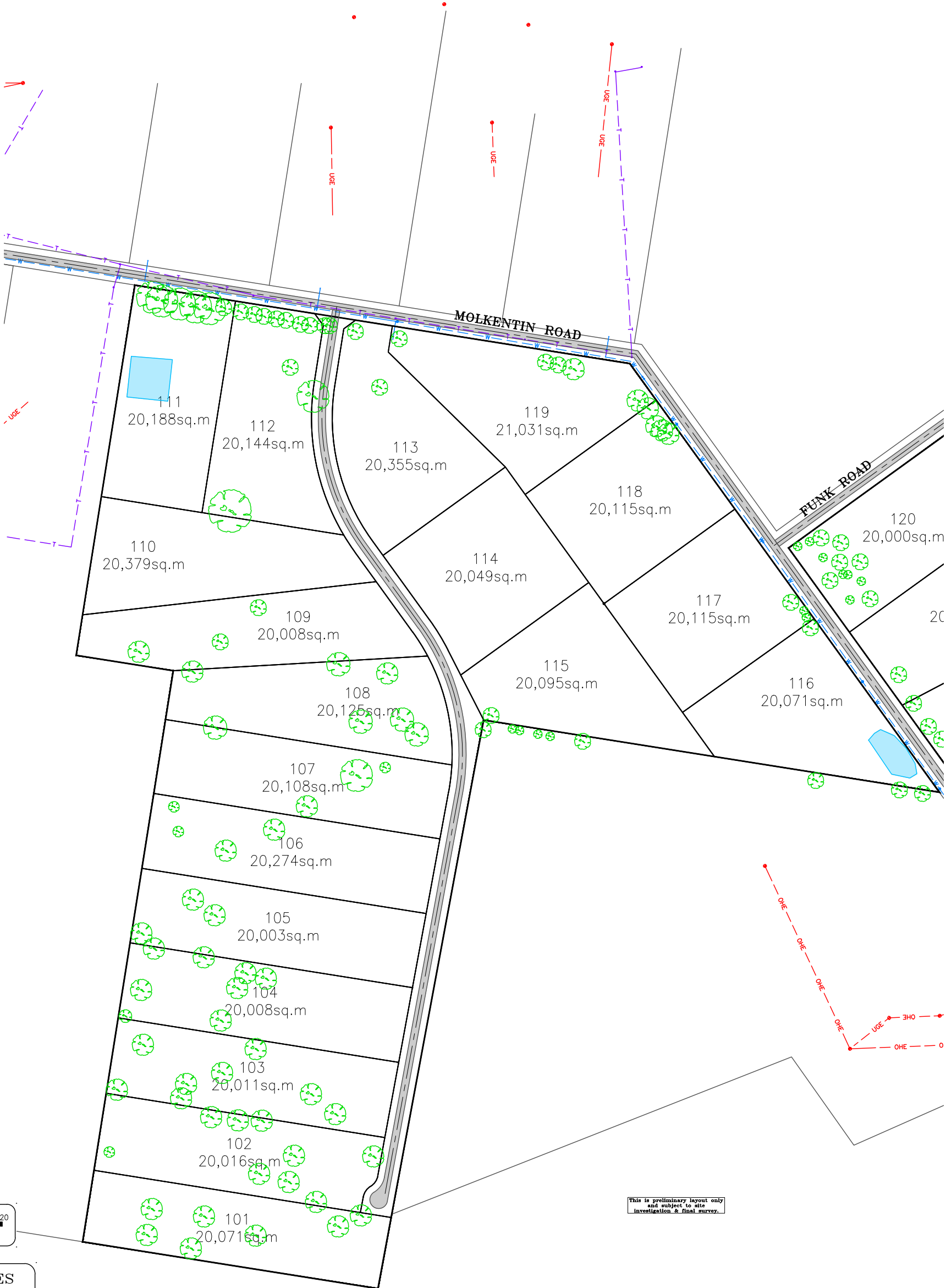
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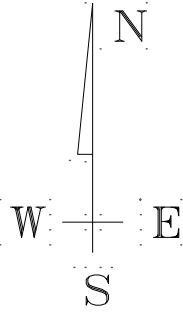
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FINAL SURVEY.



This is preliminary layout only
and subject to site
investigation & final survey.



H20 00 40 80 120
SCALE 1:2000 @ A1 1:4000 @ A3

EXISTING SERVICES

- D- EXISTING DRAINAGE
- S- EXISTING SEWER
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ANNEXURE 8
17481
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PROPOSED SUBDIVISION - 2



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THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



PLANNING PROPOSAL

DATE:- 27/10/2021

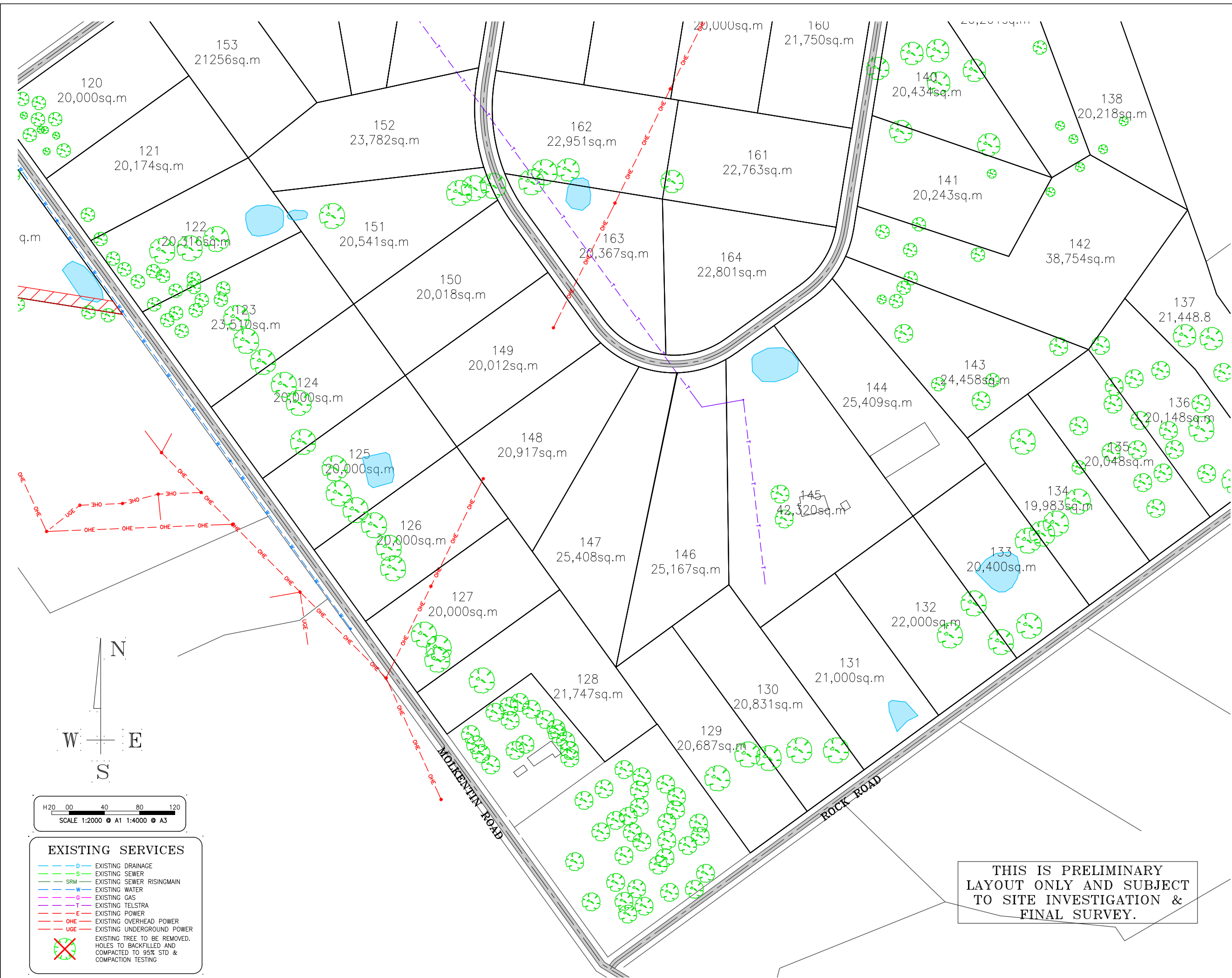
ESLER CHECKED:

AUTHORITY APPROVED:

DATUM: A.H.D. DRAWN: I.B. DATE: OCT-2021

PROJECT No: 00017481 REV: A

SHEET 04 OF 05 A1





SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DEVELOPMENT APPLICATION	27/10/21
B.	
C.	
D.	
E.	
F.	

PLEASE NOTE :

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PROJECT No: 00017481 REV: A

SHEET 05 OF 05 A1

THIS IS PRELIMINARY
LAYOUT ONLY AND SUBJECT
TO SITE INVESTIGATION &
FINAL SURVEY.

EXISTING SERVICES

- EXISTING DRAINAGE
- EXISTING SEWER
- EXISTING SEWER RISINGMAIN
- EXISTING WATER
- EXISTING GAS
- EXISTING TELSTRA
- EXISTING POWER
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING TREE TO BE REMOVED.
- HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING



H20 00 40 80 120
SCALE 1:2000 @ A1 1:4000 @ A3



APPENDIX 2

ABORIGINAL CULTURAL HERITAGE – DUE DILIGENCE (Separately Attached)



APPENDIX 3

BIODIVERSITY ASSESSMENT (Separately Attached)

Remotely Supervised Access to Culcairn Waste Facility Policy

Document Name	Document Version Number	Review Date
Remotely Supervised Access to Culcairn Waste Facility Policy	Insert Version Number Here	September 2023
Date Adopted	Minute Number	Status
Click Here to Enter Date	Insert Minute Number Here	New Policy

Purpose

Council has an electric gate entry system and operational weighbridge at the Culcairn Waste Facility. This policy establishes guidelines for entry to the waste facility and use of the weighbridge as a remotely supervised facility. The Policy ensures that the use of the facility is done in orderly manner and that environmental impacts are managed.

Scope

This policy applies to all contractors who require access during the Out of Hours Period to the Culcairn waste facility.

Definitions

Contractor – is a person, business, or corporation that provides goods or services under a written contract or a verbal agreement.

Waste – refuse waste material.

Debtor – is a person or business that owes Council money.

Out of Hours Period – Whenever the Culcairn Landfill is unmanned between 6.00 am and 6.00 pm seven days per week

Policy Content

To achieve the purpose of this policy the following controls are adopted by Council:

1. The contractor must enter into a financial agreement with Council for invoicing of all waste taken to the facility.
2. The remotely supervised access to the Culcairn Waste Facility is only permitted to Contractors who will utilise the facility on ongoing basis and the service is not available for single or sporadic use.
3. Remotely supervised access to the Culcairn Waste Facility is only during the Out of Hours Period at all other times there is no access to the Facility.
4. The contractor must sign an agreement to comply with the procedure for weighbridge use and correct disposal of waste.
5. Council will cost waste out at a tonnage rate and send monthly invoices.
6. Failure to comply with the procedure will result in the cancelation of the Out of Hours Period entry.
7. Failure to correctly identify waste type will result in the cancelation of the Out of Hours Period entry.
8. Failure to correctly dispose of the waste in the correct areas of the landfill will result in the cancelation of the Out of Hours Period entry.
9. The follow waste types are not permitted to be received during remotely supervised operation of the Culcairn Waste Facility:

Remotely Supervised Access to Culcairn Waste Facility Policy

- asbestos
- chemical drums (cleaned or uncleaned)
- tyres
- mattresses
- refrigerators and air-conditioners
- Items requiring disposal at the Community Recycling Centre such as Gas Bottles, Paint Tins, Electronic Waste e-waste, Fluoro Globes & Tubes, Car & Household Batteries, Motor Oils, Smoke Detectors

Failure to comply will result in the cancelation of the Out of Hours Period entry

10. Only waste generated within the Greater Hume Council area will be accepted during the remotely supervised operation of the Culcairn Waste Facility.

11. Failure to pay invoices will result in the cancelation of the Out of Hours Period entry.

Links to Policy

Nil

Links to Procedure

Culcairn Landfill Weighbridge Procedure [\(insert link\)](#)

Links to Forms

[Insert Link](#)

Debtor form

Agreement form

References

Nil

Responsibility

Director of Environment and Planning

Manager Waste and Facilities

Finance

Document Author

Manager Waste and Facilities

Relevant Legislation

Protection of the Environment and Operations Act 1997


Local Government Act 1993

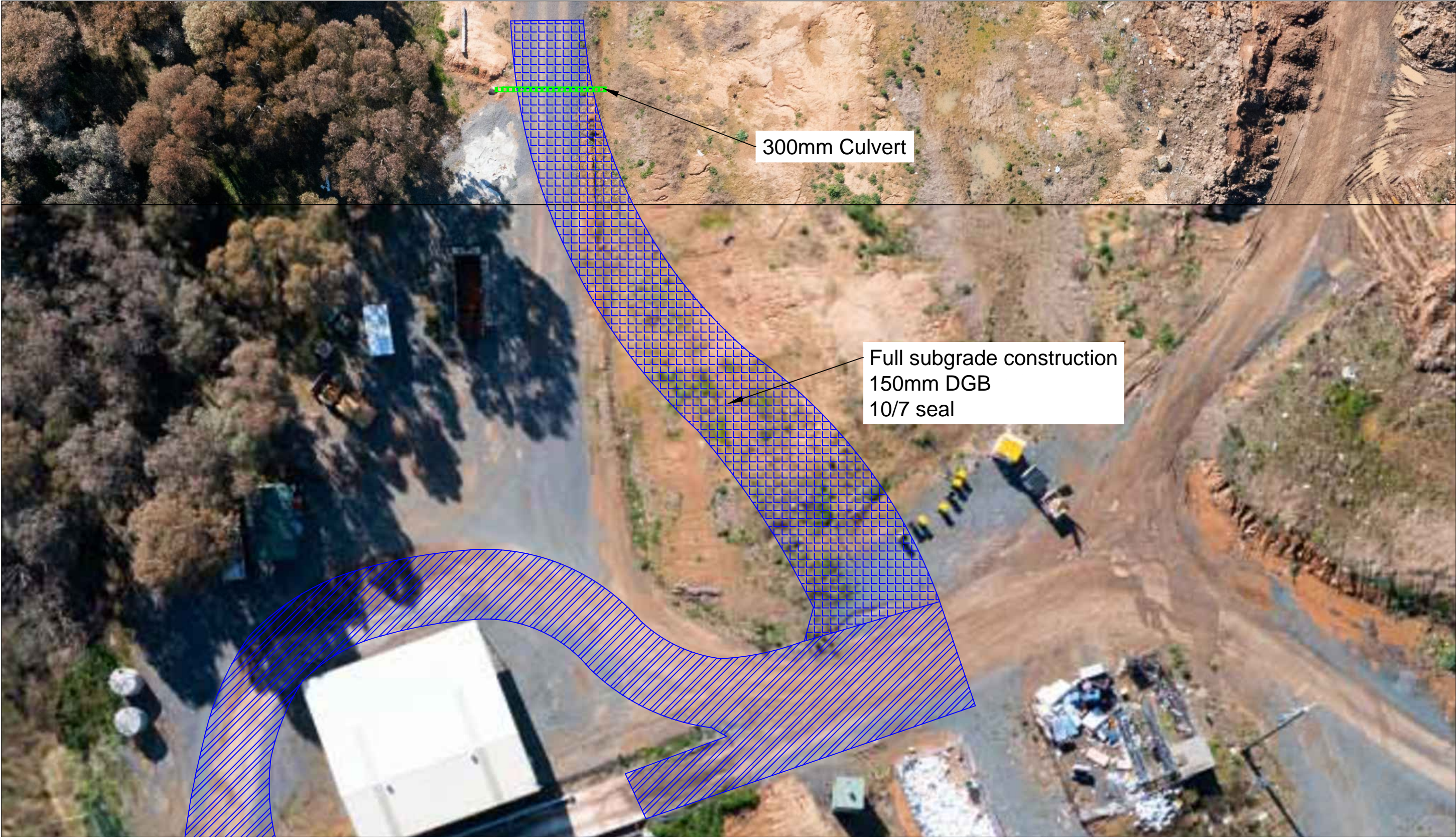
Associated Records


Nil



50mm DGB Overlay
10/7 Seal

<div><div></div><div>N</div></div> <div>Description</div> <div>Entrance and Weigh Bridge</div>	 <div>Greater Hume Council</div>					Title of works					
							Culcairn Tip Sealing				
							Drawn	19th August 2022		Revision Date	Revision Number
		D						NA		#	
		C					Scale	Not to Scale		Job Number	Sheet Number
		B						A3		NA	1
		A	19/08/2022	Seal and Culvert	JP						
Rev.	Date	Description	Dwg	Verif							



<div><div>↑</div><div>N</div><div>Description</div><div>Access to Tip site</div></div>	<div><div></div><div>Greater Hume Council</div></div>						Title of works					
								Culcairn Tip Sealing				
		D						Drawn	19th August 2022	Revision Date	Revision Number	
		C										
		B						Scale	Not to Scale	Size	A3	
				A	19/08/2022	Seal and Culvert	JP					AW
Rev.	Date	Description			Dwg	Verif	Job Number			Sheet Number		
							NA			2		

Document Name	Document Version Number	Review Date
Councillor Access to Information and Staff Policy	1.0.2	February 2022
Date Adopted	Minute Number	Status
19 June 2019	5297	Revised

Purpose

The purpose of this policy is to provide a consistent set of guidelines to ensure legal and appropriate Councillor access to Council records, information and staff that may assist them in undertaking their responsibilities as elected representatives.

This policy defines appropriate interactions between Councillors, employees and contractors of Greater Hume Shire Council. It defines potential, perceived and actual improper or undue influence or direction by Councillors of staff and ensures that risks associated with improper or undue influence are mitigated.

Scope

This policy applies to Councillors, all staff and contractors of Greater Hume Shire

Definitions

Councillors - all elected representatives of Greater Hume Shire Council as defined by the Local Government Act 1993.

General Manager – Executive as appointed by Council.

Directors – refers to the Department Directors.

Public Officer – this position is held by the Director of Corporate & Community Services.

Staff – is defined as any staff member below the level of Director.

Policy Content

Access to Council Records by Councillors

Councillors are entitled to access all council files, records or other documents in accordance with the Government Information Public Access Act 2009 (GIPA) and as identified in Councils GIPA Publication Guide, or which relate to a matter currently before the Council.

Councillors can request access to Council documents relating to their civic duties from the General Manager or relevant Director.

Councillors who have a personal (as distinct from civic) interest in a document of Council have the same rights as any other person.

Councillors must not release personal information about a third party except in accordance with the provisions of the Privacy and Personal Information Act.

The Government Information Public Access Act 2009 (GIPA) also include provisions for a member of the public to a general right of access to Council documents.

The General Manager, public officer or a person identified by the General Manager shall keep a record of all requests by councillors for access to information (other than those listed in the GIPA Act or GIPA Publication Guidelines or by a Notice of Motion at a Council meeting).

Use of Information by Councillors

Reference should be made to Council's Code of Conduct and Statement of Business Ethics which offer specific guidance to Councillors in dealing with information provided to them in the course of their civic duties.

It is recognised that Councillors have a role both as a member of the governing body of the Council and as an elected person and importantly it recognises the difficulty for Councillors to reconcile the two areas of responsibility when dealing with Council information and documents. It notes that while it is desirable in the public interest to maintain open government, not all information available to Councillors is available to members of the public.

Councillors are made privy to information of a confidential nature the disclosure of which is specifically prohibited in certain circumstances.

Councillors must undergo to protect confidential information and only use confidential information for the purpose it was intended. Confidential information gained through your official position should not be used for the purpose of securing a private benefit for yourself or any other person.

Confidential information must not be used with the intention to cause harm or detriment to Council or any other person or body and information discussed during a confidential session of a Council meeting must not be disclosed.

The right of Councillors to have access to records is for the purpose of exercising the office of Councillor. It does not carry with it the right to disclose any information obtained by a Councillor to another person, unless it is already in the public domain. A Councillor has no authority to release documents on behalf of Council.

The Mayor shall not cause the by-passing of the general access provisions by providing to another Councillor information made available through the Mayoral role.

Councillors shall not cause the by-passing of GIPA provisions by providing to a member of the public information made available to Councillors as an elected representative.

The General Manager will provide further guidance and assistance to Councillors in determining whether a document is confidential and/or not to be released.

Access to Information

The General Manager is responsible for ensuring that councillors and administrators can access information necessary for the performance of their official functions.

Persons nominated by the General Manager to provide information and advice to Councillors include the Directors. Only the General Manager and Directors can provide information and advice to Councillors and any other officer nominated by the General Manager and/or Director, from time to time.

Other than outlined above Councillors shall not approach members of staff directly for information or advice, other than public contact staff and then only for routine administrative matters.

When a detailed report is required, a Notice of Motion should be made to Council.

If a Councillor is concerned about any refusal to provide information, the matter should be raised with the General Manager. If the Councillor is still dissatisfied they should request the information by way of a Notice of Motion to the Council.

Interaction Between Councillors and Staff

The General Manager is responsible to the Council for the performance of all staff and day to day management of Council. Therefore, it is appropriate that all requests for information and approaches to staff on matters not generally available to the public and which are outside the forum of Council and Committee meetings, be directed to the General Manager or to person(s) nominated by the General Manager.

Councillors must not:

- direct council staff other than by giving appropriate direction to the general manager by way of council or committee resolution,
- in any public or private forum, direct or influence, or attempt to direct or influence, any other member of the staff of the council or a delegate of the council in the exercise of the functions of the staff member or delegate
- contact a member of the staff of the council on council-related business unless in accordance with the policy and procedures governing the interaction of councillors and council staff that have been authorised by the council and the general manager
- contact or issue instructions to any of the council's contractors, including the council's legal advisers, unless by the mayor exercising their functions under section 226 of the LGA.

A councillor, member of staff or delegate must not take advantage of their official position to improperly influence other councillors, members of staff or delegates in the performance of their public or professional duties for the purpose of securing a private benefit for themselves or for some other person.

The General Manager is responsible for keeping the Mayor informed of all matters relevant to supporting the Mayor in fulfilling his/her responsibilities.

Staff members will not approach Councillors directly on matters other than routine administrative matters. Any other contact with Councillors must be arranged through their Departmental Director or the General Manager.

Staff members will not lobby Councillors on policy issues.

Requests for actions, services or maintenance should be made by emailing mail@greaterhume.nsw.gov.au or by contacting a Customer Service Centre who will record the request in Councils Customer Request Management system.

Councillor Access to Council Offices

As elected members of the Council, Councillors are entitled to have unimpeded access to all civic areas, the Council Chamber and meeting rooms.

Councillors who are not in pursuit of their civic duties only have the same rights of access to Council buildings and premises as any other member of the public.

A councillor may not enter "staff only" areas unless with the permission of the General Manager or Divisional Director.

The General Manager provides secretarial services through the Executive section and will instruct staff to provide secretarial support on particular matters as required.

Responsibility and Accountability

Councillors and staff are responsible for ensuring that any breaches of this policy are reported to the General Manager.

Where the breach relates to the conduct of a Councillor, the General Manager is responsible for immediately reporting the matter to the Mayor and where the breach relates to the conduct of the Mayor, the General Manager is responsible for reporting this to Council.

Where the breach relates to the conduct of staff the General Manager is responsible for taking appropriate disciplinary action if the breach is proven.

Inappropriate Interactions

The Council has determined that the following interactions are inappropriate:

- councillors approaching members of staff for information on sensitive or controversial matters, other than the General Manager, Directors or other staff nominated by the General Manager and as advised to councillors
- members of staff approaching councillors directly other than via the General Manager or their Director on operational issues (other than matters relating to broader workforce policy), grievances, workplace investigations and disciplinary matters.
- councillors approaching staff outside the council building or outside hours of work to discuss Council business
- staff refusing to give information which is available to other councillors to a particular councillor because of the staff member's or councillor's political views
- councillors who have a development application before the Council discussing the matter with staff in staff-only areas of the Council
- councillors approaching members of local planning panels or discussing any application that is either before the panel or that will come before the panel at some future time, except during a panel meeting where the application forms part of the agenda and the councillor has a right to be heard by the panel at the meeting
- councillors entering general staff only areas with the exception of the intention to visit the office of the General Manager or Directors
- staff being asked to answer questions or provide documents to councillors who are overbearing or threatening
- councillors making personal attacks on council staff or engaging in conduct towards staff that in public forums including social media
- councillors directing or pressuring staff in the performance of their work, or recommendations they should make
- staff providing advice to councillors without recording or documenting the interaction as they would if the advice was provided to a member of the community.

Links to Policy

Code of Meeting Practice
Model Code of Conduct

Links to Procedure

Nil.

Links to Forms

Government Information (Public Access) Act 2009 Access Application

References

Under Careful Consideration: Key Issues for Local Government (ICAC)
Good Conduct & Administrative Practice-Guidelines for Councils (NSW Ombudsman)

Responsibility

General Manager

Document Author

General Manager

Relevant Legislation

Local Government Act 1993

Local Government (General) Regulations 2005

Government Information (Public Access) Act 2009

Public Interest Disclosures Act 1994

Independent Commission Against Corruption Act 1988

Associated Records

GIPA Publication Guide for Greater Hume Shire Council

Greater Hume Shire Council

General Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management

Statement by Councillors and Management made pursuant to Section 413 (2c) 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 21 September 2022.

Councillor Tony Quinn
Mayor
21 September 2022

Councillor Annette Schilg
Councillor
21 September 2022

Evelyn Arnold
General Manager
21 September 2022

Dean Hart
Responsible Accounting Officer
21 September 2022

Greater Hume Shire Council

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for the year ended 30 June 2022

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Evelyn Arnold
General Manager
21 September 2022

Dean Hart
Responsible Accounting Officer
21 September 2022



Records Management Policy

Document Control

Document Name	Document Register Number	Review Date
Records Management Policy	1.0.5	Click here to enter a date.
Date Adopted	Minute Number	Summary of Changes
		Revised

Purpose

This policy determines the requirements for managing all records for Greater Hume Council in both electronic and hardcopy formats in accordance with relevant legislation, standards and codes of best practice approved by **NSW State Archives and Records State Records NSW**.

Scope

All Greater Hume Council, employees and contractors.

Definitions

Nil, as at date adopted.

Policy Content

As a public agency, Greater Hume Council is bound by the regulations and requirements of the State Records Act 1998. The Act sets out codes of best practice to which Council must comply. Failure to do so could leave Council open to criticism in an investigation – whether by a Minister, a Royal Commission, an auditor or a law enforcement body. State Records legislation requires Greater Hume Council to make and keep records that fully and accurately document operations and administration.

Why we need ‘full and accurate’ records:

- i. Facilitate action by employees at any level, and by their successors;
- ii. Make possible a proper scrutiny of the conduct of business by anyone authorised to undertake such scrutiny, and,
- iii. Protect the financial, legal and other rights of the organisation, its clients and any other people affected by its actions and decisions.
- iv. To comply with all external requirements relating to record keeping practices.

To be a ‘full and accurate’ record the Australian Standards, *AS ISO 15489.1-2002 Records Management – Part 1: General* and *AS ISO 15489.2-2002, Records Management – Part 2: Guidelines*, requires Councils records to conform with the following attributes:

Attribute	Explanation of attribute
Compliant	Complying with the recordkeeping requirements from the regulatory environment in which the organisation operates
Adequate	For the purposes for which they are kept
Complete	Containing not only the content, but also the structural and contextual information necessary to document a transaction, as discussed above
Meaningful	With links to other records documenting a sequence of transactions
Comprehensive	Documenting the complete range of the organisation’s business
Accurate	Reflecting accurately the transaction that they document
Authentic	Enabling proof that they are what they purport to be and their purported creators indeed created them
Inviolate	Securely maintained to prevent unauthorised access, alteration or removal

Records Management Policy

Records are a vital ingredient in the support of Council's ongoing business activities. Effective management and preservation of Council's corporate memory is intrinsic to both the decision making process and productivity within Council.

Disposal of Records

Records must be protected, maintained, findable, and useable for their entire retention period, as outlined in the General Authority 39 (GA 39), Local Government Records.

Records cannot be disposed of other than in accordance with the State Records Act 1998, GA 39 and Greater Hume Council, Disposal Procedures. Records cannot be disposed of without the concurrence of the Manager Corporate Services.

The State Records Act 1998 (NSW) requires public officers to 'make and keep full and accurate records' of their business activities.

Poor recordkeeping practices within the public sector contribute to inefficiencies and poor decision making. Poor recordkeeping means that evidence may not even exist or may not be adequate to meet council requirements for accountability. Records are vital for ongoing business and for internal and public accountability.

The NSW Public Sector Code of Conduct requires that public officials should 'maintain adequate documentation to support any decision made' in the performance of their duties.

Accountability Requirements

Councillors

The Mayor and Councillors are responsible for the adoption of and compliance with the requirements of the Records Management Policy in their conduct of official business for Council. Official business includes business relevant to the performance of the function and duties of the office of Councillor.

General Manager

The General Manager has a duty to ensure that Greater Hume Council complies with the requirements of the NSW State Records Act 1998.

Corporate Services

The Manager Corporate Services is responsible for the management, protection and disposal of Council records in accordance with the State Records Act 1998.

Directors and Managers

Each Director and Manager are responsible for ensuring:

- That their staff respond to correspondence and action requests in a timely manner and that this information is also recorded in the Electronic Document Management Records System (EDRMS).
- Their staff comply with Council's records management policy and procedures. They will ensure their staff receive training on records management and use of Council's EDRMS (Magiq Documents) Infoexpert).
- Their staff respond to correspondence and actions requests within the determined time frames, and that this information is captured into the EDRMS, in accordance with the Records Management Procedures and guidelines for the use of Magiq Documents Infoexpert.
- That their staff who have access to information of a confidential nature, are instructed as to their rights and obligations when dealing with such matters.

Records Management Policy

Records Officer

The Records Officer is responsible for the management of Council records (paper and electronic), all archiving services, and access to information requests. The Records Officer will assist and support all Council staff in meeting their record keeping responsibilities.

The Records Officer is responsible to the Manager Corporate Services for the efficient, accurate and timely delivery of records management services, including:

- Registration and distribution of incoming correspondence;
- Archiving and retrieval of council records;
- Access to information services;
- Provision of services to internal and external customers; and
- Monitoring and auditing of records management processes, including Council's Controlled Documents system. The Controlled Documents system incorporates Council's policies, procedures, forms and guidelines.
- Implementing new initiatives using the EDRMS, and driving organisational use of electronic records.

All Staff

Under the State Records Act 1998, all staff are required to 'make and keep full and accurate records' of their business activities. Staff are accountable to their supervisors for compliance with this policy, and with related internal policies, procedures and guidelines.

All staff are responsible for creating records that document:

- Decisions made;
- Verbal decisions and instructions or commitments given, including telephone conversations;
- Meetings;
- Other events; and
- Business activities they are involved in.

All staff shall:

- Make records that support the conduct of their business activities.
- Register records into the EDRMS in accordance with the protocols outlined in the internal procedures and guidelines for use of **Magiq Documents Infoexpert**.
- Ensure all corporate emails are registered to the EDRMS.
- Handle hard copy records and information sensibly and with care, so as to avoid damage to the records.
- Not relinquish control over, damage, alter, destroy or lose records of Council.
- Access records from within the EDRMS.
- Maintain confidentiality of records they have access to, in accordance with Council's Code of Conduct, and the requirements of the Government Information (Public Access) Act, and Privacy and Personal Information Protection Act.
- Be given appropriate access levels to records and documents they require to enable them to perform their duties.
- Ensure that all paper documents received from external or internal sources relating to Council business are scanned and registered into the EDRMS.

Links to Policy

Access to Information Policy
Social Media Policy
Document Control Policy

Records Management Policy

Links to Procedure

Records Management Procedure Manual
Government Information Public Access (GIPA) Guide

References

Nil, as at date adopted

Responsibility

General Manager

Relevant Legislation

International Standard ISO15489 Records Management

General Records Disposal Schedule 2011

General Retention and Disposal Authority: Local Government Records GA39

State Records Act 1998 and associated Standards, Principles and Codes

State Records Regulation 2015

Government Information (Public Access) Act 2009

Privacy and Personal Information Protection Act 1998

Associated Records

Nil, as at date adopted

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY 20 JULY 2022**

ENGINEERING

1. PROVISION OF FOOTPATH – ADAMS STREET, JINDERA

Report prepared by Works Engineer – Andrew Walls.

REASON FOR REPORT

To advise Council of the proposed cost and apportionment for the Adams Street Footpath Project which is part of Council's 2022 / 2023 capital works program at Jindera as required by Council Policy.

REFERENCE TO DELIVERY PLAN ACTION

Objective; Our development and maintenance is sustainable, environmentally responsible, accessible and enjoyed by our community.

Outcome 4.1; Infrastructure and facilities meets the needs of our communities.

DISCUSSION

As required by Council Policy, administration of *Contributions for Footpath/Kerb and Channel Construction Policy*, this report provides the proposed cost apportionment for the Adams Street (Jindera) Footpath Project.

The proposed works include the construction of a 1.5m footpath on the northern side of Adams Street from Mitchell Street to Goulburn Street for approximately 300m.

A table showing the current estimate rates used to calculate the landowners contributions is **ENCLOSED SEPARATELY** for Councillor's information.

A sketch of the proposed works is included for Councillor's information.

Plan of Proposed Works



**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY 20 JULY 2022**

PROVISION OF FOOTPATH – ADAMS STREET, JINDERA [CONT'D]

BUDGET IMPLICATION

Council has allocated \$60,000 for the completion of this project in the 2022/23 Operational Plan.

CONCLUSION

The completion of footpath within this street as planned will improve property owner and public accessibility.

RECOMMENDATION

That Council:

1. Approve the construction of footpath in Adams Street, Jindera
2. That the cost to land owners be as detailed
3. That the landowners be notified of the estimated amount of their contribution to the project

10 AUG 2022

Peter and Fay Antone

60 Adams St

Jindera

NSW ... 2642

08/08/2022

The General Manager

Greater Hume Shire.

Dear Sir/ Madam

We are writing to you re the proposed footpath in front of our home.

We strongly object to this proposal.

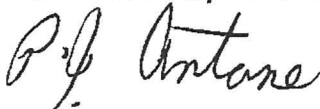
1. We are both aged pensioners. The cost of living is going up every day, fuel, medical benefits, insurances, food, electricity, gas, doctors etc and now you are going to bill us over \$5,200.00 for a footpath that we will never use.
2. We are on the very outskirts of the village and don't see many people walking along here to make good use of the money spent.
3. People go bush walking without footpaths, I cannot see why they can't walk on grass here.
4. There is no footpath between the Hall and the Hotel I am sure more people would use that.
5. This is not on our land, you own the land if you want to spend / waste your money on a footpath you can do it, but do not expect us to pay for it. We were not consulted about this at all.

You have offered for us to pay for it in our rates over the next five years, our rates are hard to pay for now without an extra \$1000.00 per year put on it.

We can think of a lot of other matters much more important that the council could spend your money on before footpaths. Please don't turn our lovely little village into a concrete city suburb. Please reconsider this awful proposal.

Yours faithfully

Peter and Fay Antone



08/08/22

From : petakoz1@gmail.com

To : mail@greaterhume.nsw.gov.au

Sent : 2022-08-17T12:47:38.0000000+10:00

To Whom it may concern,

I am writing to express my concerns with the proposed footpath construction at the front of 64-66 Adams Street Jindera.

1. We are on the outskirts of town, and feel that this is unnecessary. There are very few people who walk past and into 'town' - therefore this construction would only benefit a very small number of people.

2. The cost to us is exorbitant to benefit (not ourselves) a very small number of people.

3. I strongly believe that "council" is wasting funding on this proposed construction - and these funds being spent far exceed any perceived benefits.

4. We have a failing sewerage system within the township which rectification should be of an immediate and higher priority to a footpath with little utility.

5. The roads within the vicinity of Jindera are in very poor condition, with numerous large potholes and damaged surfaces - again rectification of the roads should be of an immediate and higher priority to a footpath with little utility.

Can you advise if the proposed footpath will be on both sides of Adams Street? If not then the installation of the path is inequitable, as properties across the road would not be incurring such costs.

For your consideration

Roger Buchs and Peta Kosonen

Proposed Footpath Construction

From : karmenlukins18@gmail.com

To : mail@greaterhume.nsw.gov.au

Sent : 2022-08-19T10:01:37.0000000+10:00

Dear Greater Hume Council,

I am writing in response to a letter sent to us and signed by Greg Blackie on 26 July 2022.

This letter was in regards to a Proposed Footpath Construction at our property address, 54-56 Adams Street Jindera.

As the site where the Footpath is to be constructed is 100% Council land we will not be paying any part towards construction costs.

When we build here, there were no policies with Council to say this would be a consideration we'd have to make.

If you are able to provide a copy from Council of the policy that states land owners need to contribute 50% of costs, it would be appreciated.

Our drains and sewage system have been very inadequate for a very long time. This is of a higher priority than a footpath. However, this is still a matter for council and not our concern financially.

In past conversations it has been made very clear that the nature strip belongs to Council and we were not to add or take anything from it.

We chose to live in this area as it was semi rural and did not want high levels of foot traffic. The establishment of Pomegranate Estate has increased the amount of foot traffic in our area. This unfortunately occurs at ridiculous hours of the morning, to the point where we've had to bring our dog inside at night to avoid her barking at people and waking both us and the neighbours.

If a Footpath is needed to complete a walking loop then Council will have to fund this project 100% as we will not be making a 50% contribution.

Thank you for your time,

Matthew and Karmen Lukins

ENGINEERING

1. PROVISION OF FOOTPATH – ADAMS STREET, JINDERA Report prepared by Works Engineer – Andrew Walls.

REASON FOR REPORT

To advise Council of the proposed cost and apportionment for the Adams Street Footpath Project which is part of Council's 2022 / 2023 capital works program at Jindera as required by Council Policy.

REFERENCE TO DELIVERY PLAN ACTION

Objective; Our development and maintenance is sustainable, environmentally responsible, accessible and enjoyed by our community.
Outcome 4.1; Infrastructure and facilities meets the needs of our communities.

DISCUSSION

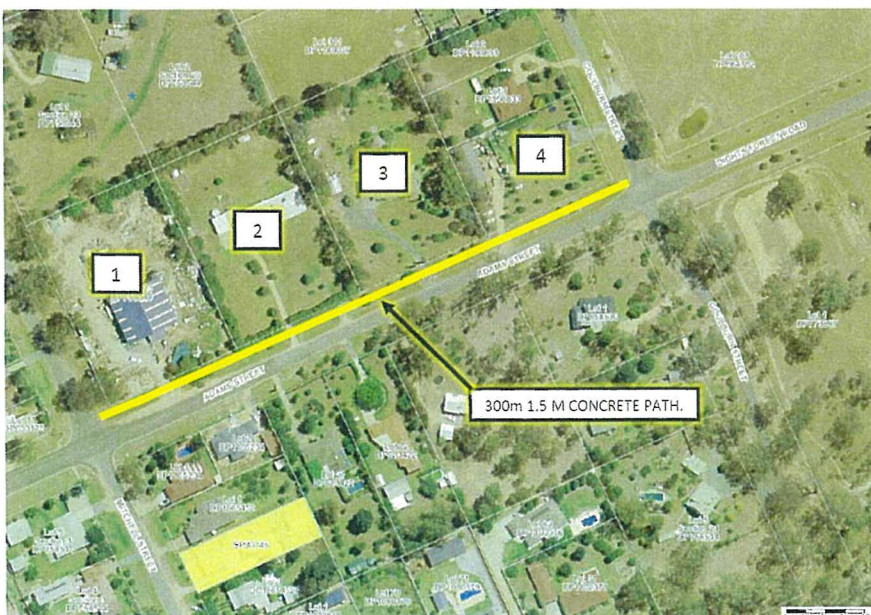
As required by Council Policy, administration of *Contributions for Footpath/Kerb and Channel Construction Policy*, this report provides the proposed cost apportionment for the Adams Street (Jindera) Footpath Project.

The proposed works include the construction of a 1.5m footpath on the northern side of Adams Street from Mitchell Street to Goulburn Street for approximately 300m.

A table showing the current estimate rates used to calculate the landowners contributions is **ENCLOSED SEPARATELY** for Councillor's information.

A sketch of the proposed works is included for Councillor's information.

Plan of Proposed Works



**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY 20 JULY 2022**

PROVISION OF FOOTPATH – ADAMS STREET, JINDERA [CONT'D]

BUDGET IMPLICATION

Council has allocated \$60,000 for the completion of this project in the 2022/23 Operational Plan.

CONCLUSION

The completion of footpath within this street as planned will improve property owner and public accessibility.

RECOMMENDATION

That Council:

1. Approve the construction of footpath in Adams Street, Jindera
2. That the cost to land owners be as detailed
3. That the landowners be notified of the estimated amount of their contribution to the project

Contributions for Footpath/Kerb and Channel Construction Policy

Document Name	Document Version Number	Review Date
Contributions for Footpath/Kerb and Channel Construction Policy	1.0.3	October 2024
Date Adopted	Minute Number	Status
10 November 2021	6059	Revised

Purpose

To detail Council's policy in respect to levying contributions payable by landowners of property abutting the construction of new footpaths/kerb and channel under the Roads Act 1993 and as a guide for the equitable distribution of costs between Council and landowners.

The Roads Act 1993 Section 217 provides for Council to recover a maximum of half of the cost of constructing paved footpaths and/or kerb and channel from the owners of properties with frontage to a public street. It does not apply to the renewal or repair of any footpaths or kerb and channel.

Scope

This Policy applies to land owners adjacent to the initial construction of all footpath/kerb and channel under Council's control, including but not limited to operational land, community land, nature strips, road corridors and public reserves etc. Pursuant to sections 217, 218 and 219 of the Roads Act 1993.

Definitions

Footpaths – Also referred to as Footway, Pathway, Pavement and Path - Are defined as the work constructed for the specific purpose of conveying pedestrian traffic.

Kerb and Channel – Also referred to as Kerb, Guttering, Kerb and Gutter - Is defined as the civil works necessary to contain rainwater runoff to the road carriage way.

Policy Content

Proposed footpath/kerb and channel works are determined through Council's normal budgetary process. Once the proposed works are adopted by Council they are included in Council's Capital Works Program.

Determining the Levied Apportionment

Landowner Initiated Projects

Landowners will be responsible for the full cost (100%) of the project, unless otherwise approved by Council.

Council Initiated Projects

Contributions towards the cost of footpaths/kerb and channelling works in public roads shall be levied pursuant to Section 217 of the Roads Act 1993.

- The unit rate for footpaths/kerb and channel construction utilised for the determination of contributions levied are to be a uniform rate, irrespective of location, road class footpath/ kerb and channel form.

Kerb and Channel

- All properties with one frontage to a public road
 - Levied at 50% of cost of the frontage
- All properties with more than one frontage to a public road
 - Levied at 50% of cost of the frontage with street address plus
 - Levied at 25% of cost of all the other frontages

Contributions for Footpath/Kerb and Channel Construction Policy

Footpaths 1.5 metres Wide

- All properties with one frontage to a public road
 - Levied at 50% of cost of the frontage
- All properties with more than one frontage to a public road
 - Levied at 50% of cost of the frontage with street address plus
 - Levied at 25% of cost of all the other frontages.

Footpaths Greater than 1.5 metres Wide, e.g. A Shared Path

- Contribution as per 1.5 metre width (As Above) with additional width at full cost to Council.

Reports to Council and Landowner Notification

1. Report One (1) is presented to Council to notify of the footpath/kerb and channel project and to advise of the proposed cost and apportionment for adjacent Landowners. Report 1 is normally provided to Council at its Ordinary Meeting held in July after the adoption of the Budget

Landowners will be notified of the proposed works following the adoption of the project by Council. This will allow time, minimum of four weeks, for any concerns the landowner may have prior to works commencing. - Letter One (1)

- Notification Includes but not limited to
 - Description of project
 - Location of project
 - Estimate of contributions
 - Information regarding payment process
 - Final date for comments.

2. Report Two (2) is presented to Council for consideration of any concerns raised from Landowners following their notification of apportioned contributions for the construction of the new footpath/kerb and channel. If concerns are raised further discussions will be held with the concerned Landowner/s to determine a resolution prior to the commencement of the project. If no concerns are raised the project will be recommended to Council to proceed with.

Notification will be given to Landowners indicating the commencement of works - Letter Two (2)

- Notification Includes but not limited to
 - Date of commencement
 - Estimated date of completion.

Notification will be given to Residents indicating the commencement of works - Letter Three (3)

- Notification Includes but not limited to
 - Date of commencement
 - Estimated date of completion.

3. Notification will be given to Landowners upon completion of works – Letter Four (4)

- Notification Includes but not limited to
 - Final cost of contribution
 - Information regarding payment arrangements
 - Invoice for contributions.

Contributions for Footpath/Kerb and Channel Construction Policy

Payment

Landowners, on written application, may make application to pay their contribution by quarterly instalments over a period of a maximum of five years.

Non-compliance with notices issued under the Roads Act 1993 Section 219 renders landowners liable for legal action to recover unpaid contributions.

Links to Policy

Debt Recovery policy

Links to Procedure

ENG - Contributions for Footpath/Kerb and Channel Construction Procedure

Links to Forms

- Contributions for Footpath/Kerb and Channel - Construction Proposed - Notification - Letter 1
- Contributions for Footpath/Kerb and Channel - Construction Commencing – Landowner Notification - Letter 2
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- Contributions for Footpath/Kerb and Channel - Construction Completed - Invoicing - Letter 4
- Contributions for Footpath Kerb and Channel - Report 1
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References

Roads Act 1993 (Clauses 217, 218 and 219)

Responsibility

Director Engineering

Document Author

Director Engineering

Relevant Legislation

Roads Act 1993

Associated Records

- Council Fees and Charges
- Council Delivery Program
- Council Operational Plan.

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Roads Act 1993 (Clauses 217, 218 and 219)

Responsibility

Director Engineering

Document Author

Director Engineering

Relevant Legislation

Roads Act 1993

Associated Records

- Council Fees and Charges
- Council Delivery Program
- Council Operational Plan.



The Hon. Sam Faraway MLC
Minister for Regional Transport and Roads

Ref: BN22/00611

Councillor Tony Quinn
Mayor
Greater Hume Shire Council
PO Box 99
HOLBROOK NSW 2644
Email: mail@greaterhume.nsw.gov.au

Dear Mayor

Tony,
I am pleased to announce applications for Round 6 of the Fixing Country Roads (FCR) Program open on Monday, 22 August 2022.

As you are aware, FCR is a \$543 million program that provides infrastructure funding for regional freight projects with the aim of unlocking the economic potential of regional NSW. The program funds upgrades of local and regional roads and bridges, bridge and route load assessments, and upgrades to or building of new truck wash facilities to assist the movement of freight through regional centres and across the State.

I encourage eligible councils and Local Government bodies to submit applications for projects that will improve freight efficiency, productivity and safety in rural and regional NSW.

The application process is competitive. As a Restart NSW program, successful projects must demonstrate improvements to the State's economic growth and productivity. Applications will need to explain how the project meets the statutory purpose of the Restart NSW Fund, as well as deliver value for money relative to the project's cost and benefits for regional freight.

The NSW Government is focusing on getting freight projects funded so the benefits to our regional communities, primary producers and our freight industry are realised as soon as possible.

Applications are open until **5pm, Friday 14 October 2022**. For links to available resources, including the Program Guidelines and eligibility criteria, please visit the program webpage at nswroads.work/fixingcountryroads.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Faraway'.

22/8/22

The Hon. Sam Faraway MLC
Minister for Regional Transport and Roads

CC: Mr Justin Clancy MP, Member for Albury

August 2022

What is the Fixing Country Roads Program?

Fixing Country Roads is a Restart NSW program that funds the delivery of freight projects that improve the capacity, access, efficiency, and reliability of the local and regional road network. Projects can include road and bridge construction, bridge and route load assessments, and truck washes.

The NSW Government's Fixing Country Roads Program is designed to make it easier to move freight across the state and the program supports jobs, growth, and economic productivity of regional NSW by reducing the cost of getting goods to market. As costs come down, consumers benefit at the till of their local supermarket and exporters become more competitive.

How does the Program work?

Fixing Country Roads is a key NSW Government program, funding projects that unlock the economic potential of Regional NSW.

Fixing Country Roads provides targeted funding to council for construction of roads and bridges, bridge and route load assessments, and truck washes they manage. Fixing Country Roads 2022 will run as a single Full Application phase without an initial Expression of Interest phase.

This means applicants will need to provide all information about the project in the application form, economic appraisal Benefit Cost Analysis (BCA) model, and other mandatory forms. Projects must be able to commence construction within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction.

What will be funded through the Program?

Round 6 seeks to improve freight connections for regional communities across NSW, support local industry and create local jobs.

Eligible projects are required to meet a series of criteria set out in the Program Guidelines.

The application process is competitive, with decisions on projects to be funded based on the information and supporting documents provided in the application. All proposals need to demonstrate how they meet the statutory purpose of the Restart NSW Fund as well as deliver value for money. Value for money is a result of the benefits generated by the project relative to the costs; and the level of co-contribution from the applicant, industry, or other sources.

What are the Funding streams?

Fixing Country Roads is divided into three streams– roads and bridges construction, bridge and route load assessments and truck washes. Application forms, mandatory documents and assessment criteria vary across each of the streams.

There is no set minimum or maximum funding amount for a single project, nor are there specific allocations for each stream. Applicants can apply for up to 100 per cent of the value of the project, but co-contributions from council, industry and Australian Government programs are permitted. Examples of programs include the Bridges Renewal Program (BRP) and the Heavy Vehicle Safety and Productivity Program (HVSP). The NSW Government continually seeks to align assessment criteria and timing of Fixing Country Roads with these programs. Co-contributions must be confirmed, and projects must still be able to commence construction within 18 months from receipt of a successful project letter and deliver within 24 months of starting construction.

There is no limit to how many applications each applicant can submit; however, applicants are advised to prioritise and put forward their most well-developed projects as Fixing Country Roads is a competitive program.

For large projects requiring significant funding, consider submitting multiple applications if greater benefits can be realised from staging the delivery of work through funding smaller priority sections as individual projects.

Which councils have previously been successful under Fixing Country Roads?

A list of successful projects for each round of the programs can be viewed on the [Transport for NSW Fixing Country Roads Website](#).

Will there be future funding rounds for this grant program?

At this time, no decisions to allocate further funding have been made for this program under the Restart NSW Fund. You may like to regularly check the [Transport for NSW website](#) for other grant opportunities.

Who is eligible for this funding?

There are 93 eligible local councils, as well as the Unincorporated Far West and Lord Howe Island who are invited to apply for funding. For the full list of councils refer to the Program Guidelines on the [Transport for NSW Fixing Country Roads Website](#).

Councils are encouraged to work together to achieve improvements on strategic freight routes that span across multiple Local Government Areas (LGAs) and are encouraged to work through their respective Joint Organisation of Councils (JOCs), Regional Organisation of Councils (ROCs), and Regional Development Australia (RDA) committees to put forward projects that address regional priorities.

Applicants are also encouraged to work with individual firms and industry organisations to develop the case for upgrades.

JOCs may submit joint applications for their member councils (if authorised to do so). Although ROCs and RDA are not eligible to submit applications, they may assist councils in preparing joint applications. However, actual grants will be provided directly to asset owners.

When submitting a joint application from multiple councils, ROC or RDA, or from a consortium that includes industry and other government organisations, all asset owners must sign the application form. A single point of contact should also be specified (the lead applicant) who will submit a single application on behalf of the joint applicant. The lead applicant could be an individual eligible council or JOC Executive Officer.

What is a consortium, and can a consortium apply?

A consortium is 2 or more organisations that are working together to combine their capabilities when developing an application and delivering a grant activity. Each consortium must nominate a lead applicant who is solely accountable to the State for the delivery of grant activities. If you submit a joint application, you must nominate a lead applicant for the application. If your application is successful the lead applicant for the project will sign the grant agreement, receive the funding, and take legal responsibility for performing the activities and meeting the outcomes of the grant agreement.

What is a project co-contribution?

A project co-contribution is the provision of cash or in-kind resources to the project, by project partners or other government programs. All co-contributions are in addition to grant funding.

If the applicant has not received written confirmation of co-contribution at the time of application, then the Panel will only be able to recommend qualified funding contingent on council receiving confirmation of said funds. Co-contributions must be confirmed, and projects must still be able to commence construction within 18 months from receipt of a successful project letter and deliver within 24 months of starting construction.

What is the opening and closing time and date for full applications?

The program is open for submissions on Monday, 22 August 2022.

The full application form must be submitted by 5 pm AEST on Friday 14 October 2022. It is recommended that you submit your application well before the closing time and date.

If I am not able to submit my application by the due time and date, can I be granted an extension?

No, extensions will not be given.

When will I know the outcome of my application?

If your application is assessed as successful during the assessment process, you will be notified of the outcome. Councils will be kept up to date with announcement dates via email and through the website.

Unsuccessful applicants will be notified of the outcome of your application after the announcement of the successful applicants. For probity reasons, to treat all applicants fairly and equally, it is not possible to give you information about the status of individual applications during the assessment process.

Timings of these announcements will be advised.

How can I submit the full application form?

The form is an online application form that you must submit electronically. The online application form can be accessed by logging into SmartyGrants via the [Transport for NSW Fixing Country Roads Website](#).

Do character limits apply to my application?

Yes, the Full Application includes character limits, these are indicated on portal questions

Attachments and Support Documents

You may need to upload/submit attachments to support your application. This is very simple but requires you to have the documents saved on your computer, or on a storage device.

You need to allow enough time for each file to upload before trying to attach another file. Files can be up to 25MB each; however, we do recommend trying to keep files to a maximum of 5MB – the larger the file, the longer the upload time.

How do I know if my application has been received?

You will receive an acknowledgement email when you submit your application to confirm your submission has been received. Please wait for the acknowledgement email before closing your browser. This may take a few minutes depending on your internet connection.

What if I find an error or information is missing from my application?

If you find an error or missing information in your application after it has been submitted, you should immediately contact the Fixing Country Roads team by email at fixingcountryroads@transport.nsw.gov.au.

Can I make changes to my application after applications have closed?

You cannot change your application after the closing date and time, however, during the assessment process, you may be asked to provide additional information that would assist the assessors.

At what stage will funding decisions be made for each grant?

Full applications will be assessed, and a Regional Independent Assessment Panel will recommend the successful applications (supported by advice from a Technical Panel within Transport for NSW).

The final list of recommended projects is then presented by Infrastructure NSW (INSW) for decision by NSW Cabinet Expenditure Review Committee (ERC).

How will my application be assessed and who is the decision maker?

All applications will initially be assessed for eligibility by the Fixing Country Roads Program Team. Eligible applications will be assessed by a Technical Panel of subject matter experts across Transport for NSW, who will undertake a preliminary assessment of applications against the selection criteria and will apply the criteria weightings set out in the Guidelines. This preliminary assessment will provide an initial ranking of applications to inform the deliberations of the Regional Independent Assessment Panel.

The Regional Independent Advisory Panel will assess the merits of each application and will make recommendations.

The final list of recommended projects is presented by INSW for decision by NSW Cabinet Expenditure Review Committee (ERC).

How long will it take to assess the applications?

Fixing Country Roads funding rounds are a competitive process with an assessment and approval process. Councils will be kept up to date with announcement dates via email and through the [Transport for NSW Fixing Country Roads Website](#).

When can I start my project?

The NSW Government is not responsible for any of your expenditure prior to executing a Funding Deed via INSW following the announcement of successful projects. If you choose to start your grant activities before the first milestone payment, you do so at your own risk.

What is the deadline for completing the works?

All projects must commence construction within 18 months from receipt of a successful project letter and be delivered within 24 months of starting construction.

Where can I find more information about the Program?

For more information on the Fixing Country Roads Program, please visit the [Transport for NSW Fixing Country Roads Website](#).

Restart NSW

Fixing Country Roads Program Guidelines

August 2022



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Minister's Message

The NSW Government recognises the efficient movement of freight is critical to economic growth and productivity across the state. The \$543 million Fixing Country Roads program helps ensure our road network across regional and rural NSW can continue to meet this freight task.

I am pleased to announce the 2022 Fixing Country Roads program and I encourage eligible councils to submit their funding applications for this latest round. We're focusing on getting freight projects funded so the benefits to our regional communities, primary producers and our freight industry are realised as soon as possible.

Since 2014 the Fixing Country Roads program has committed \$462.5 million to councils across regional NSW for more than 320 projects that are improving the access, efficiency, and safety for freight on the NSW road network.

To date more than 260 projects under the program have been completed across 81 local government areas and included road widening and resealing, improvements to route load limits, larger intersections to allow trucks more room to turn, and new bridges to provide direct freight connections.

Once all projects are completed, the investments will see improvements to 1889 kilometers of road, 208 bridges and culvert improvements and 26 truck washes throughout NSW. These projects estimated to save truck drivers more than 72 hours of travel time per year.

Every 100 kilometers out of a truck's way is estimated to cost up to \$300, getting fresh produce, grain, commodities, and other freight to market more efficiently contributes to reducing costs, not only for farmers, producers, and freight operators, but customers at their supermarket till. The program provides funds for projects that better connect local and regional roads to state highways and key freight hubs such as silos, saleyards, rail heads, distribution centres, industrial parks, and depots.

It also provides funding for building new or upgrading existing truck washes and effluent disposal projects that improve biosecurity,

reduce the spread of weeds and disease, reduce water and energy usage, and provide economic and productivity benefits to NSW.

We want local councils to work closely with local industry and transport operators to identify and prioritise projects for Fixing Country Roads that will reduce transport costs from paddock to port.

We would also encourage councils to apply for funding co-contributions from Industry and under Australian Government initiatives.

Eligible councils can apply for funding for capital projects for roads and bridge construction, bridge and route assessments and truck wash projects. Information on eligibility and how projects will be assessed are covered in these guidelines.

I look forward to seeing the future of this program continue to support improvements to freight outcomes across regional NSW.



Sam Farraway MLC

Minister for Regional Transport and Roads

Invitation

The NSW Government is inviting applications for eligible Fixing Country Roads projects. These guidelines outline the objectives and desired outcomes of the program, eligibility criteria and detail the application and assessment process.

Fixing Country Roads is a key NSW Government program funding projects that unlock the economic potential of Regional NSW.

The program provides targeted funding for projects on Council managed roads and bridges that benefit the movement of freight. Fixing Country Roads aligns with and complements the Fixing Country Rail program in reducing the cost of getting goods to market for regional businesses.

Fixing Country Roads provides funding for roads, bridges, bridge and route load assessments, and truck washes. To date, Fixing Country Roads has committed \$462.5 million in funding for over 320 projects across Regional NSW.

The application process is competitive, with decisions on projects to be funded based on information and supporting documents provided in the application.

All proposals need to demonstrate how they meet the statutory purpose of the Restart NSW Fund, including delivering value for money. Value for money is a result of the benefits generated by the project relative to the costs, and the level of co-contribution from the applicant, industry, or other sources.

One-step application phase

Fixing Country Roads 2022 will run as a single full application phase without an initial Expression of Interest phase.

This means all information about the project will need to be provided in the application form, economic appraisal Benefit Cost Analysis (BCA) model, and other mandatory forms.

Projects must commence construction within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction. Successful applicants will need to enter into a Restart NSW Funding Deed for projects to receive funding. The Funding Deed will include a “use it or lose it” clause.

Key dates

The key dates for 2022 are shown below. Applicants are encouraged to visit www.transport.nsw.gov.au/projects/programs/fixing-country-roads for updates.

Full Applications open Monday, 22 August 2022

Full Applications close Friday, 14 October 2022

Funding streams

Fixing Country Roads is divided into three streams—roads and bridges construction, bridge and route load assessments and truck washes. Application forms, mandatory documents and assessment criteria vary across each of the streams.

There is no set minimum or maximum funding amount for a single project, nor are there specific allocations for each stream. Applicants can apply for up to 100 per cent of the value of the project, but co-contributions from council, industry and Australian Government programs are strongly encouraged. This includes programs such as the Bridges Renewal Program (BRP) or the Heavy Vehicle Safety and Productivity Program (HVSP). The NSW Government continually seeks to align assessment criteria and timing of Fixing Country Roads with these programs.

There is no limit to how many applications each applicant can submit; however, applicants are advised to prioritise and put forward their most well-developed projects, as Fixing Country Roads is a competitive program.



Assessment process

Transport for NSW administers the Fixing Country Roads program application and assessment process and provides advice to Infrastructure NSW. An overview of the application process is outlined in the following diagram:



Technical Panel composition

The Technical Panel consists of experts from Transport for NSW. Following the Technical Panel's review all applications are appraised by the Regional Independent Assessment Panel, convened by Infrastructure NSW. The Regional Independent Assessment Panel members include representatives from both government and industry, as well as a probity officer.

Consultation with external parties

Transport for NSW may consult with relevant stakeholder groups which may include other NSW and Australian Government agencies, independent experts, and other external parties. Advice may be requested on, but not limited to, the history of the applicant in delivering projects, the viability of the project, relationship to other projects, the extent to which the project aligns with or delivers priorities in state and territory plans, confirmation of funding contributions and impact of the project on the region.

Benefits realisation

The application forms require applicants to nominate a set of key performance indicators to allow measurement of benefits following project completion.

Funding recipients for roads and bridges construction projects and truck washes may be required to provide Infrastructure NSW and Transport for NSW with evidence of the realisation of key benefits and project outcomes post completion. This may include confirmation of the level of access provided, traffic counts showing vehicle numbers and profile, number of safety or amenity incidents and letters from major users outlining the benefits achieved.

For Bridge and Route Load Assessment projects, applicants will be asked to provide Infrastructure NSW and Transport for NSW with the reports or details of the load rating of each structure or asset post assessment.

Separately, the NSW Government may select projects to conduct a detailed assessment of benefits post completion.

How to apply

The application process will run in a single competitive phase. Applicants are required to submit their projects in one detailed application form through the SmartyGrants Funding Portal. Transport for NSW will provide an information session to assist councils with their applications.

SmartyGrants Funding Portal

Applications under each stream must be submitted online via the **SmartyGrants Funding Portal which can be accessed via the [Transport for NSW Fixing Country Roads Website](#).**

You may need to upload/submit attachments to support your application. You need to allow enough time for each file to upload before trying to attach another file. Files can be up to 25MB each; however, we do recommend trying to keep files to a maximum of 5MB – the larger the file, the longer the upload time.

Separate arrangements for lodgement may be made in exceptional circumstances by contacting fixingcountryroads@transport.nsw.gov.au.

Application requirements

Applicants must provide all the information required in the application form, including the mandatory documents, and are encouraged to provide additional materials to support their case in relation to the assessment criteria.

Only completed applications submitted by an authorised member of the organisation including 93 eligible councils, the Unincorporated Far West and Lord Howe Island as listed at the end of these guidelines and JOCs (if authorised to do so) will be accepted and appraised. Submissions which include an incomplete application form or missing mandatory documents will be deemed as ineligible.

Applicants are encouraged to take a regional approach, so the Restart NSW investment addresses freight constraints at the network level.

Applications can be submitted at any time between the opening and closing dates. Applications must be received by 5pm local time on the closing day. Late submissions will not be accepted unless Transport for NSW considers exceptional circumstances beyond the applicant's control.

Applicants are advised to read these guidelines before proceeding to the application form.

Applicants may withdraw an application at any time by providing written advice to Transport for NSW to fixingcountryroads@transport.nsw.gov.au.

Confidentiality and disclosure

All information submitted by the applicant may be provided to other organisations for the purposes of assessing an Applicant's eligibility, project proposal appraisal or funding deed preparation. Applicants should notify Transport for NSW when they do not want the information disclosed including any information of a confidential nature in their application. Summary information about the Applicant's project may be posted on Transport for NSW's website unless the applicant advises that they do not agree to its publication.

Except for the purposes outlined above, all application information provided by the Applicants, including Application Forms, Business Cases and Feasibility Studies will be kept confidential and not made publicly available, except for the Bridge and Route Load Assessments which may be published by Transport for NSW.

Any request made under the Government Information (Public Access) Act 2009 for access to any application information, including information marked 'confidential' will be determined in accordance with that Act.

Probity

The NSW State Government is committed to ensuring that the process for providing funding under Fixing Country Roads is transparent and in accordance with published guidelines.

Transport for NSW intends to provide a pre-recorded information session to councils wishing to apply for Fixing Country Roads funding.

Information regarding the program will be published online at www.transport.nsw.gov.au/projects/programs/fixing-country-roads.

Contact details

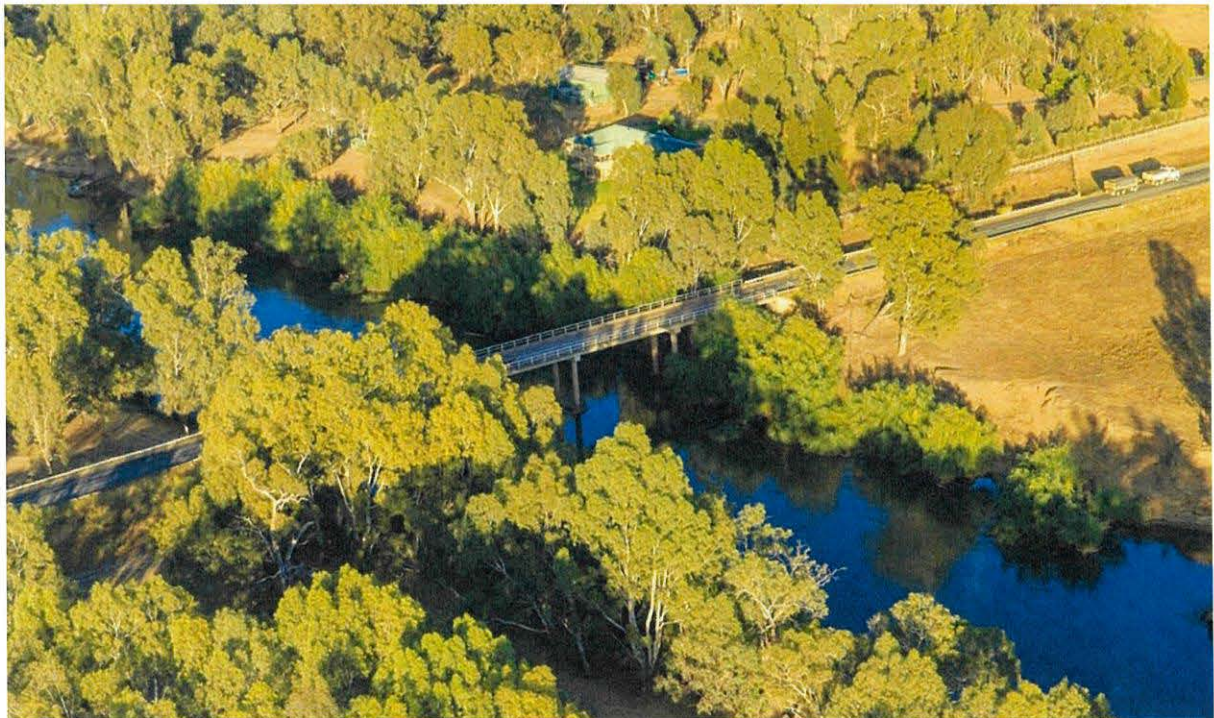
Email questions about Fixing Country Roads, including eligibility and the application process to fixingcountryroads@transport.nsw.gov.au.

Relevant questions will be added to the FAQ on www.transport.nsw.gov.au/projects/programs/fixing-country-roads.

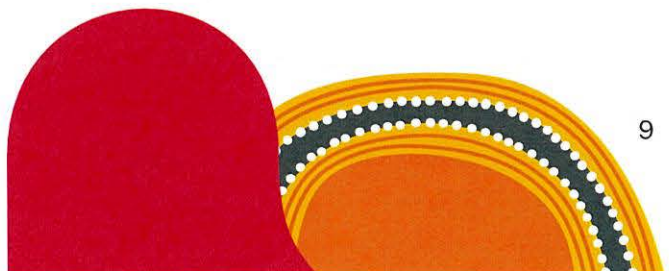
Roads and Bridges Construction Stream



Eunony Bridge, Wagga Wagga



Tenterden Road Bridge, Guyra



Eligibility

Who may apply?

The 93 eligible local councils listed at the end of this document are invited to apply, as well as the Unincorporated Far West and Lord Howe Island.

Councils are encouraged to work together to achieve improvements on strategic freight routes that span across multiple Local Government Areas (LGAs).

Councils are encouraged to work through their respective Joint Organisation of Councils (JOCs), Regional Organisation of Councils (ROCs), and Regional Development Australia (RDA) committees to put forward projects that address regional priorities.

Applicants are also encouraged to work with individual firms and industry organisations to develop the case for upgrades.

JOCs may submit joint applications for their member councils (if authorised to do so).

Although ROCs and RDA are not eligible to submit applications, they may assist councils in preparing joint applications. However, actual grants will be provided directly to asset owners.

When submitting a joint application from multiple councils, ROC, or RDA, or from a consortium that includes industry and other government organisations, all asset owners must sign the application form. A single point of contact should also be specified (the lead applicant) who will submit a single application on their behalf of the joint applicant. The lead applicant could be an individual eligible council or JOC Executive Officer.

Councils and regional organisations are also welcome to contact Transport for NSW via fixingcountryroads@transport.nsw.gov.au to discuss potential projects and for advice on preparing applications.

Eligible projects under the Local Roads and Bridges Construction Projects Stream

Fixing Country Roads provides funding for road and bridge projects where council is or would be the asset owner of the local or regional road. Projects can be on existing as well as new routes.

What projects are eligible for funding under the stream?

Examples of eligible projects are:

- Road pavement repair and strengthening to allow higher mass limits (HML)
- Sealing of an unsealed road
- Road widening to allow longer and heavier vehicle combinations
- Replacement of a timber bridge with a new structure
- Strengthening and widening of an existing bridge
- Road, bridge, and floodway reconstruction to improve access during flood events
- Construction of a new road to shorten distances
- New roads such as access roads to industrial areas

Transport for NSW

- Culvert replacement
- Intersection realignment and upgrades
- Construction of a heavy vehicle rest area and inspection bay.

What projects are not eligible for funding under the stream?

Fixing Country Roads will not provide grant funding for projects:

- Not related to the movement of freight
- With a Benefit to Cost Ratio (BCR) 1 or less
- Which should ordinarily be funded under other programs
- On the state or federal road network
- On private roads

Eligibility checklist

- ✓ Are you an eligible local government body listed at the end of this document or a Joint Organisation of Councils (JOCs) representing an eligible council?
- ✓ Is the project on the local or regional road network?
- ✓ Does the project improve the movement of freight?
- ✓ Is your project supported by industry or industry organisations?
- ✓ Can you confirm that all costs to complete the project as per the outlined scope have been included in this application?
- ✓ Can construction commence within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction?
- ✓ Does the project have a Benefit to Cost Ratio (BCR) greater than 1?

Assessment criteria

Projects must start construction within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction.

Applicants must clearly state the following:

- Problem definition
What are the current constraints?
- Project scope
What type of work does the project involve?
- Project outcome
What can community and industry expect after the items outlined in the Project Scope have been completed?
- Summary of benefits

What key benefits will be generated from the Project Outcome?

Some examples:

- Problem definition
HML 26m B-Doubles are unable to access ABC Road due to substandard road surface and narrow width.
- Project scope
ABC Road section X to Y will be resurfaced and widen to Z metre.
- Project outcome
ABC Road will be opened to 26m B-Double HML access for its entire length.
- Summary of benefits
2000 heavy vehicles a year will avoid a 40km detour.

Eligible applications will be assessed against four program criteria:

- Access, productivity, and safety benefits
- Growth and economic benefits
- Strategic alignment
- Deliverability and affordability

The criteria and weightings are shown in Table 1.

Criteria 1: Access, productivity, and safety benefits

Applicants will need to demonstrate how the project will achieve access safety and productivity benefits in the region, particularly about removing constraints in the safe movement of freight from origin to destination, or access to key freight networks. Safety is integral to efficient freight movement.

The questions an applicant should consider, and address include how the project:

- Facilitates integration with key freight networks
- Increases access for higher mass and productivity vehicles
- Where applicable, facilitate improvements to last or first mile freight logistics, or access to key freight precincts
- Leads to improvements in the “whole of journey” for freight in the overall supply chain
- Improves the safety of heavy vehicle operations, of other non-freight modes of transport or of pedestrians.

Applicants are encouraged to make use of the NSW Freight Data Hub to help visualise how their project fits into the overall freight network and can be accessed at:
<https://www.transport.nsw.gov.au/data-and-research/freight-data>.

Information about road trauma on local or regional roads is available on the Centre for Road Safety website at <https://roadsafety.transport.nsw.gov.au/statistics/interactivecrashstats/nsw.html>.

Criteria 2: Growth and economic benefits

Applications must make a strong case to demonstrate how a project would have a positive impact on cost saving and economic growth. Applicants are advised to start with the Benefit Cost Analysis (BCA) model as it helps articulate the project.

The applicant should consider and address how the project:

- Benefits certain commodity supply chains
- Results in, or triggers any new freight movements
- Decreases transport operating costs
- Reduces distances travelled and/or travel time
- Impacts on traffic volumes, including any changes in the use of heavy and higher productivity vehicles such as B-doubles or larger vehicle combinations
- Reduces road or vehicle maintenance costs.

It is important the applicant states whether the project benefits and delivery are dependent on any other projects, be these within or outside the applicant's local government area, on the state road network or across state borders.

All applications in the Roads and Bridges Construction Stream must include a completed BCA Model provided by Transport for NSW, which calculates a BCR for the project. Model inputs include:

- Total project costs including cost breakdown by element
- Maintenance profile of relevant routes before and after the project
- Traffic, commodity movements as well as freight vehicle profile before and after the project
- Data on safety before and after the project.

Transport for NSW will provide applicants with advice in the use of the BCA tool. In exceptional cases where the use of the provided tool may not be appropriate, Transport for NSW will assist applicants in developing alternative calculations.

Criteria 3: Strategic alignment

Applicants should show how the project aligns with Australian, State and Local Government, regional and industry priorities, backed by appropriate letters of support and other evidence. The questions that an applicant should consider, and address include how the project:

- Aligns with national priorities
e.g., Does the project align with other strategic Australian Government plans? Does the project have co-funding from an Australian Government program?
- Aligns with state priorities
e.g., Does the project support state initiatives such as the NSW Freight and Ports Strategy's Strategic Action Programs or the NSW Road Safety Strategy?
- Aligns with council priorities
e.g., Does the project feature as a high priority item as part of a council plan and include a level of co-contribution from council? Do neighbouring councils support the upgrade?

Transport for NSW

- Aligns with regional priorities
e.g., Is upgrading the route a regional priority as evidenced by a regional transport plan?
- Aligns with industry priorities
e.g., Does the project support the efficiency and expansion of businesses within the region as evidenced by appropriate letters of support and industry financial contribution?

Applicants are encouraged to take a regional approach, so the Restart NSW investment addresses freight constraints at the network level. Proposed Fixing Country Roads projects are expected to be included in regional road investment priorities and freight studies, which have been prepared by JOCs, ROCs and RDAs.

Applicants are encouraged to collaborate with industry to gain a better understanding of transport bottlenecks and the benefits of upgrades. Applicants should provide letters of support from industry and other stakeholders. Support letters should clearly articulate the specific benefits the project provides and the freight volumes on the network.

Applicants should demonstrate they have considered the level of monetary and in-kind co-contribution to the project from industry, council, and the Australian Government.

The applicant will need to indicate whether the contribution is confirmed or unconfirmed, whether it is cash or in-kind, and provide appropriate evidence.

If the applicant has not received written confirmation of co-contribution at time of application, then the Panel will only be able to recommend qualified funding contingent on council receiving confirmation of said funds. Co-contributions must be confirmed, and projects must still be able to commence construction within 18 months from receipt of a successful project letter and delivered within 24 months from starting construction.

Criteria 4: Deliverability and affordability

Applications should demonstrate the level of shovel readiness and capacity of the proponent to deliver the project through robust strategies for procurement, project management and risk management.

Applicants should provide sufficient evidence to show:

- The amount of planning already completed and that the project can commence construction within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction.
- Which approvals are required for the project, and what steps have been taken to obtain and manage these approvals.
- The risks and impediments which may impact on project commencement and completion and how these have been addressed
- Quotes and a detailed breakdown of expected costs, level of confidence and factors that could materially impact cost estimates. Include whether independent advice was provided to determine the cost estimate.
- Key milestones dates
- Expected date of when the project will deliver planned benefits to community and industry (usually within two years after the project starts, depending on its scope).

Applicants need to show the project is affordable, considering net life-cycle cost impacts and allowing for on-going operating, maintenance, and replacement requirements.

Table 1 Assessment evaluation criteria and weightings

Assessment Criteria	Criteria Weighting		Evaluation Criteria
1. Access, Productivity and Safety Benefits	25%	7.5%	Improves the level of access or removes a restriction that impedes freight transport
		7.5%	Improves supply chain productivity or is associated with a productivity scheme
		2.5%	Facilitates integration with key freight networks
		2.5%	Facilitates improvement to last or first mile freight logistics
		5%	Improves safety
2. Growth and Economic Benefits	25%	7.5%	Reduces average distances travelled or travel time
		7.5%	Reduces the number of trips by allowing higher productivity vehicles
		5%	Reduces asset maintenance costs
		2.5%	Supports freight growth / industry expansion in the region
		2.5%	Creates jobs during and/or after construction
3. Strategic Alignment	25%	2.5%	Aligns to NSW Freight and Ports Strategy (State Priority)
		2.5%	Aligns to national, regional, council priorities and frameworks
		10%	Letters of support from industry, communities and/or local members are attached
		10%	Contains other sources of co-contributions
4. Deliverability and Affordability	25%	2.5%	The project can commence construction within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction.
		5%	Evidence of project approvals are attached, i.e., Development Application, design

Assessment Criteria	Criteria Weighting	Evaluation Criteria
	2.5%	Project risks are documented with supporting evidence
	7.5%	Project offers good value for money and includes detailed cost estimates supported by quotations or other evidence
	7.5%	Scope of the project will address the identified constraints

Roads and Bridges Construction Stream documents

Applicants must use the application form and BCA model applicable to the relevant project stream as developed by Transport for NSW. Mandatory forms and documents as well as examples of further optional documents are listed below:

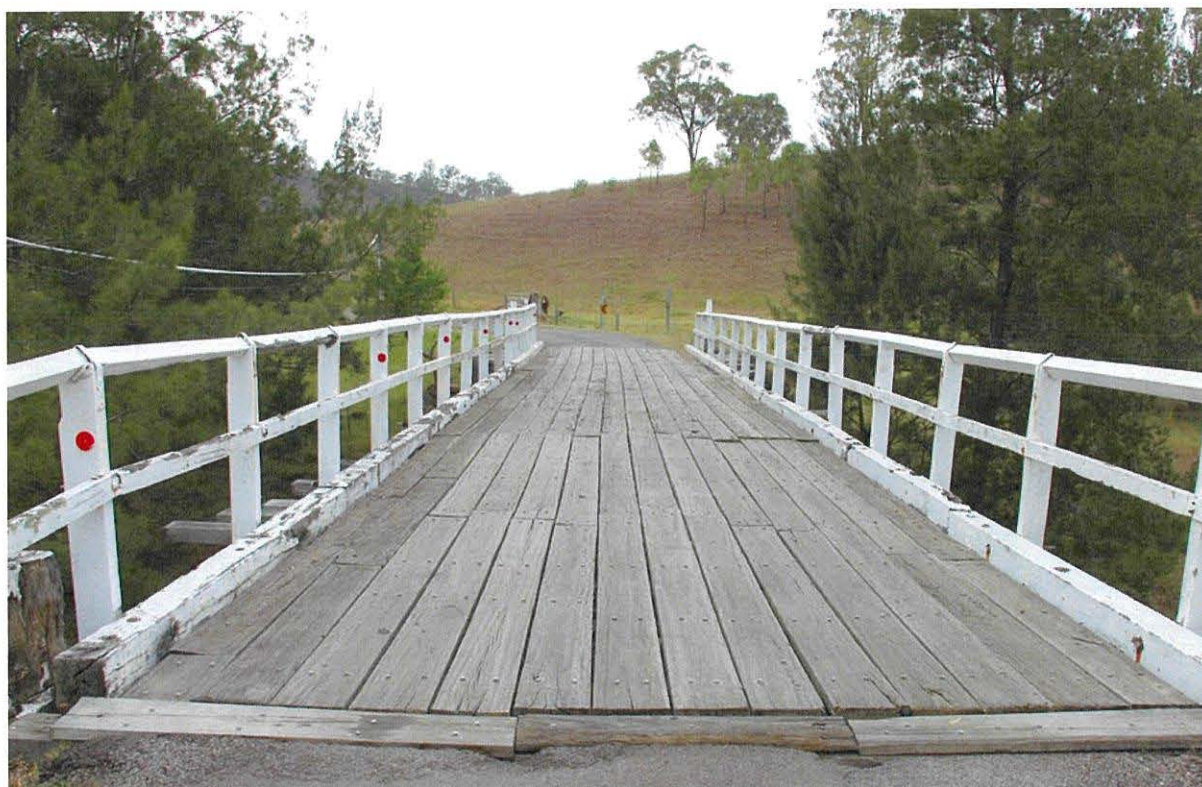
Documents	Requirement	Note
Roads and Bridges Construction Projects application form	Mandatory	The application form must be filled in and submitted online via the SmartyGrants Funding Portal.
Roads and Bridges Construction Projects BCA model	Mandatory	A relevant BCA model should be completed and submitted. The most recent BCA model can be downloaded from: https://www.transport.nsw.gov.au/projects/programs/fixing-country-roads
Evidence of Authorisation	Mandatory	In the case of a joint application, the lead council must provide an Authorisation Letter.
Map showing a comparison of route before and after the project	Mandatory	Evidence to support Access, Productivity and Safety, and Growth and Economic Benefits criteria. Transport for NSW has developed a Freight Data Hub containing key information which can be accessed at: https://www.transport.nsw.gov.au/data-and-research/freight-data Interactive heavy vehicle access maps are available at: https://roads-waterways.transport.nsw.gov.au/business-industry/heavy-vehicles/maps/restricted-access-vehicles-map/map/index.html
Letters of support	Mandatory	Evidence to support Growth and Economic Benefits and Strategic Alignment criteria. This may include letters of support from council and industry showing expected benefits, any financial contribution as well as industry's current and future freight tonnage, traffic data and vehicle fleet profile
Approval documents	Mandatory	Evidence to support Deliverability and Affordability criterion showing a degree or project's shovel readiness
Quotes	Mandatory	Evidence to support Deliverability and Affordability

Documents	Requirement	Note
		criterion supporting cost breakdown inputs in BCA model
Freight and transport studies or plans	Optional	Evidence to support Growth and Economic Benefits and Strategic Alignment criteria such as the transport or investment plan showing proposed project listed as priority work. Applicants may include studies that demonstrate commodity tonnage originated, destined or as throughput in the council, region, or state
Route maintenance costs data	Optional	Evidence to support Growth and Economic Benefits criterion supporting BCA model inputs, this may include periodic and major maintenance costs and bills
Risk matrix or registry	Optional	Evidence to support Deliverability and Affordability criterion showing that applicants have considered potential risks and how to overcome them
Other documents i.e., photos	Optional	Strongly encouraged to visibly demonstrate project requirements

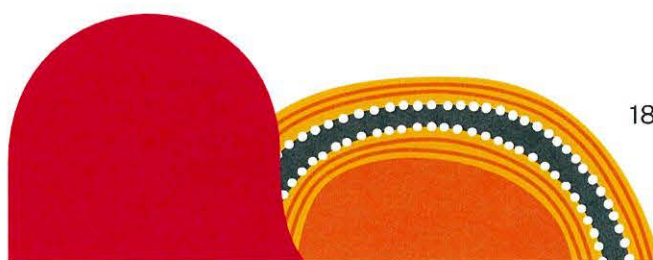
Bridge and Route Load Assessment Stream



Brookers Bridge pre-upgrade, Singleton NSW



Parkers Bridge near Bangalow NSW



Eligibility

Who may apply?

The 93 eligible local councils listed at the end of this document are invited to apply as well as the Unincorporated Far West and Lord Howe Island. Councils are encouraged to work together to achieve improvement on the strategic freight routes that span multiple Local Government Areas (LGAs).

JOCs may submit joint applications for their member councils (if authorised to do so).

Although ROCs and RDA are not eligible to submit applications, they may assist councils in preparing joint applications. However, actual grants will be provided directly to asset owners.

When submitting a joint application from multiple councils, ROC, or RDA, or from a consortium that includes industry and other government organisations, councils should nominate a lead applicant who will submit a single application on their behalf. The lead applicant could be an individual eligible council or JOC.

Councils and regional organisations are also welcome to contact Transport for NSW via fixingcountryroads@transport.nsw.gov.au to discuss potential projects and for advice on preparing applications.

Eligible projects under Bridge and Route Load Assessments Stream

Fixing Country Roads provides funding for bridge and route load assessments on the local and regional road network.

What projects are eligible for funding under the stream?

- Bridge and culvert assessments that confirm or determine the load rating of the structures assessed. Generally, the structures should be assessed for load rating up to at least B-Double HML standard
- Route load assessments that confirm or determine the suitability of pavement for higher mass limits

The use of the BCA tool is not required for projects seeking funds for Bridge and Route Load Assessments projects. However, the Bridge and Route Load Assessments database sheet is required. Successful applicants will be asked to provide assessment results by filling in additional column in the Database Sheet post project completion.

What projects are not eligible for funding under the stream?

Fixing Country Roads will not provide grant funding for assessments:

- That do not carry freight.
- On state or federal road network, as well as on private roads.

Eligibility checklist

- ✓ Are you an eligible local government body listed at the end of this document or a Joint Organisation of Councils (JOCs) representing an eligible council?
- ✓ Are the assets to be assessed on the local or regional road network?

- ✓ Are assets to be assessed on freight routes?
- ✓ Will the assessments be completed within 12 months from receipt of a successful project letter?

Assessment criteria

The bridge and route load assessments must be completed within 12 months from receipt of a successful project letter.

Applicants must clearly state the following:

- Problem definition
What are the current constraints?
- Project scope
What type of work does the project involve?
- Summary of benefits
What key benefits will be generated from the project outcome?

Example:

- Problem definition
The shire has 50 timber bridges with unknown condition. Most of these bridges are the only the access points to farmlands
- Project scope
Complete Level 3 bridge structural assessment for 50 timber bridges and assess suitability for HML B-double loads
- Summary of benefits
Establish the plan/strategy to prioritise bridge strengthening or replacement and ensure bridges will not be constraint points for HML access on XYZ route

Applications will be assessed against the eligibility and four program criteria:

1. Access, productivity, and safety benefits.
2. Growth and economic benefits.
3. Strategic alignment.
4. Deliverability and affordability.

The criteria and weightings are shown in Table 2.

Criteria 1: Access, productivity, and safety benefits

Applicants will need to demonstrate the significance of the bridges, culverts, or routes to be assessed in providing productivity and access benefits for freight in the region. Specifically, the application should describe how the structures:

- Facilitate integration with key freight networks.

Transport for NSW

- Provide access for higher mass and productivity vehicles.
- Where applicable, facilitate improvements to first or last mile freight logistics, or access to key freight precincts.
- Are important for the “whole of journey” for freight in the overall supply chain.

Applicants should indicate the expected consequences of a revised load rating. This could include likely changes in vehicle profile, movements, and travel distances:

- If load limits or closures need to be imposed
- If load rating can be increased to higher mass limits (HML)
- If new heavy vehicle routes could be opened, following positive assessment of structures

Applicants are encouraged to make use of the NSW Freight Data Hub to help visualise how their project fits into the overall freight network and can be accessed at:

<https://www.transport.nsw.gov.au/data-and-research/freight-data>.

Criteria 2: Growth and economic benefits

The applicant should discuss whether increased load ratings would:

- Benefit certain commodity supply chains
- Result in or trigger any freight movements
- Decrease transport operating costs
- Reduce distances travelled and/or travelled time
- Impact on traffic volumes, including any changes in the use of heavy and higher productivity vehicles such as road trains or B-doubles
- Reduce maintenance costs.

Conversely, the applicant should articulate the impact of reduced load ratings.

A Benefit Cost Analysis (BCA) model is not required for Bridge and Route Load Assessments projects; however, all applications must include the Bridge and Route Load Assessments project database sheet.

The database sheet inputs include:

- Bridge/Route name, type, profile, and GIS coordinates.
- Heavy vehicle traffic on the bridge/route before and after the project.
- Intended standard of bridges/routes to upgrade.
- Previous assessment date (if applicable).

Criteria 3: Strategic alignment

Applicants should demonstrate that they have considered the degree of co-contribution to the project from industry, council, or other sources. In-kind contribution is also regarded as co-contribution under the program.

The applicant will need to indicate whether the contribution is confirmed or unconfirmed and whether it is cash or in-kind and provide appropriate evidence. If the applicant has not received written confirmation of co-contribution at time of application, then the Technical Panel and Regional Independent Assessment Panel will only be able to recommend qualified funding that is contingent on council receiving confirmation of said funds. Co-contributions must be confirmed, and projects must still be able to commence construction within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction.

Criteria 4: Deliverability and affordability

Applicants should confirm that assessments can be completed within 12 months from receipt of a successful project letter.

Applicants should seek detailed quotes or provide detailed cost estimates and description of scope of work to be performed. The Panel will use this information to assess value for money.

Table 2 Assessment evaluation criteria and weightings

Assessment Criteria	Criteria Weighting		Evaluation
1. Access, Productivity and Safety Benefits	25%	7.5%	Improves the level of access or removes a restriction that impedes freight transport
<i>Demonstrates the significance of the bridges, culverts or routes to be assessed in providing access, productivity and safety benefits for freight in the region.</i>		7.5%	Improves supply chain productivity or is associated with a productivity scheme
		2.5%	Facilitates integration with key freight networks
		2.5%	Facilitates improvement to last or first mile freight logistics
		5%	Improves safety
2. Growth and Economic Benefits	25%	7.5%	Reduces average distances travelled or travel time
<i>Demonstrates what growth and economic benefits the project is expected to generate. Note a Benefit Cost Analysis (BCA) model is not required for Bridge and Route Load Assessments projects, however, all applications must include the Bridge and Route Load Assessments projects database sheet.</i>		7.5%	Reduces the number of trips by allowing higher productivity vehicles
		5%	Reduces asset maintenance costs
		2.5%	Supports freight growth / industry expansion in the region
		2.5%	Creates jobs during and/or after assessment

Assessment Criteria	Criteria Weighting		Evaluation
3. Strategic Alignment	25%	2.5%	Aligns to NSW Freight and Ports Strategy (State Priority)
<i>How the proposed project supports or aligns with strategies, plans or studies. This should consider all levels of Government and non-government strategies and plans at a regional level.</i>	25%	2.5%	Aligns to national, regional, council priorities and frameworks
		10%	Letters of support from industry, communities and/or local members are attached
		10%	Contains other sources of co-contributions
4. Deliverability and Affordability	25%	2.5%	The project can commence construction within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction.
<i>Detailed quotes or detailed cost estimates including a description of the scope of work. To assess the project's value for money.</i>	25%	5%	Evidence of project approvals are attached, i.e., Development Application, design
		2.5%	Project risks are documented with supporting evidence
		7.5%	Project offers good value for money and includes detailed cost estimates supported by quotations or other evidence
		7.5%	Scope of the project will address the identified constraints

Bridge and Route Load Assessments Projects Stream documents

Applicants must use the application form applicable to the relevant project stream and Database Sheet as developed by Transport for NSW for Fixing Country Roads. Mandatory forms and documents as well as examples of optional documents are listed below:

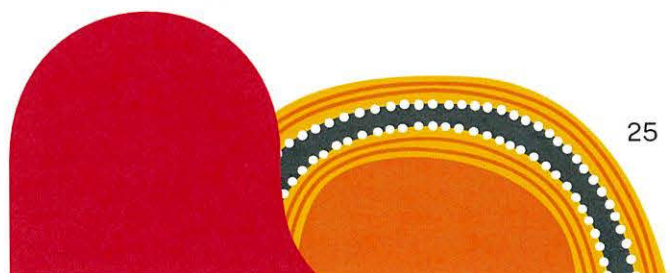
Documents	Requirement	Note
Bridge and Route Load Assessments application form	Mandatory	The application form must be filled in and submitted online via the SmartyGrants Funding Portal.
Bridge and Route Load Assessments database sheet	Mandatory	Applicant must use the latest database sheet and attach the completed sheet with their online application form. The database sheet can be downloaded from: https://www.transport.nsw.gov.au/projects/programs/fixing-country-roads Successful applicants will be asked to provide

Documents	Requirement	Note
		assessment results by filling in an additional column in the Database Sheet post project-completion.
Evidence of Authorisation	Mandatory	In the case of a joint application, the lead council must provide an Authorisation Letter.
Quotes/ Detailed Breakdown of Costs	Mandatory	Evidence to support Deliverability and Affordability criteria.
Map showing bridges or routes to be assessed	Mandatory	Evidence to support Access, Productivity and Safety, and Growth and Economic Benefits criteria. Transport for NSW has developed a Freight Data Hub containing key information which can be accessed at: https://www.transport.nsw.gov.au/data-and-research/freight-data Interactive heavy vehicle access maps are available at: https://roads-waterways.transport.nsw.gov.au/business-industry/heavy-vehicles/maps/restricted-access-vehicles-map/map/index.html
Traffic survey data	Optional	Evidence to support Growth and Economic Benefits criteria providing number and type of heavy vehicles on the said route
Route maintenance costs data	Optional	Evidence to support Growth and Economic Benefits criteria, this may include periodic and major maintenance costs and bills
Freight and transport studies or plans	Optional	Evidence to support Growth and Economic Benefits and Strategic Alignment criteria, such as the transport or investment plan showing the proposed project listed as a priority. Applicants may include studies that demonstrate commodity tonnage originated, destined or as throughput in the council, region, or state
Letters of support	Optional	Evidence to support Growth and Economic Benefits and Strategic Alignment criteria, such as letters of support from council or industry showing expected benefits, any financial contribution as well as industry's current and future freight tonnage, traffic data and vehicle fleet profile
Other documents i.e., photos	Optional	As identified by the applicant

Truck Washes Stream



Truck Wash in Gunnedah



Eligibility

Who may apply?

The 93 eligible local councils listed at the end of this document are invited to apply, as well as the Unincorporated Far West and Lord Howe Island.

An eligible council can apply on behalf of a consortium that includes private sector or other organisations. The council or consortium must intend to own or operate the truck wash and or livestock effluent disposal point, for which they are applying for funding.

Applicants are encouraged to work with individual firms and industry organisations such as the Livestock, Bulk and Rural Carriers Association (LBRCA) to develop the case for upgrades. If a council and private organisation are submitting a joint application, the lead applicant on the application must be the eligible council.

Councils and their consortia are also welcome to contact Transport for NSW via fixingcountryroads@transport.nsw.gov.au to discuss potential projects, eligibility and for advice on preparing applications.

Eligible projects under Truck Washes Project Stream

- Funding may be provided for truck wash and effluent disposal projects that provide economic and productivity benefits to NSW. Eligible projects are not limited to livestock-related truck wash facilities and can include those that cater for other industries. All applicants must demonstrate that the upgraded or new facility can lawfully dispose of and comply with the relevant EPA Guidelines or sustainability reuse all collected effluent or wastewater.
- Fixing Country Roads provides funding for truck washes projects in NSW where council or the member of their consortium would own or operate the asset. Projects can involve building new or upgrading existing truck washes.

What projects are eligible for funding under the stream?

Both upgrades to existing and new truck washes or effluent disposal points are eligible for funding under Fixing Country Roads. Some examples of eligible projects are:

- Construction of new bays or extending existing bays to accommodate the largest vehicle size on the route
- Construction of effluent disposal point bay
- Water pump upgrade to increase pressure and decrease wash time
- Drainage upgrade
- Effluent disposal treatment system upgrade to improve biosecurity measure
- Installation of reticulation system to utilise captured rainwater to be used at the truck wash
- Lighting upgrade or installation to improve safety and extend operating hour
- Toilet and shower facility upgrades to improve safety and reduce fatigue.

What projects are not eligible for funding under the stream?

Fixing Country Roads will not provide grant funding for projects that:

- Have with a Benefit to Cost Ratio of 1.0 or less than 1.0
- Involve facilities that restrict third party access
- Are not available 24/7
- Seek funding for
 - Road upgrades (this should be a part of the Roads and Bridges Construction Stream)
 - Maintenance
 - Ongoing repairs
 - Planning and design only.

Eligibility checklist

- ✓ Are you an eligible local government body listed at the end of this document?
- ✓ Do you or anyone in your consortium own or intend to own and operate a truck wash and/or livestock effluent disposal point?
- ✓ Is or will your truck and/or livestock effluent disposal point be open to all third parties?
- ✓ Can you confirm that the truck wash will not have any access restrictions?
- ✓ Does or will your truck and/or livestock effluent disposal point comply with the relevant EPA guidelines and conditions?
- ✓ Can you confirm all costs are for a project aimed at improving a truck wash and/or effluent disposal facility?
- ✓ Can you confirm the project is not for land acquisition, road works, maintenance and/ or ongoing repairs or solely planning and design?
- ✓ Can construction work for the project commence within 18 months from receipt of a successful project letter and be delivered within 24 months of starting construction? (Construction means actual on ground works at the project site and/or the fabrication of major components off site).

Assessment criteria

Projects must start construction within 18 months from receipt of a successful project letter and be delivered within 24 months of starting construction.

Applicants must clearly state the following:

- Problem definition
What are the current constraints?
- Project scope
What type of works does the project involve?

Transport for NSW

- Project outcome

What can community and industry expect after the items outlined in the Project Scope have been completed?

- Summary of benefits

What key benefits will be generated from the Project Outcome?

Example:

- Problem definition

Wash bay is not long enough to accommodate B-doubles, no lightings for nighttime use and low water pressure.

- Project scope

Construction of 2 B-Double bays, lighting, and water pump upgrade.

- Project outcome

2 B-Double bays truck wash available 24/7.

- Summary of benefits

Improve safety for nighttime user, reduce operating costs and water bill by \$, decrease wash and wait time by mins.

Applications will be assessed against the eligibility and five program criteria:

1. Access, productivity, and safety benefits.
2. Growth and economic benefits.
3. Biosecurity benefits.
4. Strategic alignment.
5. Deliverability and affordability.

The criteria and weightings are shown in Table 3.

Criteria 1: Access, productivity, and safety benefits

Applicants will need to demonstrate how the project will achieve access, productivity, and safety benefits for freight in the region. The questions that applicants should consider:

- How the project leads to improvements in the 'whole of journey' for freight in the overall supply chain i.e., truck is only
- required to travel from point A to B instead of A to B to C, as there is now a truck wash at B, whereas previously there was not
- How the project improves the safety of heavy vehicle operations and/or any other modes i.e., improved road conditions due to lower spill rates and accidents
- Whether the current or proposed sites located on a route covered by a productivity scheme such as the livestock loading scheme?
- What is the regional significance of the location in terms of industry i.e., which major facilities are within the catchment area?

- Whether the upgrade is related to or dependent on any other projects inside or outside the applicant's Local Government Area i.e., development of a high productivity route or opening of new saleyard is available 24/7 and provides open access.

Applicants are encouraged to make use of the NSW Freight Data Hub to help visualise how their project fits into the overall freight network and can be accessed at: <https://www.transport.nsw.gov.au/data-and-research/freight-data>.

Criteria 2: Growth and economic benefits

Applications must quantify the benefits of the project. Applicants are advised to start with Benefit Cost Analysis (BCA) Model as it helps articulate project.

Applicants should describe how the project:

- Benefits commodity supply chains e.g., livestock, grain
- Impacts on the number of washes at the site
- Reduces distances that need to be travelled i.e., vehicle travels to a saleyard and can now wash out at the saleyard, instead of travelling to an alternate site.
- Reduces truck wash wait and/or wash times
- Decreases transport operating costs
- Impacts on traffic volumes e.g., reduced number of movements including any changes in the use of heavy and higher productivity vehicles such as road trains or B-doubles
- Reduces truck wash and/or effluent disposal point maintenance and operating costs e.g., improved facility reduces the amount of maintenance required or improved efficiency reduced the amount of water per wash.

The submission should include information on current and expected:

- Annual tonnes or head of stock
- Number of wash trips
- All applications in Truck Washes Stream must include a completed BCA Model in a template provided by Transport for NSW, which calculates a BCR for the project.

Model inputs include:

- Total project costs including cost breakdown by element
- Maintenance and operating costs profile before and after the project
- Route, traffic, commodity movements as well as freight vehicle profile before and after the project
- Average wait and wash time before and after the project
- Data on safety before and after the project
- Data on biosecurity before and after the project.

Transport for NSW will provide applications with assistance and advice in the use of the BCA tool.

Criteria 3: Biosecurity benefits

Applicants will need to demonstrate how a project would have a positive impact on biosecurity and the environment. The questions that applicants should consider include how the project:

- Improves biosecurity e.g., preventing the spread of weeds or disease.
- Reduces pollution and improves amenity e.g., reduced spillage on roads.
- Reduces water and energy usage e.g., facilities are more efficient.
- Leads to an improvement in effluent treatment.

Criteria 4: Strategic alignment

Applicants should show how the project aligns with Australian, State and Local Government, regional and industry priorities.

The questions that an applicant should consider, and address include whether and how the project:

- Aligns with national priorities
e.g., Does the project align with other strategic Australian Government plans? Does the project have co-funding from an Australian Government program?
- Aligns with State priorities
e.g., Does the project support state initiatives such as the NSW Freight and Ports Strategy's Strategic Action Programs?
- Aligns with council priorities
e.g., Does the project feature as a high priority item as part of a council plan and include a level of co-contribution from council? Do neighbouring councils support the upgrade?
- Aligns with regional priorities
e.g., Is upgrading the route a regional priority as evidenced by a regional transport plan?
- Aligns with industry priorities
e.g., Does the project support the efficiency and expansion of businesses within the region as evidenced by appropriate letters of support and industry financial contribution?

Applicants are encouraged to collaborate with industry and industry organisations such as the Livestock, Bulk and Rural Carriers Association (LBRCA) to develop the case for upgrades.

Applicants should provide letters of support from industry and other stakeholders. Support letters should clearly articulate the specific benefits that the project would provide.

Applicants should demonstrate that they have considered the level of monetary and in-kind co-contribution to the project from industry, council, and the Australian Government.

The applicant will need to indicate whether the contribution is confirmed or unconfirmed, whether it is cash or in-kind, and provide appropriate evidence. If the applicant has not received written confirmation of co-contribution at time of application, then the Panel will only be able to recommend qualified funding that is contingent on council receiving confirmation of said funds. Co-contributions must be confirmed, and projects must still be able to commence construction within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction.

The same applies to cases where council has applied or expresses the intention to apply for funding under other programs.

Criteria 5: Deliverability and affordability

Applicants should demonstrate the capacity of the proponent to deliver the project through robust strategies for procurement, project management and risk management. Applicants should provide sufficient evidence to show:

- The planning that has already been undertaken and that the project can be commenced within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction.
- What approvals are required for the project, and the steps taken to obtain and manage those approvals
- The risks and impediments that could impact on project commencement and completion and how these have been addressed
- Quotes and a detailed breakdown of expected costs, level of confidence and factors that could materially impact cost estimates
- Key milestones dates
- Expected date of when the project will deliver planned benefits to community and industry (usually within two years after the project starts, depending on its scope).

Applicants need to indicate that the project is affordable, considering net life-cycle cost impacts and allowing for on-going operating, maintenance, and replacement requirements.

Table 3 Assessment evaluation criteria and weightings

Assessment Criteria	Criteria Weighting		Evaluation Criteria
1. Access, Productivity and Safety Benefits	20%	6%	Improves the level of access – 24/7 site availability and to all parties
		6%	Removes a restriction that impedes freight transport – allowing larger vehicles to access the facility
		2%	Improves supply chain productivity – reducing number of empty or uncleaned movements
		2%	Improves supply chain productivity or is associated with a productivity scheme
		4%	Improves safety or fatigue management outcome
2. Growth and Economic Benefits	20%	6%	Reduces average distances travelled or travel time to a truck wash
		6%	Reduce average wash or wait time at a truck wash
		4%	Reduces asset maintenance costs or operating costs

Assessment Criteria	Criteria Weighting	Evaluation Criteria
		2% Supports freight growth / industry expansion in the region
		2% Creates jobs during and/or after construction
2a. Biosecurity Benefits	20%	8% Improves environmental performance at a truck wash
		4% Reduces weed spread
		4% Reduces disease spread
		4% Reduces spillage on roads or improve environmental amenities
3. Strategic Alignment	20%	2% Aligns to NSW Freight and Ports Strategy (State Priority)
		2% Aligns to national, regional, council priorities and frameworks
		8% Letters of support from industry, communities and/or local members are attached
		8% Contains other sources of co- contributions
4. Deliverability and Affordability	20%	2% The project can commence construction within 18 months from receipt of a successful project letter and delivered within 24 months of starting construction.
		4% Evidence of project approvals are attached, i.e., Development Application, design
		2% Project risks are documented with supporting evidence
		6% Project offers good value for money and includes detailed cost estimates supported by quotations or other evidence
		6% Scope of the project will address the identified constraints

Truck Washes Projects Stream documents

Applicants must use the application form and BCA model applicable to the relevant project stream as developed by Transport for NSW for Fixing Country Roads. Mandatory forms and documents as well as examples of optional documents are listed below:

Documents	Requirement	Note
Truck Washes application form	Mandatory	The application form must be filled in and submitted online via the SmartyGrants Funding Portal.
Truck Washes Projects BCA model	Mandatory	A relevant BCA model should be completed and submitted. The most recent BCA model can be downloaded from: https://www.transport.nsw.gov.au/projects/programs/fixing-country-roads
Evidence of Authorisation	Mandatory	In the case of a joint application by council and private organisations, an Authorisation Letter must be provided by the lead council
Letters of support	Mandatory	Evidence to support Growth and Economic Benefits and Strategic Alignment criteria, such as letters of support from council or industry showing expected benefits, any financial contribution as well as industry's current and future freight tonnage, traffic data and vehicle fleet profile
Map showing a comparison of route before and after the project	Mandatory	Evidence to support Access, Productivity and Safety, and Growth and Economic Benefits criteria. Transport for NSW has developed a Freight Data Hub containing key information which can be accessed at: www.transport.nsw.gov.au/data-and-research/freight-data Interactive heavy vehicle access maps are available at: https://roads-waterways.transport.nsw.gov.au/business-industry/heavy-vehicles/maps/restricted-access-vehicles-map/map/index.html NSW Livestock Loading Scheme network map: https://roads-waterways.transport.nsw.gov.au/business-industry/heavy-vehicles/maps/livestock/map/index.html
Traffic survey data	Mandatory	Evidence to support Growth and Economic Benefits criteria, providing the number and type of heavy vehicles on the said route or to the facility

Documents	Requirement	Note
Truck Wash usage data	Mandatory	Evidence to support Growth and Economic Benefits criteria, providing the number of wash trips and wash time. This may include an Avdata report or other truck wash operating system report
Quotes	Mandatory	Evidence to support Deliverability and Affordability criteria, supporting cost breakdown inputs in BCA model
Approval documents	Mandatory	Evidence to support Deliverability and Affordability criteria, showing a degree of project's shovel readiness
Commodity/stock data	Optional	Evidence to support Growth and Economic Benefits criteria, providing commodity tonnage such as stock head counts as shown in saleyard report
Truck Washes maintenance and operating costs data	Optional	Evidence to support Growth and Economic Benefits criteria, supporting BCA model inputs. This may include electricity bills, water bills and other periodic maintenance costs
Freight and transport studies or plans	Optional	Evidence to support Growth and Economic Benefits and Strategic Alignment criteria, such as the transport or investment plan showing the proposed project listed as priority work. Applicants may include studies that demonstrate commodity tonnage originated, destined or as throughput in the council, region, or State
Risk matrix or registry	Optional	Evidence to support Deliverability and Affordability criteria, showing that applicants have considered potential risks and how to overcome them
Other documents i.e., photos	Optional	To visibly demonstrate project requirements. Photos are strongly encouraged.

Eligible Local Government Bodies

Albury City Council	Forbes Shire Council	Narromine Shire Council
Armidale Regional Council	Gilgandra Shire Council	Oberon Council
Ballina Shire Council	Glen Innes Severn Council	Orange City Council
Balranald Shire Council	Goulburn Mulwaree Council	Parkes Shire Council
Bathurst Regional Council	Greater Hume Shire Council	Port Macquarie-Hastings Council
Bega Valley Shire Council	Griffith City Council	Port Stephens Council
Bellingen Shire Council	Gunnedah Shire Council	Queanbeyan-Palerang Regional Council
Berrigan Shire Council	Gwydir Shire Council	Richmond Valley Council
Bland Shire Council	Hay Shire Council	Shellharbour City Council
Blayney Shire Council	Hilltops Council	Shoalhaven City Council
Bogan Shire Council	Inverell Shire Council	Singleton Council
Bourke Shire Council	Junee Shire Council	Snowy Monaro Regional Council
Brewarrina Shire Council	Kempsey Shire Council	Snowy Valleys Council
Broken Hill City Council	Kiama Municipal Council	Tamworth Regional Council
Byron Shire Council	Kyogle Council	Temora Shire Council
Cabonne Council	Lachlan Shire Council	Tenterfield Shire Council
Carrathool Shire Council	Lake Macquarie City Council	Tweed Shire Council
Central Darling Shire Council	Leeton Shire Council	Upper Hunter Shire Council
Central Coast Council	Lismore City Council	Upper Lachlan Shire Council
Cessnock City Council	Lithgow City Council	Uralla Shire Council
Clarence Valley Council	Liverpool Plains Shire Council	Wagga Wagga City Council
Cobar Shire Council	Lockhart Shire Council	Walcha Council
Coffs Harbour City Council	Maitland City Council	Walgett Shire Council
Coolamon Shire Council	Mid-Coast Council	Warren Shire Council
Coonamble Shire Council	Mid-Western Regional Council	Warrumbungle Shire Council
Cootamundra-Gundagai Regional Council	Moree Plains Shire Council	Weddin Shire Council
Cowra Council	Murray River Council	Wentworth Shire Council
Dubbo Regional Council	Murrumbidgee Council	Wingecarribee Shire Council
Dungog Shire Council	Muswellbrook Shire Council	Yass Valley Council
Edward River Council	Nambucca Valley Council	Unincorporated Far West
Eurobodalla Shire Council	Narrabri Shire Council	Lord Howe Island
Federation Council	Narrandera Shire Council	

With the intervention of an Agent
ABN 44 970 341 154

Greater Hume Shire Council, P O Box 99, HOLBROOK NSW 2644

Contacts:

- Between 30 - 31 May 2022 and 14 June 2022 onwards please contact - Economic Development Coordinator - Marg Killalea mkillalea@greaterhume.nsw.gov.au
 Tel: (02) 6036 0100. *Note: Marg Killalea on leave 1 to 14 June*
- Between 1 June -13 June please contact General Manager – Steven Pinnuck
spinnuck@greaterhume.nsw.gov.au M: 0429 310 205

Greater Hume Council is seeking EOI's from local real estate agents to market 124 Albury Street, Holbrook, an unoccupied service station and residence comprising approximately 1,777 sqm (zoned RU5 Village) Lot 4 in Section B in Deposited Plan 2748 and Lot 1 in Deposited Plan 380380.

The site was used as a service station but is now closed. There are four underground fuel tanks on site located under the front forecourt. There are two mechanics pits and a hoist located inside the building. The property is ideally suited to commercial redevelopment due to its central CBD location in Albury St Holbrook.

As a result of marketing by the appointed real estate agency, Council is seeking EOI's from prospective developers to purchase and re-develop the site. Council may not accept the highest EOI, but rather it may accept the EOI that provides the greatest economic and community benefit for Holbrook or in fact decline any EOI to purchase.

The following documents are attached and should be examined in relation to the site and any future development potential of the property

1. Detailed Site Investigation report conducted by McMahon Earth Science of 124 Albury Street, Holbrook Reference 7249 compiled October 2020
2. Council email dated today confirming that McMahon Earth Science permits the said document to be used for marketing of the property. Please note that Certifier David McMahon of DM McMahon Pty Ltd informs potential agents and developers that the issue of potential contamination is required to be considered whenever a Development Application is presented to a planning authority where the new use may increase risk from contamination.
3. Regional EnviroScience Hazardous Materials Laboratory and Consultancy Insulation Sampling Assessment Program report for 124 Albury Street, Holbrook July 2016.

Real estate agencies should in their EOI appointment as real estate agency include:

- Expected sales price range for the land parcel
- Marketing budget including advertising, site signs, online presence www.realestate.com.au and/or other online sites
- Sales Commission Rate
- Any other incidental costs
- Method of disposal: EOI with specific parameters addressed (see above), auction, or other.

Draft Contract of Sale will be prepared by Pogson Cronin Kerr Solicitors.

The timeframe for the sale of the land parcel is as follows:

Proposed Timeline	
30 May 2022	EOI opens seeking local real estate agency to be appointed as agent to market the land
14 June 2022	EOI closes for local real estate agency application to be appointed as agent to market the land
15 June 2022	Real estate agency appointed. Successful and unsuccessful real estate agencies advised
30 June 2022	Marketing to commence from this date
19 August 2022	Close date for EOI received from prospective purchasers
26 August 2022	Council to receive all EOI offers in writing
15 September 2022	Councillors receives report and recommendation
21 September 2022	Council determines to accept or decline any EOI to purchase
22 September 2022	Successful EOI advised. Unsuccessful EOI advised
Date TBA	Contract of sale concluded by 31 December 2022

**Complete the Expression of Interest at act as an agent by 5:00pm Monday, 30 May 2022.
Email your EOI to act as real estate agent to mail@greaterhume.nsw.gov.au**

Property Details

Property Address:	124 Albury Street, Holbrook Lot 4 in Section B in Deposited Plan 2748 and Lot 1 in Deposited Plan 380380 1,777 sqm
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TOURISM AND PROMOTIONS REPORT - AUGUST 2022

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

Greater Hume Council Websites

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

Continued implementation of the GHC Communication Plan. Maintain and manage the Greater Hume Council suite of websites which are compliant with accessibility standards. Seamless CMS(OpenCities) 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 2022		22	21	22	21	22	21
Website Traffic	New	4535	3900	557	514	1118	296
	Returning	1612	1296	142	245	129	31
Traffic Source	Organic	3488	3307	434	260	486	168
	Direct	1494	909	254	446	87	66
	Referral	523	126	4	16	270	69
	Social	121	388	6	37	324	10
Device Paths	Desktop	2895	2362	335	309	387	166
	Mobile	2487	2137	359	436	660	126
	Tablet	153	161	5	14	106	12
Bounce Rate	%	58.14	59.32	79.69	67.72	79.08	69.11

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

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

www.ghchildren.com.au – top pages:

1. Family Day Care
2. News - Higher Child Care Subsidy and Removal of Annual Cap
3. Family Day Care - Enrol Your Child/Children
4. Contact Us
5. Featured Content – Enrol Your Child/Our Services

www.visitgreaterhume.com.au – top pages:

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

Social Media

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

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

Comments

- Instagram, #visitgreaterhume – 1009 followers
- Individual facebook pages:
 - Greater Hume Council – 3000 followers
 - Visit Greater Hume – 620 followers
 - Holbrook Submarine Museum – 1212 followers
 - Greater Hume Children's Services – 949 followers
 - Greater Hume Youth Advisory Committee – 495 followers
 - Buy Local in Greater Hume – 583 followers

Greater Hume Council Newsletters

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

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

Comments

Spring edition of GHC Newsletter has been sent electronically to 2200 email addresses across Greater Hume, via website, social media and copies in Greater Hume Customer Service Centres and Visitor Information Points.

Grants and Funding

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

Comments

Greater Hume has now partnered with GrantGuru to provide is the most comprehensive grants database in Australia that includes grants and assistance across all levels of government and the private sector (philanthropic grants), each summarised into a one-page template for easy comparison. This grant portal is available to Council staff, local businesses, community and sporting groups throughout Greater Hume. 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.	Austrade has granted an extension to this grant to end of 2022 to cover the Henty Machinery Field Days in Sept 2022. Additional filming is being planned in the Winter months by Angry Ant Marketing, Wagga Wagga.
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.	Currently a number of sessions and workshops with museum volunteers, staff of Albury and Greater Hume on how to use scanners and cameras at the new Digitisation Hub.
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.	Australia Ramp and Access Solutions Albury appointed for construction of the walkway, viewing platform and toilets and Longford Civil appointed to construct the road, carpark and sealed footpath. National Parks and Wildlife Service are finalising the Environmental Assessment
Stronger Country Communities Fund - Round 4	11 applications were submitted from various community groups and 9 GH Council applications. Totaling \$3,224,567.00	4 Successful applications - GHC Culcairn Recreation Ground new playground, Billabong Little Athletics at Henty, Holbrook Gym Club and Jindera Netball Club.
Stronger Country Communities Fund - Round 5	Funding of \$1,376,603 of which \$946,414 has been allocated to Council and the balance of \$430,189 is open to eligible Community Groups.	Council has resolved to submit 7 application with a further 7 EOI's received from 355 committees. Currently writing applications and gathering information from 355 committees.
Crown Reserves Improvement Grant	4 applications from community groups were submitted. Two applications successful	Walbundrie Sportsground (\$192,129 new multipurpose shed) and Jindera Park (\$87,681 amenities block).
Culture, Heritage and Arts Regional Tourism (CHART) program	Purchase of essential conservation materials for six community run museums to assist them to appropriately care for their collections.	Successful - \$12,727.98 - Conservation materials have been purchased and now working on acquittal.
Riverina Water	Painting and lighting for AE2 exhibition space.	Successful - \$20,000 - organising painters and lighting equipment.

Cultural Tourism Accelerator Grant	Marketing of films developed in Let's Get Digital grant, see above.	Successful - \$10,000 - A 30sec television commercial is currently being aired on Prime Television until October. A 90sec social media video is currently being advertised through a paid social media campaign.
Reconnecting Regional NSW - Community Events Program	Greater Hume Council has been advised of an allocation of \$301,708 towards the NSW Government's Reconnecting Regional NSW – Community Event Program.	Successful - Event contracts have been sent to event organisers.
Maritime Museum	Submarine Museum Holbrook – Restoration and Framing of WWII Jolly Roger Flag \$1350.00	Successful - Work in Progress

Greater Hume Tourism and Promotions

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

- Monthly newsletters are sent to all Greater Hume Tourism Operators, providing latest information on tourism opportunities, marketing, social media and promotional campaigns as well as relevant contacts and statistics.
- 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 another social media Welcome to Greater Hume campaign, providing reels, tours and ideas of what people can do in Greater Hume during 2022. There will be a particular emphasis on producing reels with our themes of history and heritage and natural environment. The average reach on our posts is currently 1500.
- Submitted visitor and What's On advertising in Out and About Spring 2022 Edition in Border Mail. The print run is 24,000, 14,000 are inserted into The Border Mail and the additional 10,000 distributed. Distribution is to all Visitor Information Centres through NE Victoria and South West NSW/Riverina plus Canberra and Melbourne. Other business (inc motels) and advertisers.
- Emailed (over 600) 'What's On in 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.
- Austrade's Regional Tourism Bushfire Recovery Grant – Stream One - \$30,000 – Greater Hume and Henty Machinery Field Days Promotional Production - Austrade has given an extension to this grant to end of 2022 to cover the Henty Machinery Field Days in Sept 2022. Photoshoot for Culcairn, Walla Walla, Jindera, Gerogery and Burrumbuttock was held end of August by Angry Ant Marketing, Wagga Wagga.
- COVID Recovery Funding - A Greater Hume promotional campaign in partnership with Murray Regional Tourism and Destination NSW has been developed and will now be rolled out late Winter into Spring 2022.

Visitor Information Centre and Submarine Museum

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

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

Comments

Visitor Information Centre Statistics:

August 2022 - Walk In – 995, Phone Calls - 28, Emails – 5.

August 2018 - Walk In – 727, Phone Calls - 49, Emails – 3.

Submarine Museum Statistics:

August 2022 - Adult - 85, Child - 6, Concession - 122, Family - 57, Group - 0, Total - 270.

August 2018 - Adult - 31, Child - 72, Concession - 9, Family - 84, Group - 15, Total - 211.

Events

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

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

Comments

- Supporting the following events - Jindera Pioneer Museum, Henty Machinery Field Days, Wirraminna Wattle Day and various other community and council events.

Australia Day

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

Comments

Nominations are now open for Greater Hume's Top Citizens, nomination form on website, social media and community newsletters. Australia Day 2023 will be held at Brocklesby Recreation Reserve, Brocklesby.

Signage

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

Comments

Visit Greater Hume signage has been installed on north and south bound lanes of Hume Highway .

Murray Regional Tourism (MRT)

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

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

Comments

- Currently attending monthly zoom meetings with MRT and the VIC network group.
 - Planning to extend the Love The Murray campaign and cooperative marketing initiatives.
 - COVID Recovery Funding - A Greater Hume promotional campaign in partnership with Murray Regional Tourism and Destination NSW has been developed and will now be rolled out late Winter into Spring 2022.
-

Museums and Heritage

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

GHC currently has 11 public or private museums and three historical societies. Museum Advisor (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. All six museums are busy finalising their significant items digital information. Currently a number of sessions and workshops with museum volunteers, staff of Albury and Greater Hume on how to use scanners and cameras at the new Digitisation Hub. Revealing Histories adverts are currently airing on Prime Television showcasing the new videos until October 2022. Museums are also busy uploading a selection of significant items onto eHive (eHive is a web-based collection cataloguing system used worldwide by hundreds of museums, societies and private collectors to catalogue objects, store images, manage acquisition information and publish their collections online.)

GREATER HUME SHIRE COUNCIL

Schedule of the Director Corporate Community Services' Schedule of Information to Council Meeting -
Wednesday 21st September, 2022


COMBINED BANK ACCOUNT FOR THE MONTH ENDED 31st August, 2022***CASHBOOK RECONCILIATION***

	General Fund	Trust Fund
General Ledger Cashbook Balance as at 1st August, 2022	-52,822.70	47,457.92
Cashbook Movement as at 31st August, 2022	101,239.02	-449.70
Less: Term Deposits included in Cashbook Balance (Trust only)	0.00	0.00
General Ledger Cashbook Balance as at 31st August, 2022	<u>48,416.32</u>	<u>47,008.22</u>

BANK STATEMENT RECONCILIATION

Bank Statement Balance as at 31st August, 2022	NAB	\$0.00	47,008.22
	Hume	\$33,822.95	
	Bendigo	\$16,465.57	
	WAW	\$3,573.65	
	Total	<u>53,862.17</u>	<u>47,008.22</u>
(LESS) Unpresented Cheques as at 31st August, 2022		-21,189.43	0.00
(LESS) Unpresented EFT Payments as at 31st August, 2022		0.00	0.00
PLUS Outstanding Deposits as at 31st August, 2022		15,743.58	0.00
PLUS / (LESS) Unmatched Cashbook Transactions 31st August, 2022		0.00	0.00
Cashbook Balance as at 31st August, 2022		<u>48,416.32</u>	<u>47,008.22</u>

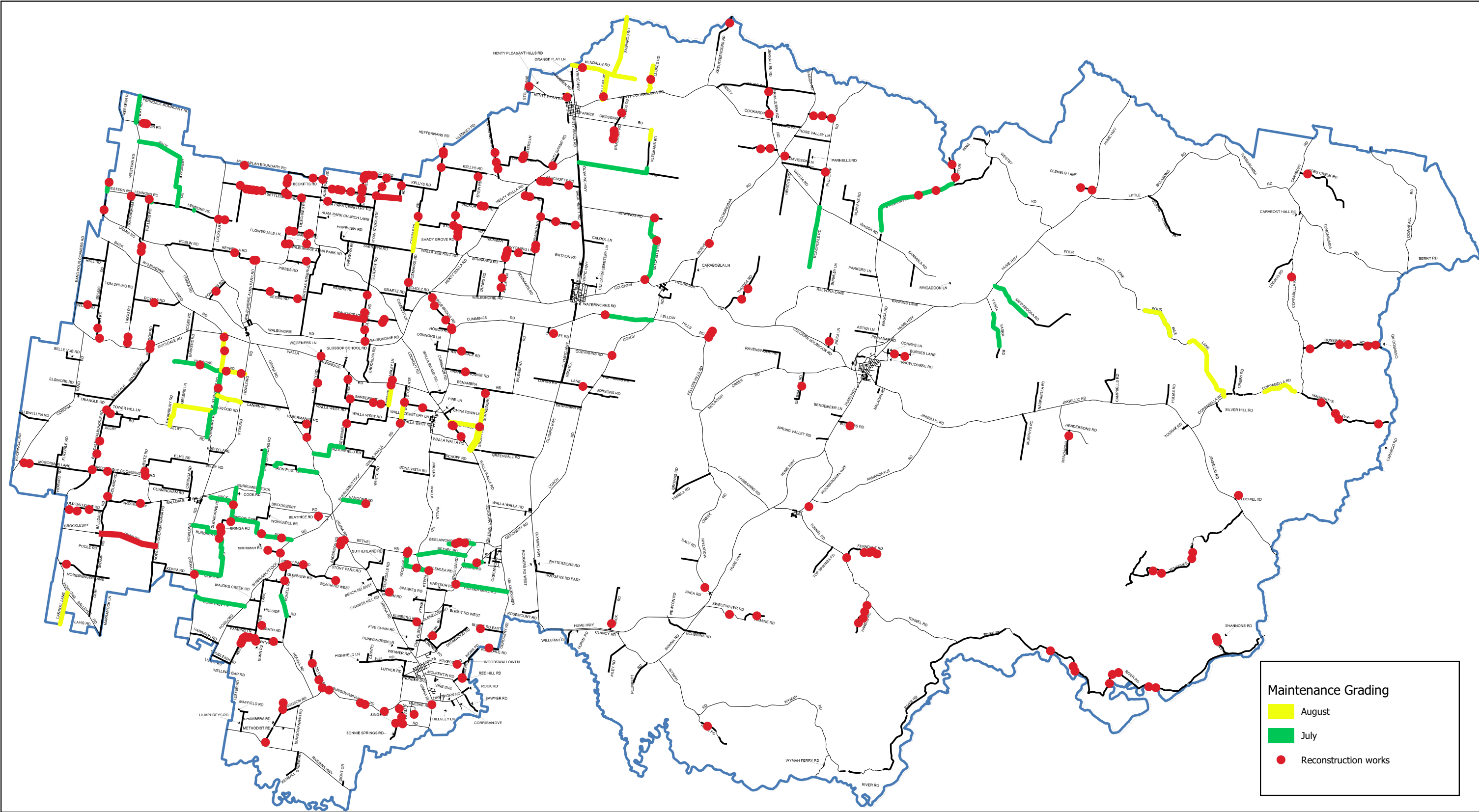
I certify that all of Council's surplus funds have been invested in accordance with the Act, the regulations and Council's investment policies and that all cheques drawn have been checked and are fully supported by vouchers and invoices and have been certified for payment.


Responsible Accounting Officer
5 September 2022

This is page no.1 of Schedule No.1 of the Director Corporate & Community Services' Schedule of Information to Ordinary Council Meeting held on 21st September, 2022

GENERAL MANAGER

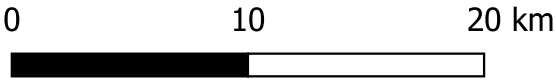
MAYOR



Greater
Hume
Council

Greater Hume Local Government Area

Maintenance Grading 2022 - August



Electronic Version is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy verify that it is the current version.	Document Name	Working doc file path	Version Number	Date of Issue	Review Date
	Maintenance grading - August	G:\Projects&Maps\~works 2022\Maintenance Grading\Maintenance Grading.qgz	1	2022-09-06	2023-09-06

c_dm073

Approved Between 1/08/2022 and 31/08/2022

08/09/2022

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
DA/2008/9	Applicant: P J Hartley 263 Jelbart RD JINDERA Lot: 703 DP: 1078621	New Dwelling - Modification to Consent - Conditions Revised	\$0	9/08/2022	Approved	24/08/2022	16	0	16
DA/2022/43	Applicant: H A Kinning 117 Watson ST JINDERA Lot: 2 DP: 840770	Alterations & Additions to Dwelling	\$260,000	9/03/2022	Approved	29/08/2022	9	165	9
DA/2022/91	Applicant: Integra Trading Pty Ltd 39 Bethel RD BURRUMBUTTOCK Lot: 26 DP: 753730	Farm Building	\$145,495	21/06/2022	Approved	2/08/2022	43	0	43
DA/2022/98	Applicant: Macjac Sheds 16 Queen ST WALLA WALLA Lot: 14 DP: 2741	New Shed & Skillion	\$48,164	19/05/2022	Approved	9/08/2022	83	0	83
DA/2022/99	Applicant: B J McDonell 13 Kierath ST HENTY Lot: 7 Sec: 12 DP: 758514	Demolish Dwelling & New Shed	\$28,952	18/07/2022	Approved	10/08/2022	24	0	24
DA/2022/100	Applicant: Maxand Pty Ltd 12 Wagner DR JINDERA Lot: 221 DP: 1280394	New Shed	\$46,040	27/05/2022	Approved	1/08/2022	25	42	25
DA/2022/112	Applicant: Trentwood Homes Methodist RD BUNGOWANNAH Lot: 222 DP: 753749	New Dwelling Garage and Swimming Pool	\$1,035,000	31/05/2022	Approved	1/08/2022	63	0	63
DA/2022/113	Applicant: A B Heycox 88 Swift ST HOLBROOK Lot: 9 Sec: 32 DP: 758522	New Garage	\$34,200	31/05/2022	Approved	15/08/2022	77	0	77

Applications Approved



c_dm073

Approved Between 1/08/2022 and 31/08/2022

08/09/2022

Application No.	Location	Development Type	Est. Cost	Received	Determination		Total Elapsed Days	Stop Days	Adjusted Elapsed Days
DA/2022/116	Applicant: Davis Sanders Homes Pty Ltd Sarah ST GEROGERY WEST Lot: 3 Sec: 34 DP: 758436	New Two Storey Dwelling & Garage	\$717,226	16/06/2022	Approved	3/08/2022	41	8	41
DA/2022/120	Applicant: Afonso Building Solutions 9 Klein CT JINDER A Lot: 89 DP: 1228879	New Dwelling & Garage	\$274,290	2/08/2022	Approved	24/08/2022	23	0	23
DA/2022/122	Applicant: Habitat Planning 84 Commercial ST WALLA WALLA Lot: 1 DP: 209159 Lot: 12 DP: 664531	Two (2) Lot Torrens Title Subdivision - Boundary Adjustment	\$0	27/06/2022	Approved	24/08/2022	24	35	24
DA/2022/123	Applicant: Acespan Industries 2 Rosler ST JINDER A Lot: 204 DP: 1280394	New Shed	\$46,950	1/08/2022	Approved	30/08/2022	30	0	30
DA/2022/124	Applicant: Rob Pickett Design 85-87 Gibson ST JINDER A Lot: 71 DP: 583298	Dwelling Alterations & Additions	\$281,050	6/07/2022	Approved	15/08/2022	41	0	41
DA/2022/126	Applicant: Bridgewood Homes 66 Rock RD JINDER A Lot: 2881 DP: 1280650	New Dwelling & Garage	\$529,631	8/07/2022	Approved	24/08/2022	48	0	48
DA/2022/127	Applicant: E & V Homes Pty Ltd 1 Holly Tree CT JINDER A Lot: 107 DP: 1277003	2 Detached Dwellings with Garages	\$390,000	18/07/2022	Approved	18/08/2022	32	0	32
DA/2022/131	Applicant: A J Porter 5 Jacob ST BURRUMBUTTOCK Lot: 21 DP: 590549	New Shed	\$37,000	12/07/2022	Approved	25/08/2022	37	8	37

Applications Approved

c_dm073

Approved Between 1/08/2022 and 31/08/2022

08/09/2022

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
DA/2022/132	Applicant: Lewis Dickson Homes Pty Ltd 10 Wagner DR JINDERA Lot: 222 DP: 1280394	New Dwelling & Garage	\$621,596	8/07/2022	Approved	2/08/2022	26	0	26
DA/2022/134	Applicant: Maxand Pty Ltd 27 Gardenia PL JINDERA Lot: 808 DP: 1219301	New Shed	\$36,424	27/07/2022	Approved	29/08/2022	34	0	34
DA/2022/135	Applicant: Metro Planning Services 685 Woomargama WY WOOMARGAMA Lot: 1 DP: 388325	Alterations and additions to existing service station.	\$0	4/08/2022	Refused	4/08/2022	1	0	1
DA/2022/137	Applicant: S L Jones 15 Damson CT JINDERA Lot: 903 DP: 1264008	New Shed	\$80,000	18/07/2022	Approved	26/08/2022	40	0	40
DA/2022/138	Applicant: M Pitman 10 Wagner DR JINDERA Lot: 222 DP: 1280394	New Shed	\$55,133	21/07/2022	Approved	29/08/2022	40	0	40
DA/2022/141	Applicant: C G Pitman 16 Terlich WY JINDERA Lot: 116 DP: 1267384	New Spa	\$30,000	28/07/2022	Approved	3/08/2022	7	0	7

Applications Approved



c_dm073

Approved Between 1/08/2022 and 31/08/2022

08/09/2022


Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
DA/2022/148	Applicant: Habitat Planning Walla Walla Jindera RD GLENELLEN Lot: 110 DP: 753342 Lot: 111 DP: 753342 Lot: 112 DP: 753342 Lot: 113 DP: 753342 Lot: 1 DP: 1111790 Lot: 2 DP: 1111790 Lot: 6 DP: 252282 Lot: 3 DP: 1111790 Lot: 4 DP: 1111790 Lot: 5 DP: 1111790	Two (2) Lot Torrens Title Subdivision - Resubdivision of ten (10) lots	\$0	27/07/2022	Approved	25/08/2022	30	0	30
CDC/2022/41	Applicant: Metricon Homes 28 Carroll AVE JINDERA Lot: 105 DP: 1280183	New Dwelling and Garage	\$289,249	12/07/2022	Approved	1/08/2022	21	0	21
CDC/2022/44	Applicant: Metricon Homes 6 Holly Tree CT JINDERA Lot: 116 DP: 1277003	New Dwelling & Garage	\$364,771	19/07/2022	Approved	1/08/2022	14	0	14
CDC/2022/45	Applicant: Metricon Homes 28 Wagner DR JINDERA Lot: 213 DP: 1280394	New Dwelling and Garage	\$328,322	19/07/2022	Approved	15/08/2022	28	0	28
CDC/2022/47	Applicant: I & M Pools Pty Ltd 2064 Wymah RD BOWNA Lot: 2 DP: 527217 Lot: 2 DP: 527212 Lot: 2 DP: 527213 Lot: 2 DP: 527211	New Swimming Pool	\$45,195	3/08/2022	Approved – Private Certifier	3/08/2022	1	0	1

c_dm073

Approved Between 1/08/2022 and 31/08/2022

08/09/2022

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
CDC/2022/48	Applicant: Afonso Building Solutions 2 Stan DR JINDER A Lot: 3 DP: 1228380	New Dwelling and Garage	\$493,895	30/08/2022	Approved – Private Certifier	30/08/2022	1	0	1

Report Totals & Averages**Total Number of Applications : 28****Total Estimated Cost : 6,218,583.00****Average Elapsed Calendar Days: 39.89****Average Calendar Stop Days: 9.21****Average Adjusted Calendar Days: 30.68****Total Elapsed Calendar Days: 1117.00****Total Calendar Stop Days: 258.00****Total Adjusted Calendar Days: 859.00**


Director Environment & Planning
Greater Hume Shire Council