25 March 2025

Greater Hume Council 39 Young Street PO Box 99

Attention:

Gayan Wickramasinghe

Via Email

Dear Gayan,

Re: Response to Submissions – Heritage Park Stage 3
1085 Urana Road, 1065 Urana Road and Wagner Drive, Jindera

Habitat continue acts on behalf of the landowners, in relation to a Development Application for a staged residential subdivision of land at 1085 Urana Road, 1065 Urana Road and Wagner Drive, Jindera.

We are in receipt of twelve (12) copies of submissions received in relation to the Development Application. It is noted that of the submissions received, then (10) of these submissions were written in the same format and raised consistent issues. Therefore, we have grouped the submissions into a list of issues rather than individual responses.

The purpose of this letter is to provide a response to the submissions and enable Council to progress with a determination of the development application. The key matters raised have been grouped below and a consolidated response to each item provided.

1. Planning concerns

The submissions generally raise the following items relating to general planning, legislative, and administrative considerations:

- The proposal has not provided sufficient content for the consent authority to consider under the Environmental Planning and Assessment Act 1979 - Section 4.15 Evaluation.
- proposal does not satisfy the intent of the provisions of the relevant planning instruments and policies and will result in a negative development outcome, in terms of social, environmental, and amenity impacts.
- The South Jindera Masterplan and South Jindera Low Density Residential Precinct
 Development Control Plan (SJLDRP DCP 2016) was drafted without consideration for the
 impacts to the occupants of land on neighbouring properties,
- During the drafting of the Masterplan, no consultation was undertaken that would have allowed community members to have their say on the proposed drainage design, with particular regard to the proposed system of retention basins,
- The locality has underlying issues with flood and sewer, and residents are not satisfied with Council's approach so far to address their concerns,
- The proposal presents a subdivision form and layout that will set an undesirable precedence in the locality, thereby creating a future that may further exacerbate and amplify the matters raised by the community.

The process for preparing and implementing the South Jindera Master Plan and DCP was undertaken in accordance with relevant legislative requirements, including public exhibition processes for both the Master Plan and the subsequent DCP. This issue is not relevant in the context of this application.

Notwithstanding this, the Master Plan framework has been adopted and in place for almost 10 years and existing development has already been undertaken in accordance with this endorsed Plan. The proposal is entirely consistent with the Master Plan and should be supported by Council.

The current Development Application has been made in a form which complies with the form and content requirements and contains adequate information for Council to make a determination. The subject land is a large parcel of land which is zoned, close to established Jindera township, with existing infrastructure and essential services readily available, and the estate is master planned via the Master Plan for low density residential development.

The public interest is a broad consideration relating to many issues and is not limited to any one particular issue. As discussed throughout this response, and originally within the SEE, the development of land for additional dwellings and increased population of Jindera within defined residential areas is in the public interest. The orderly and economic development of land, consistent with master planning and infrastructure availability is also in the public interest.

The proposal is a logical and expected extension of the established residential subdivision that has already been completed under earlier stages. It is noted that existing infrastructure has capacity to accommodate additional demand, and that the local road network can cater for additional traffic movements.

2. Subdivision form and compatibility

Submissions made to the application have stated that they consider the proposed design results in an unsatisfactory subdivision form and layout, and that the proposed scale of development is unsuitable for this locality.

The submissions included the following specific issues:

- The South Jindera Masterplan area should have a more suitable lot layout and lot sizes,
 particularly in relation to impacts on the properties which front Pioneer Drive, neighbouring the northern boundary of the subject land,
- The proposal should include a more acceptable transition from the prevailing lot sizes of properties fronting Pioneer Drive down to the endorsed 2,000m² as per the (SJLDRP DCP – 2016 and Masterplan),
- Many residents in the locality believed the existing minimum lot size as per the Masterplan was 4,000m² and not 2,000m² as presented in the SJLDRP DCP – 2016,
- Were the subdivision to propose larger lot sizes, they would serve greater environmental protection and limit soil disturbance,
- The proposal does not include a variety of lot size, most notably lots that are larger than the minimum lot size for families who would like to opt for a property with a greater site area.
- Significant repair works are required to the boundary fencing of the land proposed for subdivision before works can begin, due to the unsatisfactory safety and security that is afforded to occupants, particularly when those residences contain young children and animals at risk of escaping,
- Council and the developer should implement a replacement fence in a style presenting a favourable uniform outlook, and ensures privacy to existing and future occupants.

In response, it should be noted that the primary density consideration is the Minimum Lot Size applicable to the land. In this instance, that minimum lot size was identified through a master planning exercise and ultimately subject to a Planning Proposal process endorsed by the Department of Planning.

In this instance, the proposal is in compliance with Section 4.1, noting the proposed lots exceed the minimum lot size requirement of 2,000m². The performance criteria relating to this DCP objective is to encourage development to offer a variety of housing options to target different markets. The intention of South Jindera is to offer larger lot sizes in comparison to the central urban area of Jindera.

Matters regarding consistency of future development with the surrounding context was considered at length in the drafting of the Master Plan, and the document was also subject to public exhibition and

comment prior to endorsement. In addition, to ensure the potential amenity impacts of development at this scale are adequately offset, the controls of the SJLDRP DCP included design responses aimed at minimising impacts to the surrounding area. The DCP supports the minimum lot size, including development design control measures that appropriately service the intended outcomes and objectives for housing variety. The DCP was adopted in 2016, and the proposal complies with its controls.

The proposed layout provides generally consistency with the masterplan, as demonstrated by the comparison of the endorsed version of the masterplan, issued in 2016, **Figure 1** and the proposed lot layout supporting this development application, **Figure 2**.



Figure 1 | Subdivision layout as per endorsed masterplan (Source: GHSC SJLDRP DCP 2016)



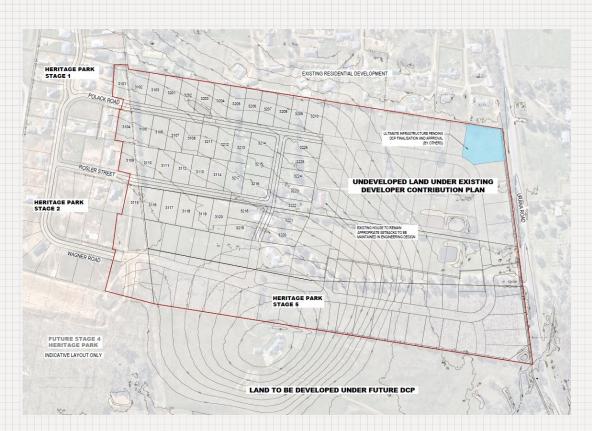


Figure 2 | Proposed subdivision layout

The applicant does not propose to alter any existing common boundary fence as part of this proposal, which would be assessed as part subsequent application for development of the dwelling residence. Any issues regarding the present state of existing fences is an issue that should be remedied outside of the Development Application process. To date, the landowners are not aware of any approaches to them to discuss the state of any existing fence condition.

3. Amenity concerns

Submissions made to the application have stated that the proposed design results in impacts to the amenity of neighbouring land along the northern boundary, and a loss of the rural character of the locality.

The submissions included the following specific issues:

- The proposal is inconsistent with the prevailing "rural" character of properties fronting Pioneer Drive,
- The proposal also introduces significant overlooking and privacy impacts to these properties,
- Therefore, the proposal will negatively impact on the value of those properties,
- The proposal will impair the outlooks, views and vistas enjoyed by occupants,
- The proposal represents overdevelopment,
- The proposal will create a visual impact that is unacceptable,
- The proposal will impact on the ability of future residents to enjoy the existing amenity in the locality,
- The proposed design presents a low amenity solution,
- The proposal has made no provision for public open space, with no park, or playground, or reserve shown on the subdivision layout plan.

The subject land is zoned for residential purposes and has long been identified for future growth in strategic planning for Jindera. While the land represents rural properties at present, the planning policy applicable to the land has foreshadowed a change in development outcomes, which has been

acknowledged and endorsed. This application does not depart from planning policy or introduce any use or character that was not expected or that had not been publicly exhibited.

Impacts to property values are not a planning consideration at the level of statutory or strategic planning. These matters are not relevant to Council's consideration of the application.

The local planning framework requires a merits assessment of the proposal against the relevant planning controls, which outline objectives and controls against which the application must be considered to determine whether a proposal is acceptable in the context of its compatibility with prevailing neighbourhood character. The GHSC DCP 2013 contains guidance at *Clause 2.1 Neighbourhood character* and specifically states that "The design of residential development is to suit the existing scale, density, setbacks and character of the neighbourhood". The surrounding character and scale of the context is that of a low density development area, with single detached dwellings on larger lots. The intended outcome for the subject land is proposed to be consistent in form and scale to that of the surrounding land and therefore is entirely consistent with character.

The future development of proposed lots are expected to accommodate single dwellings which will have appropriate setbacks from common boundaries. The likelihood of significant overshadowing and overlooking between single storey properties on low density properties is remote.

4. Flooding & drainage

Submissions made to the application have stated that the proposal introduces new flood impacts to the local drainage system, which is already beyond capacity, with further impacts anticipated in the broader locality and beyond.

The submissions generally raise the following specific items relating to flooding and drainage considerations:

- The land has a characteristic slope of 10% toward the north, with overland flooding already a significant impact to properties on the northern boundary,
- What are the additional measures to be introduced to prevent flooding during works?
- The existing farm dams are not functional in their current state, are poorly maintained and thus additional measures must be proposed to handle additional flows,
- The drainage line on Pioneer Drive has existing issues that Council has yet to address,
- The proposal includes a temporary basin at the northern boundary, and this is not expected
 to handle flows, and the new DCP basin in the northeast of the property will not be ready in
 time,
- Neither of these basins will provide capacity required to cope with the increased volumes,
- The proposed design should follow the Flood Mitigation Principles,
- An alternative design can include an intermediate wetland,
- The drainage design should seek to slow the velocity of overland flows toward Jindera, which has existing significant issues with drainage and flooding.

It is noted that Council have commissioned and completed a Flood Study for Jindera and that this was adopted in 2015. The outcomes of the Study demonstrated that the portion of land subject to this application is not at risk of flooding in either minor or peak flood event.

The Jindera Flood Study (2015) includes a number of measures to mitigate the known risk of flows to Pioneer Drive and Urana Road beyond the subject site. There are no specific mitigation measures that are required for the subject land or as a result of the proposed works and any broader mitigation will be undertaken by Council.

It is standard practice for any proposed subdivision development to cater for any existing and proposed stormwater generated on site. In this instance, the proposal includes constructed drainage services which will be directed to temporary on-site detention basins, until an ultimate detention basin is delivered in the north eastern corner of the subject land. All earlier stages of development have included drainage systems that will collect, convey and detain stormwater from the property and proposed development.

In summary, the proposed subdivision is designed in accordance with best practice engineering design and will be required to demonstrate compliance prior to formal engineering approval. The

proposal will not generate additional flows directly to adjoining properties, but will rather collect and convey these flows to on-site drainage infrastructure. Likewise, all infrastructure is designed and located to accommodate peak rainfall events and will not result in detrimental impacts on adjoining properties.

5. Environmental

The submissions generally raise the following specific items relating to environmental considerations:

- Extensive earthworks associated with the proposal, including filling the existing farm dam at the southern extent of the site, will cause dust and noise impacts to neighbour.
- The proposed enabling infrastructure is located in close proximity to the neighbours on the north, which will result in unacceptable impacts.
- The amount of work proposed is extensive, requiring a lengthy period of time to complete works, with subsequent staging proposal causing ongoing impacts.
- Future residents who move into the new properties generate unacceptable noise impacts,
- Proposed tree removal will cause unacceptable impacts to natural habitat.

The proposal does not seek extensive earthworks, but will generally use the existing topography of the site in its design. Earthworks will be necessary to establish roads, finished surface levels of lots and other subsurface infrastructure, however significant landform modification is not proposed.

The proposed development must comply with the controls within the Greater Hume DCP, including those for the South Jindera Master Plan. Any of these relevant planning obligations will be placed on the determination as conditions of consent.

It is noted that the proposal will require civil works to establish the subdivision that will generate some noise, dust and disturbance of the land generally. During the construction, the environmental impacts are mitigated against by requiring all construction works to be restricted to specific hours of work in accordance with the *NSW Environment Protection Authority Noise Control Guidelines* for standard permitted work hours and standard operating noise levels. No works will occur during night time periods when the sensitivity of nearby residential properties is high.

It is also noted that the majority of disturbance and works within the site will occur along roads and service corridors, which are typically separated from nearby residential properties by larger distances.

There is no significant vegetation contained within the site. Planting vegetation is noted along some fences and boundaries within the site, which have been established as part of farming operations, however these are not of high environmental value.

6. Infrastructure

The submissions generally raised the following matter relating to infrastructure considerations:

 existing infrastructure has capacity issues and the systems are not coping with the current demand.

Form a review of the submissions, there does not appear to be any evidence that there are genuine capacity issues in the network.

As noted in the Statement of Environmental Effects and plans provided, the surrounding sewer and water supply network has been subject to ongoing improvements by Council and has adequate capacity to function and service additional development. This development will also provide appropriate provision of essential infrastructure that connects into existing services and ensures adequate volumes and capacity to minimise any potential for capacity issues.

Despite the above, Council will be required to assess the application with regard to anticipated impacts on urban infrastructure and will consider this accordingly. The applicant maintains that there

is adequate capacity in the infrastructure to the site and that this proposal will not adversely affect its capacity or function.

The applicant will be required to obtain appropriate approvals from Essential Energy in relation to provision of electricity, and this may require upgrades to their network at the applicants cost if required to service the development.

7. Hazards

The submissions generally raise the following items relating to hazard considerations

- The applicant has not provided any assessment of the potential contamination due to former use at the site, or the current contamination status of the land.
- The site contained a farmhouse that was previously demolished, though this may present an asbestos contamination risk.
- Nature of the land as former grazing land with a new stormwater system proposed to discharge into natural waterway.

As discussed in the supporting Statement of Environmental Effects, the subject land has been highly modified and is not known to be contaminated, nor is it expected to be at risk of contamination given its historical use for grazing/forestry and the surrounding context.

The site has been inspected by the applicant in making the application and there is not considered to be any remnant material that may be a contamination risk for development. The likelihood of unknown asbestos or another hazardous chemical persisting in the soil is considered low based on considerations of the site.

The proposal will not introduce conditions where contaminating substances or materials are likely to enter a waterway. All stormwater infrastructure will require appropriate end of line treatments to ensure contaminants are treated before connection to broader stormwater networks. This arrangement is best practice engineering design.

8. Traffic

The submissions raise the following specific matters related to traffic likely to be caused by the proposed works:

- The proposal will create more vehicle movements and increase the risk of accidents, and the network does not currently have capacity to service the additional traffic movements.
- The proposal was submitted to Council without a traffic impact assessment.
- Rate of traffic will increase during construction works, due to service and construction vehicles entering the site.
- The proposal has not included any road widening or network improvement measures, including no specific design and detail for the new roundabout at the intersection with Urana Road.
- The emergency access route into the estate is via a single point of entry at the east of the estate to Urana Road.
- The subdivision plans do not include any connecting foot paths, further exacerbating vehicle traffic impacts.
- The proposal for Stage 3 includes a single vehicle entrance to the estate, from Pioneer Drive. A second connection from Wagner Drive though to Urana Road should form part of the subject proposal.
- The subject proposal will occur on land presently fronting a regional classified road (Urana Rd), as such referral to TfNSW is required under this clause.

As outlined in the SEE, the subject land has a frontage to and future intended access from Urana Road from the east of the subject land. The road network through the property has been planned in in accordance with the endorsed South Jindera Master Plan and in anticipation of future development of the land including this road connection. In addition, the internal road network, and proposed access to Urana Road and Pioneer Drive, has been considered with regard to anticipated traffic

volumes with treatments proposed accordingly. Given roads and intersections will be designed in accordance with the relevant guidelines, the risk of additional accidents and safety being reduced is considered to be low.

Urana Road is a Transport for NSW (TfNSW) classified regional road, therefore the proposal must be referred to Transport for NSW. As per Chapter 2 of State Environmental Planning Policy (Transport & Infrastructure) 2021, such a development must not compromise the effective and ongoing operation and function of classified roads and prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.

9. Social impact

The submissions raise the following specific matters relating to social impacts caused by the proposal:

- Occupants of properties in the locality enjoy a high quality of life, with existing positive wellbeing and good access to community facilities.
- By expanding residential development in Jindera, living standards will decrease, and residents will have a deteriorated quality of life.

The proposal will generate net positive social impacts within the township, where it will increase the availability and choice of housing, have a positive direct and indirect economic impact in the creation of jobs and the use of local trades and services as well as broaden the local housing market.

The provision of additional lots will result in direct investment into the community which is anticipated to assist with improvement of existing amenities and communities facilities generally for Jindera. Overall, population growth is understood to be a net benefit and will lead to positive impacts on the community rather than a decrease in social conditions. This is considered in detail within the submitted SEE and will be considered accordingly in Council's submission.

We trust that the completion of the public exhibition period and this information will now enable Council to progress to a determination of this matter as soon as is possible.

Should you have any queries please contact the undersigned directly on 6021 0662 or david@habitatplanning.com.au.

Yours Faithfully

David Hunter Director

Forty-Nine (49) Lot Staged Residential Subdivision – Heritage Park Stage 3.1 & 3.2

Urana Road, Jindera

FEBRUARY 2025

Submitted to Greater Hume Shire On behalf of Pioneer One Pty Ltd

Contact

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PROJECT NUMBER 25004

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of Pioneer One Pty Ltd and is submitted to Greater Hume Council in support of a Development Application (DA) for a forty-nine (49) lot subdivision of land at Lot 4 in DP 240938; and part Lot 30 in DP 1062153 and Lot 224 DP 1280394. The site is addressed as 1085 Urana Road, Jindera; 1065 Urana Road, Jindera and Wagner Drive, Jindera respectively.

The proposed development represents Stage 3.1 and 3.2 of the establishing Heritage Park residential area on the southern extent of the Jindera urban area. It has been developed in accordance with the previously approved South Jindera Master Plan and represents a logical and preferred urban extension of this southern growth area. The proposed subdivision has been further optimised to link with earlier stages of development to the west and south.

The DA and this report have been prepared in accordance with the Environmental Planning and Assessment Act 1979 ("EP&A Act") and the Environmental Planning and Assessment Regulation 2021 ("EP&A Regs").

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

1.1. Supporting Plans and Documentation

This application is accompanied by:

- Title information Lot 4 in DP 240938; Lot 30 in DP 1062153; Lot 224 in DP 1280394
- Subdivision Plan Set, prepared by JCA Land Consultants

2. Site Analysis

2.1. Site Location and Context

The site is located 2 kilometres south of the Jindera township and approximately 11 kilometres north of the Lavington CBD. The land is located in a on the urban fringe of the Jindera township, with single dwelling houses on land of similar scale to the north and to the south. Vacant land to the west is used for agricultural grazing and cropping.

The land, including land immediately abutting the subject site to the north is zoned R2 Low Density Residential under the Greater Hume Local Environmental Plan 2012 (GHLEP).

The subject land is shown in a local context at Figure 1 below.

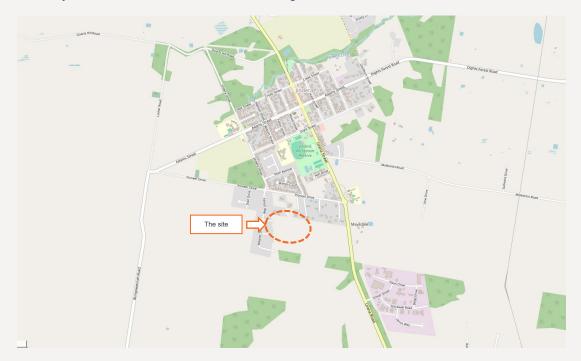


Figure 1 - Site Context

2.2. Site Description

A detailed summary of the proposed site is provided the following table.

Table 1 - Site Description

Table 1 – Oile Description		
Legal Description	Lot 4 in DP 240938 (1085 Urana Road, Jindera)	
(Lot and DP)	Lot 30 in DP 1062153 (1065 Urana Road, Jindera)	
& Address	Lot 224 DP 1280394 (Wagner Drive)	
Covenants or Restrictions	None that affect the subject land.	
Site Description	The subject site comprises parts of irregular shaped parcels of primarily vacant rural land.	
	The land has historically been used for grazing agricultural grazing purposes. Lot 4 in DP 240938 and Lot 30 in DP 1062153 currently accommodate residential dwellings/associated outbuildings. There is no evidence or record of any previous structures or habitable accommodation on Lot 224 in DP 1280394, though it does have two farm dams.	
	The entirety of the land is zoned R2, and the subject proposal will subdivide part of, and redefine the boundaries of, the following three (3) allotments:	
	Lot 4 in DP 240938 (1085 Urana Road, Jindera) has 234 metres of frontage directly abutting Urana Road with established vehicle access to the rural property on this land. The driveway crossover of unsealed gravel is approximately 360-metres. The allotment has a linear depth of approximately 745 metres along the southern property boundary and same on the northern side boundary. The western boundary has an overall width of approximately 225 metres with no current access from the established residential subdivision on Polack Street, and Rosler Street. Establishing new vehicles connections routes to these existing roads is central to the subject proposal. The total area of this allotment is proposed to be involved in the subject proposal, which includes a summative total of approximately 16.4-hectares.	
	Part of Lot 30 in DP 1062153 (1065 Urana Road, Jindera) is a partly developed rural lifestyle lot which contains an existing dwelling and associated infrastructure. A portion of this parcel has already been constructed for the purposes of Heritage Park Stage 5.1 and a total of 20.8 hectares will be developed for Stages 3.1 and 3.2.	
	Part of Lot 224 in DP 1280394 (Wagner Drive) being an irregular section between Heritage Park Stage 1 and 2 and the subject land forms part of this proposal. That land is a currently vacant parcel of land which was historically used for rural purposes prior to construction of the adjacent subdivision works. There is no buildings or works contained on the parcel. Figure 2 provides an overview of the subject land.	
	1 19416 2 provides an overview of the subject land.	
Existing Development	The land is improved and includes typical rural style post and wire boundary fencing defining the perimeter boundaries of the site and internal fencing that segregates some existing vegetated areas.	
	The internal boundaries of paddocks on Lot 4 in DP 240938, are vegetation with planted trees and the driveway access to the residence at Lot 30 in DP	

	1062153 is tree-lined. The land does not present with scattered paddock trees as often identified in this type of rural setting.
	The land has a gentle undulation whereby the eastern portion of the land adjacent to Urana Road front boundary is 10 metres lower than the central and rear sections of the land which is located between 300-500 metres to the central west and rear sections of the land. However, the subject development is contained to the western section of the land where the slope is less pronounced.
	The central area of the site is predominantly cleared vacant grass land.
Existing Access	East - Urana Road, Jindera (existing gravel crossover to dwelling residence and farm buildings – dwelling to be provided access from proposed road work anticipated in later stages)
	West – Wagner Drive, Jindera – existing street access to the southern boundary of Lot 30 in DP 1062153 via Wagner Drive.
Surrounding context	North – Land directly adjacent to the north, with frontage to Urana Road comprises of low-density residential land with single dwelling houses on Lots averaging between 8 and 16 hectares. Land further north, with frontage to Pioneer Drive are a higher density of residential properties with lot sizes between 0.4 hectares and 2 hectares.
	South – Land to the south comprises a variety of rural land uses, including rural industry and agricultural grazing on land zoned RU4 - Primary Production Small Lot.
	East – Land to the east of Urana Road is also zoned RU4 - Primary Production Small Lot generally reflecting the current land uses. It is noted that the Jindera Industrial Estate is located to the south, on the eastern side of Urana Road. This land is zoned E4 General Industrial.
	<u>West</u> – The land to the west, also optimised for small scale agricultural land uses, is zoned R2 Low Density and R5 Large Lot Residential zone reflecting the desired future land uses.
Natural Hazards	None apply



Figure 2 – Aerial view of the subject land

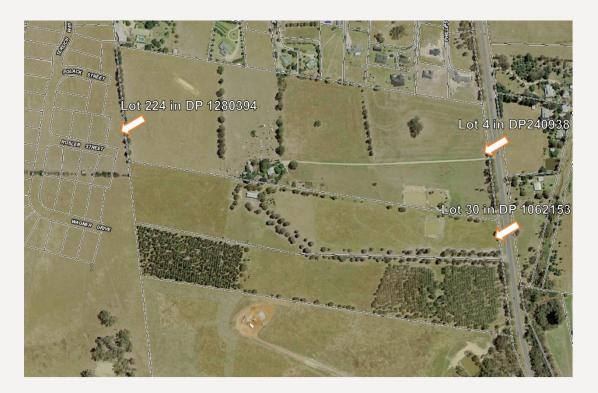


Figure 3 – Subject allotments (SIX Maps 2025)

3. Description of Proposal

3.1. Overview

The proposal represents Stages 3.1 and 3.2 of Heritage Park Estate and will continue development which has already commenced to the west and south of the site. This application seeks approval for the residential subdivision of land creating forty-six (46) low density residential lots, associated internal roads and drainage infrastructure. The proposed lots are to be developed for residential purposes.

The proposal also includes construction of a road network, creating access and frontage to the proposed lots, and future connectivity to adjacent land abutting to the south and the southwest.

The subdivision and associated works are divided into Stage 3.1 & Stage 3.2 as detailed in the following sections.



Figure 4 - Proposed subdivision layout plan - Stage 3.1 & Stage 3.2

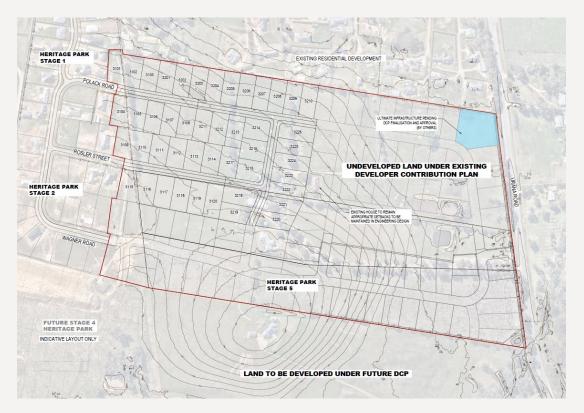


Figure 5 – Proposed subdivision layout plan (aerial overlay)

3.2. Residential Subdivision

Stage 3.1 of the proposal will include a Torrens Title subdivision of the land into twenty (20) lots with areas ranging from $2016m^2 - 2201m^2$ and creation of a balance allotment. A summary of the proposed lots is provided below.

Table 2 - Stage 3.1

Parent lot details	Proposed lot details	Proposed lot size
Lot 4 in DP 240938 (1085 Urana Road, Jindera)	3101	2124 m²
Part - Lot 30 in DP 1062153	3102	2069 m ²
(1065 Urana Road, Jindera)	3103	2036 m ²
Part - Lot 224 DP 1280394 (Wagner Drive)	3104	2091 m ²
	3105	2040 m ²
	3106	2025 m ²
	3107	2021 m ²
	3108	2016 m ²
	3109	2080 m ²

	3120	2095 m ²
3		
3	3119	2103 m ²
3	3118	2111 m ²
3	3117	2117 m ²
3	3116	2201 m ²
3	3115	2190 m ²
3	3114	2034 m²
3	3113	2031 m ²
3	3112	2028 m ²
3	3111	2016 m ²
3	3110	2028 m ²

Stage 3.2 of the proposal will include a Torrens Title subdivision of the land into twenty-six (26) lots with areas ranging from $2012m^2 - 2098m^2$ and a balance allotment containing the remaining eastern part of the land.

Table 3 - Stage 3.2

Parent lot details	Proposed lot details	Proposed lot size
Lot 4 in DP 240938 (1085 Urana Road, Jindera)	3201	2039 m²
orana Road, unideraj	3202	2036 m ²
Part - Lot 30 in DP 1062153 (1065 Urana Road, Jindera)	3203	2026 m ²
	3204	2022 m ²
	3205	2023 m ²
	3206	2025 m ²
	3207	2020 m ²
	3208	2026 m ²
	3209	2032 m ²
	3210	2032 m ²
	3211	2012 m ²

3212	2017 m ²
3213	2012 m ²
3214	2024 m ²
3215	2019 m ²
3216	2031 m ²
3217	2081 m ²
3218	2078 m ²
3219	2026 m ²
3220	2077 m ²
3221	2098 m ²
3222	2023 m ²
3223	2016 m ²
3224	2016 m ²
3225	2016 m ²
3226	2015 m ²
Total	52,842 m ² (52.8-hectares)

3.3. Roads and Access

The proposed subdivision will include the creation of internal public roads to facilitate access to each proposed lot.

The proposal includes the extension of Polack Street and Rosler Street from the west and Salzke Street from the south. These roads will enable a fully integrated and continuous road network upon the completion of Stage 3.1, as well as enabling future connection to the remaining development to the west of the stages.

3.4. Staging

The proposal is to be delivered in two stages, as per the proposed subdivision plans provided. Stage 3.1 will extend from earlier stages 1, 2 and 5.1 and Stage 3.2 will wrap extend upwards from Stage 5.1 to the northern boundary of the site.

3.5. Drainage

The proposed temporary detention basins adjacent to the east of Stage 3 will be established during Stage 3.1 work, and intended to service all of the proposed lots in Stage 3.1 and Stage 3.2 until an ultimate basin is delivered in later stages in the north eastern corner of the site.

As the further development of land progresses to the east of the subject site, these basins will be removed and drainage will be conveyed to the proposed basin infrastructure to be established in the northeastern extent of the land, adjacent to Urana Road.

3.6. Services

As the subject site is located within an established urban area, all essential services are available on the adjoining land. These include reticulated water, sewer, and gas, as well as electrical and telecommunications with established connections to the allotment on Polack Street and Rosler Street.

Sewerage servicing for Stage 3 will be via existing reticulation service constructed in Heritage Park Stages 1 and 2. This is anticipated to be extended to service both Stage 3.1 and Stage 3.2.

4. Planning Assessment

Under Section 4.15(1) of the EP&A Act when considering an application for development, the consent authority must take into consideration the relevant environmental planning instruments. This section details and responds to the relevant planning framework applicable to the proposal.

4.1. Applicable Environmental Planning Policies, Instruments and Controls

- Environmental Planning and Assessment Act 1979
- Biodiversity Conservation Act 2016
- State Environmental Planning Policy (Resilience & Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport & Infrastructure) 2021
- Greater Hume Local Environmental Plan 2012
- Greater Hume Development Control Plan 2013

Compliance with the applicable legislation and policies is discussed below.

4.2. Environmental Planning and Assessment Act 1979

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

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
- (i) any environmental planning instrument, and
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
- (iii) any development control plan, and
- (iiia)any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
- (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest."

The matters for consideration identified in Section 4.15(1) of the EP&A Act 1979 are addressed in the following section. Subsections (b) to (e) of Section 4.15(1) of the EP&A Act 1979 are addressed in Section 5 of this Statement of Environmental Effects.

4.3. Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 ("the BC Act") sets out a number of specific objects relating to the conservation of biological diversity and the promotion of ecologically sustainable development and importantly, establishes a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity value. In this case, consideration of the BC Act is not considered relevant, as the proposal includes the removal of planted native vegetation only, which is not remnant vegetation.

4.1. State Environmental Planning Policy (Resilience & Hazards) 2021

4.1.1. Chapter 4 – Remediation of Land

Chapter 4 of State Environmental Planning Policy (Resilience & Hazards) 2021 sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish 'best practice' guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 4.6 of Chapter 4 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose. The SEPP requires the consent authority to consider whether the subject land is contaminated when determining a development application. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The subject land has been highly modified and is not known to be contaminated, nor is it expected to be at risk of contamination given its historical use for grazing/forestry and the surrounding context. Consequently, the land is considered fit for use for its intended purposes and therefore the relevant considerations of this SEPP are satisfied by the current proposal.

4.2. State Environmental Planning Policy (Biodiversity and Conservation) 2021

4.2.1. Chapter 2 – Vegetation in non-rural areas

Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 ("the Vegetation SEPP") applies to vegetation in non-rural areas, which includes the R2 Zone and applies to the removal of vegetation that is declared by a Development Control Plan (DCP) to be vegetation to which the Vegetation SEPP applies.

The land accommodates several tree plantings, which form informal paddock boundaries across Lot 4 in DP 2409398 and landscaped gardens including trees in proximity to the rural dwelling and outbuildings on both Lot 4 in DP 2409398 and Lot 30 in DP 1062153. This vegetation is not remnant native vegetation as per the SEPP (Biodiversity and Conservation) 2021 and the removal of vegetation under this proposal is not relevant under the provisions of the Biodiversity and Conservation Act 2016.

4.3. State Environmental Planning Policy (Transport & Infrastructure) 2021

4.3.1. Chapter 2 – Infrastructure

Chapter 2 of State Environmental Planning Policy (Transport & Infrastructure) 2021 provides a provides a consistent and flexible planning system to facilitate the delivery of infrastructure and services. The policy identifies environmental assessment categories for types of infrastructure, matters to consider when assessing development adjacent to infrastructure and provides for consultation with relevant public authorities.

The Chapter 2 contains provisions relating to approval processes and assessment requirements for infrastructure proposals according to the type or sector of infrastructure. It outlines land-use zones where types of infrastructure are permissible with or without consent and identifies certain works as exempt and complying development.

There are several Clauses under the SEPP that trigger referral and concurrence matters. These are addressed in the table below for consideration.

Table 4 – Matters for Consideration

Matter for consideration	Response	
Clause 2.48 – Determination of development applications – other development	This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—	
	 (a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower, (b) development carried out— (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or (ii) immediately adjacent to an electricity substation, or (iii) within 5m of an exposed overhead electricity power line, (c) installation of a swimming pool any part of which is— (i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or (ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool, (d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned. 	
	Comment:	
	Referral under Clause 2.48 is required to the relevant electricity supply authority due to the proximity to existing infrastructure located on Polack Street and Rosler Street.	
Clause 2.118 – Development with frontage to a classified road	The objectives of this clause are— (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.	

Matter for consideration	Response
	Comment:
	The subject proposal will occur on land presently fronting a regional classified road (Urana Rd), as such referral to TfNSW is required under this clause.
Clause 2.122 – Traffic generating development	This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves—
	(a) new premises of the relevant size or capacity, or
	(b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.
	The following metrics apply to the proposed development:
	'Subdivision of land' (specifies 50 or more allotments for a site that connects to a classified road).
	Comment:
	As the proposed residential subdivision does not meet these thresholds, the development is not classified as 'trafficgenerating development' and referral to TfNSW is not required for this clause.

4.4. Greater Hume Local Environmental Plan 2012

The Greater Hume Local Environmental Plan 2012 ("the LEP") is the principal planning instrument that guides development within the LGA. The below provides an overview of consistency and compliance of the proposal against the relevant provisions.

Table 5 - Relevant LEP Triggers

Item	Provision	Comment
2.2 Zoning of land to which Plan applies.	The subject land is zoned R2 Low Density Residential ("R2 zone") under the LEP.	As the proposed subdivision is for residential purposes, it is considered to be consistent with the objectives of the
2.3 Zone objectives and	The objectives of the R2 zone are as follows:	zone.
Land Use Table	To provide for the housing needs of the community within a low density residential environment.	
	To enable other land uses that provide facilities or services to meet the day to day needs of residents.	
2.6 Subdivision consent requirements	Clause 2.6 of the LEP requires development consent for the subdivision of land where the works are not identified as exempt or complying development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	The proposed works are not classified as exempt or complying and therefore consent for subdivision is sought by this application.
4.1 Minimum subdivision lot size	Clause 4.1 of the LEP relates to minimum subdivision lot size (MLS) and requires that the size of any lot resulting from a subdivision of land is not to be less than the minimum lot size shown on the Lot Size Map of the LEP. In this instance, a 2000m² minimum lot size applies to the land, as per Lot Size Map - Sheet LSZ_002C.	The development proposes Torrens Title lots of various sizes greater than 2,000m ^{2.} As such, the proposal exceeds the minimum lot size.
6.1 Earthworks	Clause 6.1 of the GHLEP requires development consent for certain earthworks to ensure that the works will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.	The development site has some minor undulations that will require earthworks comprising of both cutting and filling of the land, and earthworks to facilitate construction and performance of new infrastructure. The proposed earthworks will occur over a large surface area and will not significantly alter the existing conditions or preestablished ground level. The

		works are expected to have a positive impact by ensuring consistency between the development areas and will not result in any potential conflict with adjacent or surrounding areas.
6.7 Essential services	Clause 6.7 of the LEP refers to essential services and requires that consent must not be granted to development unless the consent authority is satisfied that services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required.	As a result of the subdivision, the existing services on Polack Street and Rosler Street will be extended to service the proposed new lots and will be contained within the proposed road reserves. Drainage infrastructure will be provided by way of new constructed drainage through the subdivision and will outfall to temporary basins on the subject land, until such time as an ultimate basin is delivered to the north east corner of the subject land in later stages. Water and sewer services will be extended to proposed lots from adjacent stages of development, as per attached plans.

4.5. Greater Hume Development Control Plan 2010

The Greater Hume Development Control Plan 2010 ("the DCP") provides specific requirements for development within the LGA, including the subject site.

The following chapters of the DCP are applicable to the proposed works:

- Chapter 5 Township Structure Plan
- Chapter 6 Subdivision
- Chapter 7 Vegetation Removal
- Chapter 10 Notification Policy

These matters are addressed in the following sections below.

4.5.1. Chapter 5 – Township Structure Plans

Chapter 5 of the DCP applies to township structure plans. The township structure plans have been based on those prepared as part of the Greater Hume Shire Strategic Land Use Plan 2007-2030, with the overall purpose of the Strategy to guide the future development and use of land in the Shire for the next 20 years and beyond.

Of relevance to the subject proposal is the township Structure Plan for Jindera (see Figure 5 below).

The proposed subdivision is consistent with the land use recommendations contained within the township structure plan for Jindera, which identifies the land for 'residential infill re-subdivision opportunity'. The subject site is located in a suitable position for a greenfield subdivision, being only 14km north of the Albury CBD, and 2km south of Jindera township.

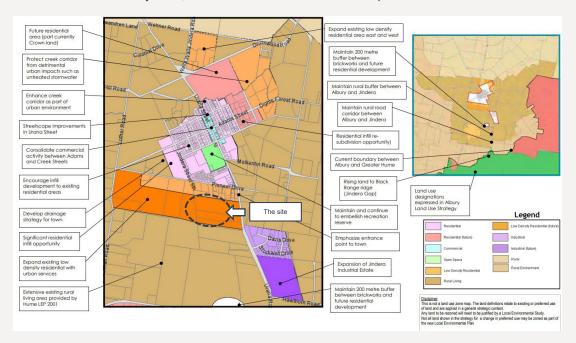


Figure 6 - Extract of the township structure plan for Jindera indicating the subject land

4.5.2. Chapter 6 – Subdivision

Chapter 6 of the DCP refers to subdivision. The purposes of this chapter are to:

 encourage a diversity of lot sizes for residential, industrial and commercial development that is compatible with the character of an area and appropriate for the proposed use.

- Provide lots with areas and dimensions which protect environmental features and take account of site constraints.
- Have regard to energy conservation principles in the orientation of lots where for residential subdivisions at least 70% of the lots will have favourable solar orientation.
- Ensure public open space, of appropriate quantity and quality, is provided to meet the recreational and social needs of the community.
- Ensure all public utilities for the development of new lots are adequately planned as part of subdivision.
- Ensure the provision of utilities and infrastructure meets minimum standards.
- Provide a road network that places a high priority upon vehicular and pedestrian connectivity, convenience and safety.
- Encourage the use of other transport modes as an alternative to motor vehicle transport.

A detailed assessment against the applicable controls of chapter 6 regarding subdivision is provided at **Appendix E**:. In summary, the proposed development complies with the development controls and objectives of part 6 of the DCP.

5. Assessment of Environmental Impacts

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

These impacts and mitigating measures have been identified following comprehensive analysis of the site and the proposed plans.

The analysis and impact identification under this section is informed by:

- Site analysis and visual inspection of the subject land and surrounding properties.
- Analysis of the proposed plans for development (provided attached for reference)
- Desktop review of applicable Environmental Planning Instruments
- Consideration of the Councils Development Plans and Policies including the DCP
- Assessment of relevant strategic planning documents.
- Consultation with Council and other authorities

5.1. Context and Setting

The development is proposed in a transitional area between residential and rural land, and within an area that has been master planned and identified for urban growth. The subject site is largely undeveloped and contains minimal landform features or constraints to urban development.

The subdivision design is responsive in density and structure to the endorsed Master Plan for the precinct and the desired character of the area. The layout and density of the lots will ensure creation of a new integrated low-density residential development which aligns with the objectives of the R2 zone.

The proposed lots, being greater than 2,000m², will provide for further variety and choice of housing within an area designated for low density residential purposes and its proximity to infrastructure and services. It will also provide for a transition of urban densities from the conventional urban areas of Jindera towards the rural lifestyle properties further south of the subject land off Hueske Road.

The outcome is considered to represent orderly planning for an expanding rural town which will lead to positive visual contributions to the surrounding context and streetscape.

Development of this land is expected to have an overall positive impact on the broader area which is already representative of a transitional urban area. Given the transitional lot sizes and rural residential lifestyle land uses surrounding, no land use conflicts are expected.

5.2. Access & Traffic

New internal roads are proposed to be constructed for the subdivision and will extend from the adjacent stages of development. Polack and Rosler Streets will be extended east and Salzke Street extended north, resulting in a fully integrated and continuous local road network.

The subject proposal does not provide for any direct connection to Urana Road on the eastern perimeter boundary of the land, but the network anticipates future connections to adjoining stages of development which will progress to the east.

The road network through the property has been planned in in accordance with the Masterplan and in anticipation of future development of the land to the north and west.

The internal road network is proposed to be of a standard which is adequate for the expected traffic movements generated by the development. All traffic movements for the South Jindera residential precinct will be dispersed through the new internal network. This arrangement will ensure an efficient distribution of traffic to the surrounding roads to minimise impacts upon a single location.

5.3. Infrastructure

Existing urban infrastructure, including reticulated water, sewer, and electricity is available in the surrounding area and is capable of being extended to service the proposed lots.

A sewer trunk main has been established through the low-density residential precinct by Council, and now enables the opportunity for the subject land to connect to the reticulated urban network. This trunk infrastructure has been sized to cater for the development of the entire precinct as well as industrial development to the southeast.

New drainage infrastructure will be provided on-site partly utilising the existing drainage basin at Urana Road Drive in the southeastern area of the land and partly supplied by one of two temporary drainage basins to service the lots.

As noted on the enclosed plans, an ultimate downstream basin is planned in the north east extent of the property, adjacent to Urana Road, which is pending DCP finalisation and approval. Until such time that this downstream basin is complete, overland flows will be conveyed by stormwater infrastructure to be established as part of the proposed street network in Stage 3.1 and Stage 3.2, to temporary basins adjacent to Stage 3.2.

The servicing arrangement and detention layout is included on the enclosed plans. The proposal detention basin will retard flows from the development to discharge to Council's existing infrastructure along Urana Road without detriment to the condition or function of the existing infrastructure.

5.4. Heritage

The site is not identified as being a heritage item or within a Heritage Conservation Area. No heritage items or conservation areas are located in the precinct.

5.5. Aboriginal Heritage

The subject land has not been identified as having any registered archaeological or cultural heritage items or places.

The land has been heavily modified for rural uses and contains no significant landscape features which are associated with cultural heritage items, such as watercourses. It has been determined that the subject land has a low likelihood of containing any items of Aboriginal cultural heritage.

As part of the Aboriginal cultural heritage due diligence process, a search on the Aboriginal Heritage Information Management System (AHIMS) Web Service completed in January 2025 resulted in no Aboriginal sites or places in the general area of the proposal.

In the event that the applicant does identify or uncover archaeological items during works, the items will be left in place and appropriate protocols for dealing with such instances will be observed.

5.6. Soils & Erosion

The gentle undulation and fall across the site creates the potential for minor erosion and sediment losses or movement during weather events. It is therefore appropriate that provision of soil and water management controls, including sediment fences, drainage lines and stabilised access areas should be implemented as necessary to prevent any sediment loss during construction.

During civil construction works for the subdivision, appropriate soil and water management techniques will be implemented to avoid erosion and sediment movement. Appropriate stabilisation will also be carried out on disturbed areas following the completion of the works to reduce the likelihood of erosion occurring and will be implemented in accordance with an Erosion and Sediment Control Plan to be prepared with a detailed design package.

5.7. Biodiversity

The development will remove areas of planted vegetation across the site. The vegetation to be removed is assessed as being of generally limited biodiversity value, in that the trees do not contain hollows, and the shrubs to be removed are native and planted. The site is highly disturbed and has historically been used for farming and forestry practices.

Overall, the proposed vegetation removal, is not considered to have an adverse impact on the biodiversity values of the area. Removal of vegetation from the internal area of the subject land and outer perimeter comprises of only planted trees which are isolated along the dividing fence lines. Removal of this vegetation will not have an adverse impact on biodiversity.

5.8. Flooding

The Jindera Flood Study, Floodplain Risk Management Study and Plan ("the Flood Study") was prepared by GHD in 2017. The document followed an assessment in 2015 that identified flooding conditions at Jindera based on an assessment of historical records and modelling. The Flood Study identifies the subject land as 'flood fringe' and subject to 'low hazard' flood inundation on the south east corner of the subject land, but not within the area proposed to be developed for Stage 3.1 or 3.2.

The Flood Study Hydraulic Category Map identifies the mapped flood areas as 'Flood Fringe'. According to the Floodplain Development Manual, the flood fringe is 'the remaining area of land affected by flooding, after floodway and flood storage areas have been defined. Development in flood fringe areas would not have any significant effect on the pattern of flood flows and / or flood levels.'. See **Figure 7** below.

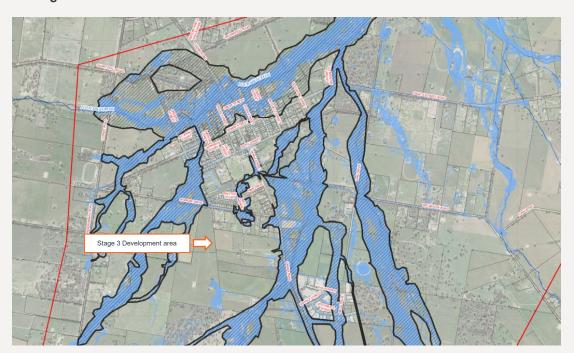


Figure 7 - Flood planning area map

The proposed residential lots to be created as part of the subdivision are not subject to the mapped area of the flood study and thereby are not a reasonable risk of flooding by the Flood Study. There is no flood risk to human life or property from development as proposed.

5.9. Social & Economic Impacts

The development will have a positive social impact in the area, where it will increase the variety and choice of housing within the local residential market that is consistent with the existing and desired future character of Jindera.

The subject land's location is well suited for the type and scale of development where the Lots will have available access to key infrastructure and services that meet the day to day needs of residents. The development will add to the housing supply for regional NSW, at a time when a lack of regional housing supply is in the national conversation.

5.10. Suitability of the Site for Development

The subject land is a large land holding within close proximity to Jindera township and will be serviced by sealed roads and services. The site will make available for development 27 lots of large-block rural fringe lifestyle suitable for residential development.

5.11. The Public Interest

The public interest is a broad consideration relating to many issues and is not limited to any one particular issue. Taking into account the full range of matters for consideration under Section 4.15C of the Environmental Planning and Assessment 1979 (as discussed within this report), it is considered that approval of the application is consistent with the public interest.

The development of land in an orderly and economic way is in the public interest.

6. Conclusion

The DA seeks consent for a forty-nine (49) Lot Subdivision of land at Lot 4 in DP 240938 and part of Lot 30 in DP 1062153, and Lot 224 DP 1280394, being Stage 3.1 and 3.2 of Heritage Park Estate. The site is addressed as 1085 Urana Road, Jindera; 1065 Urana Road, Jindera; and Wagner Drive, Jindera respectively.

As demonstrated by the detailed assessment above, the proposal satisfies the intent of the provisions of the applicable EPIs and will result in a positive development outcome in terms of social, environmental, and economic impacts.

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

- it is consistent with the relevant environmental planning instruments and development control plan;
- it will provide for a development which is responsive to its context and setting, being a growing lowdensity residential area;
- it will not create any adverse environmental or social impacts;
- it encourages continued future investment in residential development in Jindera and the Greater Hume Shire generally; and
- · it will have no detrimental impact upon the function of existing services or essential infrastructure.

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

Appendix A: Title Details

Appendix B: Plans

Appendix C: Report

Appendix D: Planning Compliance Tables

Table 6 – Compliance table for subdivision: Chapter 6

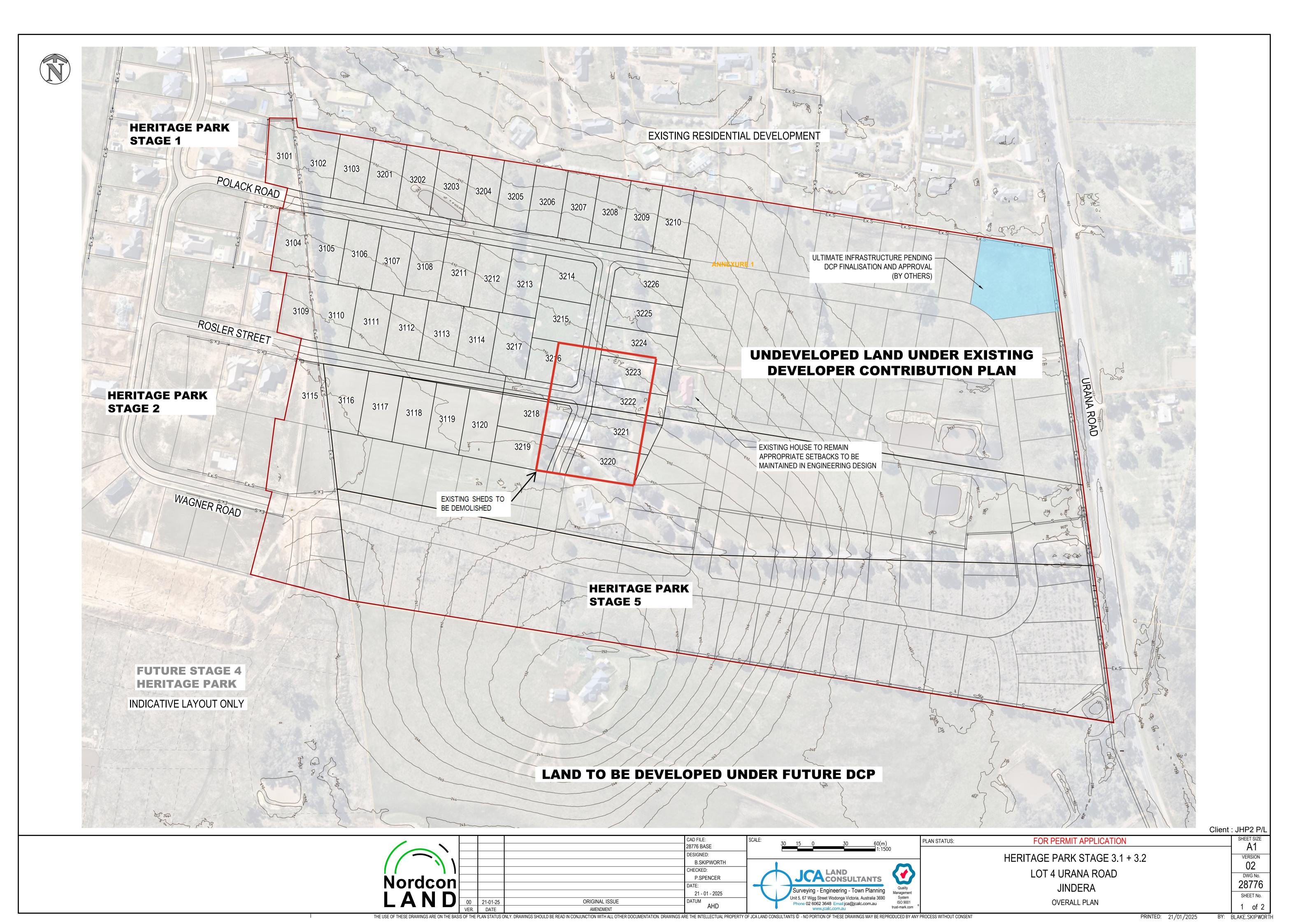
Standard	Compliance	Comment
6.1 Staging		
Where staging of a subdivision is proposed, a staging plan must be submitted with the development application.	Complies	The subdivision is to be constructed in two stages as per the staging plans provided
Staging of subdivision should have regard to the existing and proposed provision of services and avoid staging development which would have negative impacts upon infrastructure provision and/or design.	Complies	The proposed staging is consistent with a logical release and development of land, allowing efficient use of infrastructure and release of land.
6.2 Movement Network		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	The development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
All development for subdivision must comply with the Council's standards for road design.	Complies	The internal road is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.

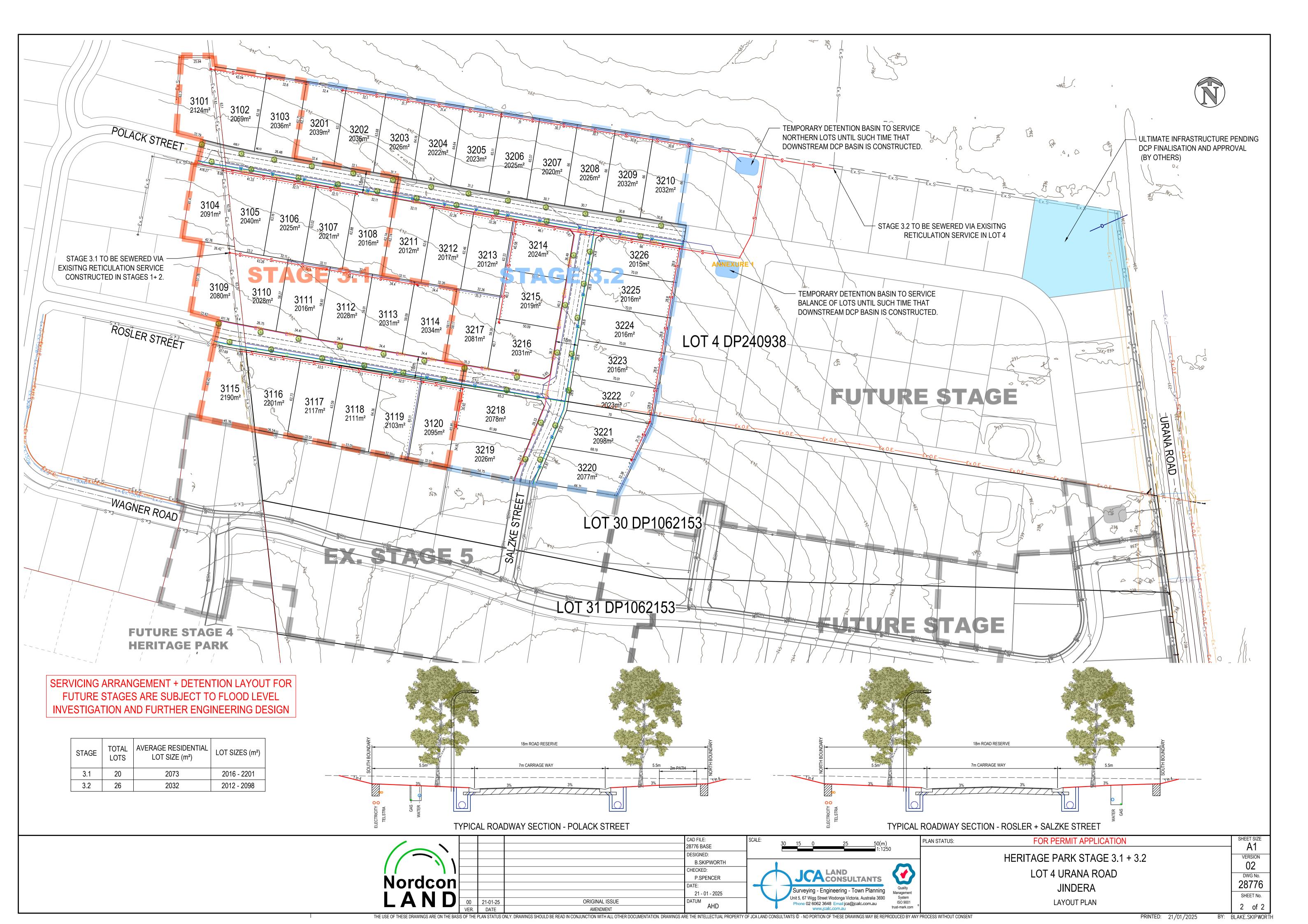
Standard	Compliance	Comment	
For lots fronting a main road, access shall be from a secondary road where the opportunity exists.	Complies	The proposed lots do not front a main road.	
All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances.	Complies	All proposed lots will have access from a public road.	
Any upgrade or construction of a public road to provide access to a lot shall be at the applicant's expense.	Noted	This is not a control. The proposed access is by extension of Polack Road and Rosler Street will be provided by the developer.	
6.3 Lot Design			
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	The development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards	
Multi-lot subdivisions should provide for a range of lot sizes.	Complies	The proposal incorporates a range of lot sizes within the LEP controls for the site.	
Lots are to be provided with legal and practical public road access.	Complies	All lots will be provided with legal and practical public road access via the internal road.	

Standard	Compliance	Comment
Lots are to be designed to accommodate the type of development envisaged. Irregular shaped lots or lots too small will be regarded by Council as incompatible with objectives for this standard.	Complies	All lots are rectangular in shape and have a minimum lot size of 2,000m ² and can therefore accommodate a future dwelling and associated outbuildings and structures
Residential		
For battle-axe allotments a minimum width of the access handle is to be 4.5m.	Not applicable	No battle-axe blocks are proposed.
Lots are to be able to contain a rectangular building envelope measuring 10 metres by 15 metres, suitable for the erection of a dwelling	Complies	All lots will be able to accommodate a rectangular building envelope of 10 metres x 15 metres.
Lots are to be designed to maximise solar access.	Complies	Each lot will have appropriate solar access due to their orientation and size. The majority of the proposed lots are designed so future dwellings can be oriented appropriately.
6.4 Infrastructure		

Standard	Compliance	Comment
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	The development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
Where a reticulated external potable water supply is provided, all lots shall be connected.	Complies	All the proposed lots will be connected to the reticulated water network.
Where a reticulated external sewerage system is provided, all lots shall be connected.	Complies	All the proposed lots will be connected to the reticulated sewer network that will be extended from the adjacent stages of development.
6.5 Hazards		
On land mapped as bushfire prone, compliance with the NSW Rural Fire Service guide Planning for Bushfire Protection (2006).	Not applicable	The subject land is not mapped as bushfire prone.
On land considered by Council to potentially being subjected to flooding, an investigation of the land as to the flood risk and consideration of the Floodplain Development Manual: the management of flood liable land (2005).	Complies	The proposed development area is not subject to the mapped area of the flood study and thereby are not a reasonable risk of flooding. There is no flood risk to human life or property from development as proposed.

Standard	Compliance	Comment	
On land that is, or has previously been used for a potentially contaminating activity, an investigation of the land in accordance with the requirements of State Environmental Planning Policy No.55 – Remediation of Land. An investigation should be in accordance with the process detailed in the State Government's Managing Land Contamination – Planning Guidelines SEPP55 Remediation of Land (1998).	Not applicable	The subject land is not known to be contaminated.	
6.6 Site Management			
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	The development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards	
Compliance with Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils.	Complies	The proposed subdivision will comply with the Soil and Water Management Guidelines for subdivisions. More specifically, during construction works, appropriate sediment erosion control measures will be installed prior to works commencing on-site.	





Submission-Received

Actions

Close and home

Submission

Case details

Submission Type

I am making a personal submission

Title



First Name



Family name



Name to be withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

-

Suburb/ Town JINDERA

I have made a reportable political donation

I agree to the Privacy statement

submission

To General Manager, Mayor and Councillors Greater Hume Council

Your ref: GWS: BC: P10019180, 10043818, 10018786

Email: greaterhume.nsw.gov.au

Good afternoon, Gayan Wickramasinghe,

Thank you for your letter dated 25 February 2025, and advise we hereby submit our submission of Objection to the Development Proposal.

Subject: Submission - Objection to Development, Forty-Nine (49) Lot Staged

Residential Subdivision

Development Application No: 10.2025.22.1

Development site description:

Part Lot 4 DP 240938, No. 1085 Urana Rd Jindera

Part Lot 30 DP 1062153, No. 1065 Urana Rd Jindera

Part Lot 224 DP 1280394 Wagner Dr, Jindera

Land Zone: R2 – Low Density

Development proposal: Forty-Nine (49) Lot Staged Residential Subdivision

Heritage Park Stage 3.1 Twenty (20) Residential Torrens Title Lots and,

Heritage Park Stage 3.2 Twenty-Six (26) Residential Torrens Title Lots and,

Three (3) balance lots for future subdivision/development.

Development land area: Stage 3.1 - 41.5 hectares and Stage 3.2 - 52.8 hectares

Introduction:

I am the property owners of Lot 23 DP 1096304, No. 15 Tathra Place, Jindera NSW 2642, having a total land area of 6057 m2.

The southern boundary of our property of 45 mtrs, adjoins the northern boundary of the proposed development site.

Background:

We purchased our property over 11 years ago due to larger lot size that provided individual build designs, offering greater setbacks designed to ensure the sense of space and rural atmosphere, and perfect to raise our family.

Existing Development:

The site on the northern boundary has existing farm fencing, is in poor condition from stock damage and stock entering our properties. The boundary fence requires immediate replacement to make safe for all pets and persons, in particular while subdivisions works are in progress.

The development proposes 13 residential lots of the 21 lots proposed overall, and 1 retarding drainage basin lot, adjoining 9 properties to the northern boundary. Currently one property will eventually have up to 10 new lots on their western and northern boundary, with some properties having up to 6 residential lots adjoining their rear boundary.

Unfortunately, the approved Master Plan did not identify and/or make considerations of the overall impact to the adjoining properties on the northern boundary, and fencing to the new development site.

In response to the above we seek Councils support to liaise with the developer, to replace the northern boundary fencing while creating a favorable uniform outlook, offering privacy to the adjoining property owners and future residents of the development site, and improved appearance of the estate.

Major Impacts include:

Amenity impact:

- o Development proposal is an overdevelopment of the site, creating a detrimental effect to adjoining Lots,
- o Impact on vistas, the majority of the site slopes in a north direction, the proposed overdevelopment will be like looking at a sea of roof tops, and extensive reduced setbacks, will impact the existing views to the south currently enjoyed with larger setbacks associated to the adjoining northern boundary properties,

- o Loss of open space, the proposed development reduced lot sizes and extensive reduced setbacks between proposed dwellings will take away our rural look associated to the adjoining northern boundary properties,
- o Loss of privacy, overlooking of numerous dwellings into individual adjoining properties,
- o Loss of property values, proposal fails to achieve a high standard of amenity for the acreage lots within the current surrounding build form.

Environmental Impacts:

- o Extensive earthworks including decommissioning of farm dam on proposed Lot 3202 and Lot 3203 on the northern boundary, will occur over an extended period of time, creating dust, noise having a major impact.
- o Extensions to infrastructure and construction of a services easement for electricity, stormwater drainage and wastewater management during extensions to other services for gas and NBN services are primarily on the mid to northern side of the development.
- o The proposal subdivision works could take a considerable time to complete the entire development, having a detrimental impact on our amenity and the environment for an extended period of time.
- o In addition to the above, the average time to construct a dwelling is 8 months, the proposed development and all its associated works on the environmental and amenity impacts will be endured by us and our neighbours for a very long extended time.

Hazard Impact:

- o The applicant has not identified any hazard or risk of contamination.
- o The site historical used for grazing and forestry use.
- o As the site is going to be used for residential use and all rainwater disposed through temporary detention basins and then ultimately via a natural water channel into Hume Dam.
- o The site also contained a very old house that was demolished, will Council request any soil testing to identify any asbestos soil contamination?

Increased density:

- o Increased density also places increased vehicle movements adding more risk to children and pedestrians and other car users on our roads and paths.
- o Increased traffic movements during construction for and extended time,
- o Increased dust and noise during construction for an extended time
- o Increased traffic movements overall, into the current road network that is currently not coping at peak mornings and afternoons, new road widening improved intersections to Urana Road and entry from Urana Road is constructed, no other road or pathways outside the estate are proposed.
- o Increased demands on community facilities will need to be provided.

Incompatibility low-density acreage residential lots adjoining and high density lots. o The proposed development is within South Jindera Low Density Residential Precinct Development Control Plan, having a subdivision minimum lot size of 2,000m2, (50% less of the adjoining Low-Density acreage lots minimum lot size of 4,000m2)

o The proposed development subdivision variation in lot sizes and higher density of

- 2,000m2 is incompatible with the adjoining and surrounding properties with an average lot size range from 0.4 hectares to 2 hectares on the northern boundary, and lot size range from 8 hectares to 16 hectares in the immediate vicinity on Urana Road of the proposed development.
- o Proposed development site contains land where slopes to the north between 10-15%, creating a concern for overland flooding to properties on the northern boundary.
- ♣ The development will create temporary drainage basins near the centre of northern boundary and another further centre of the site to collect drainage until a proposed permanent basin is constructed on the north-eastern corner near Uranda Road of the site.
- * what additional measures are proposed to prevent adjoining properties being flooded during works?
- o Proposed developments reduce lot sizes 2012m2 to 2190m2 variety and reduced setbacks will have a major impact primarily to the adjoining northern boundary properties and surrounding properties,
- o Proposed development site will have a significant impact on the adjoining allotments to the northern boundary and surrounding properties to Urana Road, Traffic Impacts:
- o The proposed development for Stage 3.1 & 3.2 creating an additional 46 residential lots, calculating 2 cars per dwelling alone will create approximately 92 car movements morning and evening with the possibility of up to 184 car movements per day for vehicles travelling more than once per day on Pioneer Drive and Urana Road.
- o The current road infrastructure is already at capacity during morning and afternoon school and peak times, and until the new intersection into the estate from Urana Road is constructed the existing road network cannot handle these additional vehicles movements, while maintaining safety for all road and pedestrian users. o Urana Road is in desperate need of improvements including widening and providing better entry and exit lanes to adjoining, roads.
- o Has Council undertaken a traffic monitoring & assessment at the intersections of Urana Road between Pioneer Drive, and Jelbart Road in the past 3-6 months to establish current traffic movements to provide a better understanding of the full impact of the proposed development.
- o Due to the number of traffic movements the subdivision will create, has the applicant provided a traffic report to ensure the current road network will not be impacted by concentration of the development until all road networks are completed. o The delay in constructing the Urana Rd intersection, will also create delays for emergency services to reach the occupants within the estate. In addition, in case of fires and or other emergencies having only one entry into the estate will place residents both, in the estate and surrounding at higher risk. When dose Council expect the intersection be completed?
- o The already congested traffic from/to Pioneer Dr and Urana Rd will not able to be accommodate the additional traffic, will create unsafe conditions for other car users, added environmental impacts of noise and air pollution.
- o There are no proposed connecting pathway's, proposed in this development, therefor adding to more traffic movements.

 Social Impact:
- o The extensive social impact including loss of wellbeing, loss of quality of life, the developments in the immediate area to endure another 2 years or more, of

unacceptable impacts.

- o During construction and its associated traffic movements, environmental impacts with dust and noise, will cause a severe loss of amenity during this time, and the adjoining and surrounding properties.
- o The proposed development site contains land slope >10% falls to the entire northern boundary creating unacceptable impacts, overland flow stormwater, resident noise, overlooking, and privacy for all adjoining and future residents. o If approved, the anticipated 2 years of subdivision works, followed by an estimated 2-3 years for the construction for housing, will have a significant unacceptable impact on all adjoining residents and surrounding properties and road networks.

Visual Impact:

- o The increased visual impact, of the proposed development with increase in number of lots, reduced setbacks having an overdevelopment appearance, is not consistent with the existing character and surrounds.
- o The proposed subdivision minimum lot size of 2,000m2, and proposed lot range variety from 2012m2 to 2201m2 is inconsistent with the existing character of the area and adjoining lots having an unacceptable visual and amenity impact on the adjoining residents.
- o The proposed overdevelopment and future dwellings are not in line with the current building design, the site will have a significant impact on the adjoining allotments to the north and all surrounding properties.

Drainage Impacts:

- o The proposed development site contains land where land slope exceeds 10%, in numerous areas, adding immense concerns to all property owners on the northern boundary of flooding.
- o The current catchment of dams in place never stopped flooding into these properties during heavy periods of rain, requiring additional measures taken within each lot.
- o There are numerous residents in Pioneer Drive are constantly dealing with ongoing drainage issues and are very concerned the added impact this development with have on the existing system.
- o We are extremely concerned the proposed temporary drainage detention basins adjacent to Stage 3, centre of lot, will have a minimal effect and create major drainage flooding for residents downstream.
- o Will berms be constructed along the northern boundary to prevent flooding, silt and mud entering the adjoining properties?
- o The proposed Retarding Basin on the north east corner of the development site having a capacity of 5500m3, may take some time, before it is constructed.
- o My property adjoins or near the proposed retarding basin and at no point have I ever been consulted or received any communication from Council regarding this proposed basin.
- o One of our major concerns is increased flooding and this basin will not cope causing flooding to the immediate adjoining and surrounding properties further downstream.
- o Flood Mitigation Principles states the major impact of flooding is the lack of maintenance and clearing of creeks, swales and drains of vegetation and plays a critical role to ensure water keep flowing without incident, however nothing appears to happen until rain hit and drains and creeks overflow.
- o We are aware there are numerous residents throughout Jindera are very

concerned the demand of current infrastructure capabilities for the development proposal, as it is not coping in its current form. In addition, residents still impacted by flooding and sewerage management issues previously raised with Council, feel their concerns have not been addressed, and the proposed development will only worsen their impacts.

Conclusion:

The development proposal consists of 46 low-density residential lots and 3 balance lots for future development.

The development is proposing the maximum lot yield of 183 lots on the site, creating major impacts, as listed above, have a detrimental effect to adjoining, and surrounding properties, property owners and the broader Jindera Community. The South Jindera Master Plan adopted GHLEP lot size map minimum size lot of 2,000m2, having a minimal lot size variety for the entire development for the South Jindera Low Density Residential Precinct DCP site.

The development proposal lot layout, does not provide an acceptable transition in lot sizes between high density and low-density acreage of the adjoining properties, and is not responsive to its context and setting.

The development proposal is not compatible, no consideration provided for the existing property owners on the adjoining northern boundary:

- to the additional number of proposed lots adjoining with some having up to 6 or more new lots on their boundary, or
- address any possible amenity or social impacts, or
- replacement of existing dilapidated, farm fencing and propose a design, materials and colour for adjoining fencing to create a uniform look for the entire northern boundary.

We seek Council's support to liaise with the applicant, to consider the impacts raised in our submission imposed by the development, to provide a more suitable lot layout and lot sizes on the northern boundary to allow a more acceptable transition between densities.

The proposal fails to achieve a high standard of amenity within the current surrounding build form, and will have a significant impact on the adjoining and surrounding properties.

I am aware one of the options for the master plan was the minimum lot size of 4000m2, and a lot of residents thought that was adopted, however I do understand Council's reason for reducing the minimum lot size to 2,000m2.

Though unfortunately, lots on the northern and eastern boundary on Urana Road minimum lot size was not 4,000m2 keeping in line with the surrounds viewing and greater setbacks especially from a major road.

We seek Council's support to liaise with the applicant to consider and amend the proposed development lot design on the northern boundary, increase the lot size range between 3,057.5 to 4,000m2 for the 23 lots proposed, and will ultimately,

reduce the total number of lots, and future dwellings adjoining the owners on the northern boundary.

The amendment to the lot sizes on the northern boundary will provide:

- diversity, (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- is compatible with the character of the area and appropriate to the adjoining properties (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- larger lots will protect the natural environment, and limit soil vegetation disturbance, through over development and construction of buildings
- · a gentle transition from low-density acreage lots, to high density lots,
- lessen the overall social, amenity, environmental and economic impacts to the existing and future residents,
- increases the applicants, requirement to meet energy conservation principles in the orientation by 70%, (currently the application does not meet GHDCP standard 6.3.7 only achieving 12 lots of 46 lots, & South Jindera LDRP DCP objectives)
- a greater variety of lot sizes, (currently the application does not meet GHDCP standard 6.3.2 & South Jindera LDRP DCP objectives, applicant is only providing a lot range 2,012m2 2,201m2 over 46lots)

Offering a variety of larger lots is perfect for families looking for room to move, who desire lots with a sense of space and rural atmosphere, without the cost associated with acreage lots.

With the over whelming response, from the Jindera Community, and major impacts stated above, clearly demonstrates the community concerns for their well-being and quality of life living in Jindera is extremely important.

I am sure Council can appreciate the magnitude of the overall impacts this development will have if Council supports and approves the proposed development. If approved this decision will also set a precedence for future subdivisions of other lots within this estate that will impact the broader community.

With consideration and supporting details provided in our submission, we seek Councils' support to refuse the proposed development.

Please do not hesitate to contact me if you require any clarification or further information.



Submission-Received

Actions

Close and home

Submission

Case details

Submission Type

I am making a personal submission

Title

First Name

Family name

Name to be withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town Jindera

I have made a reportable political donation

I agree to the Privacy statement

submission

In general I agree with the development, but there are areas that I believe need to be addressed:

- There are no green spaces proposed, can an area be added to provide an area for community to mingle?
- There are no footpaths proposed on Rosler or Salzke streets, yet the council plan asks that developments address means to transport other than vehicles. Can footpaths be provided on all streets (one side is fine).
- Stormwater when is the the major detention basin being completed? The increased water run off due to the developement will quickly overwhelm the temporary retention basins during heavy rain. The Increased development and subsequent free flowing water (more free water from there being less exposed ground to absorb/direct water and less grass/natural unulations to slow water) will see more free flowing, higher speed surface water running tothe west towards Urana road and will see detention basins overwhelmed, therefore greater flooding likelihood. Are there methods to improve this other than a future detention basin? Intermediate wetlands. Slower flowing water towards the Jindera township mean the township will appreciate this (as nearly all current stormwater runs through the township.

Submission-Received

Actions

Close and home

Submission

Case details

Submission Type

I am making a personal submission

Title

Mrs

First Name

Melanie

Family name

Hoek

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Jindera

I have made a reportable political donation

I agree to the Privacy statement

submission

Tree line - There is an existing tree line that borders lots 3101, 3104, 3109,3115 ect which provides habitat to a lot of wildlife, hence removing the trees would reduce the wildlife which inhabit the area. Please make consideration to keep the tree line, and perhaps add a footpath/walking track for residents.

Park - Heritage park is becoming a very large estate and presently there is no provision for a park for children. Please consider a central location to reserve for a park/playground.

Roundabout - with the increase in traffic flow, currently there is only one entrance into the estate off Pioneer Drive. We see this as significantly important to link up Wagner Drive to Urana road for an additional entrance, with a roundabout to effectively manage traffic flow.

Submission-Received

Actions

Close and home

Submission

Case details

Submission Type

I am making a personal submission

Title

Mrs

First Name

Erin

Family name

Bullman

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town JINDERA

I have made a reportable political donation

I agree to the Privacy statement

submission

Please see attachment as my submission objecting to the related DA.

To General Manager, Mayor and Councillors Greater Hume Council

Your ref: GWS: BC: P10019180, 10043818, 10018786

Email: mail@greaterhume.nsw.gov.au

Good afternoon Gayan Wickramasinghe,

Thank you for your letter dated 25 February 2025, and advise we hereby submit our submission of **Objection** to the Development Proposal.

Subject: Submission - Objection to Development, Forty-Nine (49) Lot Staged

Residential Subdivision

Development Application No: 10.2025.22.1

Development site description:

Part Lot 4 DP 240938, No. 1085 Urana Rd Jindera

Part Lot 30 DP 1062153, No. 1065 Urana Rd Jindera

Part Lot 224 DP 1280394 Wagner Dr, Jindera

Land Zone: R2 - Low Density

Development proposal: Forty-Nine (49) Lot Staged Residential Subdivision

Heritage Park Stage 3.1 Twenty (20) Residential Torrens Title Lots and,

Heritage Park Stage 3.2 Twenty-Six (26) Residential Torrens Title Lots and,

Three (3) balance lots for future subdivision/development.

Development land area: Stage 3.1 - 41.5 hectares and Stage 3.2 - 52.8 hectares

Introduction:

My name is Erin Bullman, I am a joint property owner of Lot 23 DP 1096304, No. 15 Tathra Place, Jindera NSW 2642, having a total land area of .6057ha (6,057m2).

The southern boundary of our property of 45mtrs, adjoins the northern boundary of the proposed development site.

Background:

We purchased our property eleven (11) years ago due to larger lot size that provided individual build designs, offering greater setbacks designed to ensure the sense of space and rural atmosphere, and perfect to raise our family.

Existing Development:

The site on the northern boundary has existing farm fencing, is in poor condition from stock damage and stock entering our properties. The boundary fence requires immediate replacement to make safe for all pets and persons, while subdivisions works are in progress.

The development proposes 13 residential lots of the 23 lots proposed overall, and 1 retarding drainage basin lot, adjoining 9 properties to the northern boundary.

Currently one property will eventually have up to 10 new lots on their western and northern boundary, with some properties having up to 6 residential lots adjoining their rear boundary.

The adopted South Jindera Master Plan or the South Jindera Low Density Residential Precinct Development Control Plan (South Jindera LDRP DCP) did not identify and/or make considerations of the overall impact to the adjoining properties on the northern boundary, when approving the minimum lot size of 2,000m2 for the entire development site, or consider fencing standards for the 9 northern adjoining properties of the site.

In response to the above we seek Councils support to liaise with the developer, to replace the northern boundary fencing of a height and material agreed upon, while creating a favorable uniform outlook, offering privacy to the adjoining property owners and future residents of the development site, and improved appearance of the estate.

Major Impacts include:

Amenity impact:

- Development proposal is an overdevelopment of the site, creating a detrimental effect to adjoining Lots.
- o Impact on vistas, most of the site slopes in a north direction, the proposed overdevelopment will be like looking at a sea of roof tops, and extensive reduced setbacks, will impact the existing views to the south currently enjoyed with larger setbacks associated to the adjoining northern boundary properties.
- Loss of open space, the proposed development reduced lot sizes and extensive reduced setbacks between proposed dwellings will take away our rural look associated to the adjoining northern boundary properties.
- Loss of privacy, overlooking of numerous dwellings into individual adjoining properties.
- Loss of property values, proposal fails to achieve a high standard of amenity for the acreage lots within the current surrounding build form.

Environmental Impacts:

- Extensive earthworks including decommissioning of farm dam on proposed Lot 3202 and Lot 3203 on the northern boundary, will occur over an extended period, creating dust, noise having a major impact.
- Extensions to infrastructure and construction of a services easement for electricity, stormwater drainage and wastewater management during extensions to other

- services for gas and NBN services are primarily on the mid to northern side of the development.
- The proposal subdivision works could take a considerable time to complete the entire development, having a detrimental impact on our amenity and the environment for an extended period.
- In addition to the above, the average time to construct a dwelling is 8 months, the proposed development and all its associated works on the environmental and amenity impacts will be endured by us and our neighbours for a very long extended time.

Hazard Impact:

- o The applicant has not identified any hazard or risk of contamination.
- o The site is historically used for grazing and forestry use.
- As the site is going to be used for residential use and all rainwater disposed through temporary detention basins and then ultimately via a natural water channel into Hume Dam.
- The site also contained a very old house that was demolished. *Will Council request any soil testing to identify any asbestos soil contamination?*

Increased density:

- o Increased density also places increased vehicle movements adding more risk to children and pedestrians and other car users on our roads and paths.
- o Increased traffic movements during construction for and extended time.
- o Increased dust and noise during construction for an extended time
- Increased traffic movements overall, into the current road network that is currently not coping at peak mornings and afternoons, new road widening improved intersections to Urana Road and entry from Urana Road is constructed, no other road or pathways outside the estate are proposed.
- o Increased demands on community facilities will need to be provided.

Incompatibility low-density acreage residential lots adjoining and high density lots.

- The proposed development is within South Jindera Low Density Residential Precinct Development Control Plan (South Jindera LDRP DCP), having a subdivision minimum lot size of 2,000m2, (50% less of the adjoining Low-Density acreage lots minimum lot size of 4,000m2).
- The proposed development subdivision variation in lot sizes and higher density of 2,000m2 is incompatible with the adjoining and surrounding properties with an average lot size range from 0.4 hectares to 2 hectares on the northern boundary, and lot size range from 8 hectares to 16 hectares in the immediate vicinity on Urana Road of the proposed development.

- Proposed development site contains land where slopes to the north greater than 10%, creating a concern for overland flooding to properties on the northern boundary.
 - The development will create temporary drainage basins near the centre
 of northern boundary and another further centre of the site to collect
 drainage until a proposed permanent basin is constructed on the northeastern corner near Uranda Road of the site,
 - What additional measures are proposed to prevent adjoining properties being flooded during works?
- Proposed developments reduce lot sizes 2012m2 to 2201m2 variety and reduced setbacks will have a major impact primarily to the adjoining northern boundary properties and surrounding properties,

Traffic Impacts:

- The proposed development for Stage 3.1 & 3.2 creating an additional 46 residential lots, calculating 2 cars per dwelling alone will create approximately 92 car movements morning and evening with the possibility of up to 184 car movements per day for vehicles travelling more than once per day on Pioneer Drive and Urana Road.
- The current road infrastructure is already at capacity during morning and afternoon school and peak times, and until the new intersection into the estate from Urana Road is constructed the existing road network cannot handle these additional vehicles movements, while maintaining safety for all road and pedestrian users.
- Urana Road is in desperate need of improvements including widening and providing better entry and exit lanes to adjoining roads.
- The delay in constructing the Urana Rd intersection, will also create delays for emergency services to reach the occupants within the estate. In addition, in case of fires and or other emergencies having only one entry into the estate will place residents both, in the estate and surrounding at higher risk. When does Council expect the intersection be completed?
- The already congested traffic from/to Pioneer Dr and Urana Rd will not be able to be accommodate the additional traffic, will create unsafe conditions for other car users, added environmental impacts of noise and air pollution.
- o There are no proposed connecting pathway's, proposed in this development, therefor adding to more traffic movements.
- O Has Council undertaken a traffic monitoring & assessment at the intersections of Urana Road between Pioneer Drive, and Jelbart Road in the past 3-6 months to establish current traffic movements to provide a better understanding of the full impact of the proposed development?
- Due to the number of traffic movements the subdivision will create, has the applicant provided a traffic report to ensure the current road network will not be impacted by concentration of the development until all road networks are completed?

Social Impact:

- The extensive social impact including loss of wellbeing, loss of quality of life, the developments in the immediate area to endure another 2 years or more, of unacceptable impacts.
- During construction and its associated traffic movements, environmental impacts with dust and noise, will cause a severe loss of amenity during this time, and the adjoining and surrounding properties.
- The proposed development site contains land slope >10% falls to the entire northern boundary creating unacceptable impacts, overland flow stormwater, resident noise, overlooking, and privacy for all adjoining and future residents.
- o If approved, the anticipated 2 years of subdivision works, followed by an estimated 2-3 years for the construction for housing, will have a significant unacceptable impact on all adjoining residents and surrounding properties and road networks.

Visual Impact:

- The increased visual impact, of the proposed development with increase in number of lots, reduced setbacks having an overdevelopment appearance, is not consistent with the existing character and surrounds.
- The proposed subdivision minimum lot size of 2,000m2, and proposed lot range variety from 2012m2 to 2201m2 is inconsistent with the existing character of the area and adjoining lots having an unacceptable visual and amenity impact on the adjoining residents.
- The proposed overdevelopment and future dwellings are not in line with the current building design, the site will have a significant impact on the adjoining allotments to the north and all surrounding properties.

Drainage Impacts:

- The proposed development site contains land where land slope exceeds 10%, in numerous areas, adding immense concerns to all property owners on the northern boundary of flooding.
- The current catchment of dams in place never stopped flooding into these properties during heavy periods of rain, requiring additional measures taken within each lot.
- There are numerous residents in Pioneer Drive are constantly dealing with ongoing drainage issues and are very concerned the added impact this development with have on the existing system.
- We are extremely concerned the proposed temporary drainage detention basins adjacent to Stage 3, centre of lot, will have a minimal effect and create major drainage flooding for residents downstream.
- Will berms be constructed along the northern boundary to prevent flooding, silt and mud entering the adjoining properties?

- The proposed Retarding Basin on the northeast corner of the development site having a capacity of 5500m3, may take some time, before it is constructed.
- My property is near the proposed retarding basin and at no point have I ever been consulted or received any communication from Council regarding this proposed basin.
- One of our major concerns is increased flooding and this basin will not cope causing flooding to the immediate adjoining and surrounding properties further downstream.
- Flood Mitigation Principles states the major impact of flooding is the lack of maintenance and clearing of creeks, swales and drains of vegetation and plays a critical role to ensure water keep flowing without incident, however nothing appears to happen until rain hit and drains and creeks overflow.
- We are aware there are numerous residents throughout Jindera are very concerned the demand of current infrastructure capabilities for the development proposal, as it is not coping in its current form. In addition, residents still impacted by flooding and sewerage management issues previously raised with Council, feel their concerns have not been addressed, and the proposed development will only worsen their impacts.

Summary:

The development proposal consists of 46 low-density residential lots and 3 balance lots for future development.

The Heritage Park 5 stage development is proposing the maximum lot yield of 183 lots on the site, creating major impacts, as listed above, have a detrimental effect to adjoining, and surrounding properties, property owners and the broader Jindera Community.

The South Jindera Master Plan adopted Greater Hume LEP lot size map minimum size lot of 2,000m2, for the entire development for the South Jindera Low Density Residential Precinct Development Control Plan (South Jindera LDRP DCP) failed to consider the overall impacts of the adjoining properties and broader community.

The development proposal lot layout does not provide an acceptable transition in lot sizes between high density and low-density acreage of the adjoining properties and is not responsive to its context and setting.

The development proposal is not compatible, and no consideration provided for the existing property owners on the adjoining northern boundary:

- To the additional number of proposed lots adjoining with some having up to 6 or more new lots on their boundary, or
- Address any possible amenity or social impacts, or
- Replacement of existing dilapidated, farm fencing and propose a design, materials and colour for adjoining fencing to create a uniform look for the entire northern boundary.

The proposed development will have a significant impact on the adjoining allotments to the northern boundary and surrounding properties to Urana Road.

We seek Council's support to liaise with the applicant, to consider the impacts raised in our submission imposed by the development, to provide a more suitable lot layout and lot sizes on the northern boundary to allow a more acceptable transition between densities.

The proposal fails to achieve a high standard of amenity within the current surrounding build form and will have a significant impact on the adjoining and surrounding properties.

I am aware one of the options for the master plan was the minimum lot size of 4000m2, and a lot of residents thought that was adopted, however I do understand Council's reason for reducing the minimum lot size to 2,000m2.

The developer's future stage lot plan for eastern boundary on Urana Road is proposing the minimum lot size 2,000m2, this **does not meet the Development Controls** 0.2 SJLD DCP for the road reserve of 20mtrs, providing greater setbacks especially from a major road.

We seek Council's support to liaise with the applicant to consider and amend the proposed development lot design on the northern boundary, increase the lot size range between 3,057.5 to 4,000m2 for the 23 lots proposed, and will ultimately, reduce the total number of lots, and future dwellings adjoining the owners on the northern boundary.

The amendment to the lot sizes on the northern boundary will provide:

- Diversity, (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives).
- Is compatible with the character of the area and appropriate to the adjoining properties (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives).
- Larger lots will protect the natural environment, and limit soil vegetation disturbance, through over development and construction of buildings.
- A gentle transition from low-density acreage lots, to high density lots.
- Lessen the overall social, amenity, environmental and economic impacts to the existing and future residents.
- Increases the applicants, requirement to meet energy conservation principles in the orientation by 70%, (currently the application does not meet GHDCP standard 6.3.7 only achieving 12 lots of 46 lots, & South Jindera LDRP DCP objectives).
- A greater variety of lot sizes, (currently the application does not meet GHDCP standard 6.3.2 & South Jindera LDRP DCP objectives, applicant is only providing a lot range 2,012m2 2,201m2 over 46lots, noting 40 lots <2100m2, 5 lots >2100m2 <2200m2, and 1lot >2200m2).

Offering a variety of larger lots is perfect for families looking for room to move, who desire lots with a sense of space and rural atmosphere, without the cost associated with acreage lots.

With the over whelming response, from the Jindera Community, and major impacts stated above, clearly demonstrates the community concerns for their well-being and quality of life living in Jindera is extremely important.

I am sure Council can appreciate the magnitude of the overall impacts this development will have if Council supports and approves the proposed development. If approved this decision will also set a precedence for future subdivisions of other lots within this estate that will impact the broader community.

Conclusion:

The **development fails** to meet the objectives of South Jindera Master Plan, South Jindera Low Density Residential Precinct Development Control Plan and Greater Hume Development Control Plan.

The **proposal does not satisfy** the intent of the provisions of the relevant planning instruments and policies and will result in a negative development outcome, in terms of social, environmental, and amenity impacts.

The development proposal has not given adequate consideration to amenity/socio-economic and environmental impacts proposed on the immediately adjoining neighbours and future resident amenity:

- It is not consistent with the relevant master plan and development control plans.
- It represents a residential density which is not proportional to the site and is not respectful to the surrounding context and setting through its design.
- The development is not respectful of the established and residential character.
- It will not provide a high standard of amenity and will adversely affect any adjoining properties the proposal has no considerations for future resident amenity has not addressed matters regarding overlooking.
- It will create adverse environmental and social impacts.

The subject development application **does not** satisfy the provisions of Section 4.15(1) of the Environmental Planning & Assessment Act 1979 No. 203 for the following reasons:

- The development is **not** in the interest of the public having an unacceptable impact on the future resident amenity and impact to established resident amenity of the adjoining properties and surrounds.
- The development is unsuitable for the development having an unacceptable impact on the resident amenity.

In support of our submission total objection and detailed responses to the contents raised within the Statement of Environmental Effect, and not in the public interest, we seek Councils support to Refuse the development application.

Please do not hesitate to contact me if you require any clarification or further information.

Kind Regards

Mrs Erin Bullman

Date: 14.03.2025

 From:
 talia mitchell

 To:
 MailMailbox

 Subject:
 Submission: objection

Date: Submission. objection

Friday, 14 March 2025 5:03:19 PM

Thuay, 14 maich 2023 3.03.19 FM

To General Manager, Mayor and Councillors Greater Hume Council

Your ref: GWS: BC: P10019180, 10043818, 10018786

Email: greaterhume.nsw.gov.a

Good afternoon, Gayan Wickramasinghe,

Thank you for your letter dated 25 February 2025, and advise we hereby submit our submission of Objection to the Development Proposal.

Subject: Submission - Objection to Development, Forty-Nine (49) Lot

Staged Residential Subdivision

Development Application No: 10.2025.22.1

Development site description:

Part Lot 4 DP 240938, No. 1085 Urana Rd Jindera

Part Lot 30 DP 1062153, No. 1065 Urana Rd Jindera

Part Lot 224 DP 1280394 Wagner Dr. Jindera

Land Zone:R2 - Low Density

Development proposal: Forty-Nine (49) Lot Staged Residential Subdivision Heritage Park Stage 3.1 Twenty (20) Residential Torrens Title Lots and,

Heritage Park Stage 3.2 Twenty-Six (26) Residential Torrens Title Lots and,

Three (3) balance lots for future subdivision/development.

Development land area: Stage 3.1 - 41.5 hectares and Stage 3.2 - 52.8 hectares

Introduction:

We, Christopher and Talia Mitchell are the property owners of No. 139 Adams street, Jindera NSW 2642, having a total land area of 908 m2

Existing Development:

The site on the northern boundary has existing farm fencing, is in poor condition from stock damage and stock entering our properties. The boundary fence requires immediate replacement to make safe for all pets and persons, in particular while subdivisions works are in progress.

The development proposes 13 residential lots of the 21 lots proposed overall, and 1 retarding drainage basin lot,adjoining 9 properties to the northern boundary. Currently one property will eventually have up to 10 new lots on their western and northern boundary, with some properties having up to 6 residential lots adjoining their rear boundary.

Unfortunately, the approved Master Plan did not identify and/or make considerations of the overall impact to the adjoining properties on the northern boundary, andfencing to the new development site.

In response to the above we seek Councils support to liaise with the developer, to replace the northern boundary fencing while creating a favorable uniform outlook, offering privacy to the adjoining property owners and future residents of the development site, and improved appearance of the estate.

Major Impacts include:

Amenity impact:

- Development proposal is an overdevelopment of the site, creating a ANNEXURE 2 detrimental effect to adjoining Lots,
- Impact on vistas, the majority of the site slopes in a north direction, the proposed overdevelopmentwill be like looking at a sea of roof tops, and extensive reduced setbacks, will impact the existing views to the south currently enjoyed with larger setbacks associated to the adjoining northern boundary properties,
- Loss of open space, the proposed development reduced lot sizes and extensive reduced setbacks between proposed dwellings will take away our rural look associated to the adjoining northern boundary properties,
- Loss of privacy, overlooking of numerousdwellings into individual adjoining properties,
- Loss of property values, proposal fails to achieve a high standard of amenity for the acreage lots within the current surrounding build form.

Environmental Impacts:

- Extensive earthworks including decommissioning of farm dam on proposed Lot 3202 and Lot 3203 on the northern boundary, will occur over an extended period of time, creating dust, noise having a major impact.
- Extensions to infrastructure and construction of a services easement for electricity, stormwater drainage and wastewater management during extensions to other services for gas and NBN services are primarily on the mid to northern side of the development.
- The proposal subdivision works could take a considerable time to complete the entire development, having a detrimental impact on our amenity and the environment for an extended period of time.
- In addition to the above, the average time to construct a dwelling is 8 months, the proposed development and all its associated works on the environmental and amenity impacts will be endured by us and our neighbours for a very long extended time.

Hazard Impact:

- o The applicant has not identified any hazard or risk of contamination.
- o The site historical used for grazing and forestry use.
- As the site is going to be used for residential use and all rainwater disposed through temporary detention basins and then ultimately via a natural water channel into Hume Dam.
- The site also contained a very old house that was demolished, will Council request any soil testing to identify any asbestos soil contamination?

Increased density:

- Increased density also places increased vehicle movements adding more risk to children and pedestrians and other car users on our roads and paths.
- o Increased traffic movements during construction for and extended time,
- o Increased dust and noise during construction for an extended time
- Increased traffic movements overall, into the current road network that is currently not coping at peak mornings and afternoons, new road widening improved intersections to Urana Road and entry from Urana Road is constructed, no other road or pathways outside the estate are proposed.
- o Increased demands on community facilities will need to be provided.

<u>Incompatibility</u> low-density acreage residential lots adjoining and high density lots.

proposed development is within South Jindera Low Density Residential Problem 2 Development Control Plan, having a subdivision minimum lot size of 2,000m2, (50% less of the adjoining Low-Density acreage lots minimum lot size of 4.000m2)

- The proposed development subdivision variation in lot sizes and higher density of 2,000m2 is incompatible with the adjoining and surrounding properties with an average lot size range from 0.4 hectares to 2 hectares on the northern boundary, and lot size range from 8 hectares to 16 hectares in the immediate vicinity on Urana Road of the proposed development.
- Proposed development site contains land where slopes to the north between 10-15%, creating a concern for overland flooding to properties on the northern boundary.
 - The development will create temporary drainage basins near the centre of northern boundary and another further centre of the site to collect drainage until a proposed permanent basin is constructed the north-eastern corner near Uranda Road of the site,
 - what additional measures are proposed to prevent adjoining properties being floodedduring works?
- Proposed developments reduce lot sizes2012m2 to
 2190m2 variety and reduced setbackswill have a major impact primarily to the adjoining northern boundary properties and surrounding properties,
- Proposed development site will have a significant impact on the adjoining allotments to the northern boundary and surrounding properties to Urana Road.

Traffic Impacts:

- The proposed development for Stage 3.1 & 3.2 creating an additional 46 residential lots, calculating 2 cars per dwelling alone will create approximately 92 car movements morning and evening with the possibility of up to 184 car movements per day for vehicles travelling more than once per day on Pioneer Drive and Urana Road.
- The current road infrastructure is already at capacity during morning and afternoon school and peak times, and until the new intersection into the estate from Urana Road is constructed the existing road network cannot handle these additional vehicles movements, while maintaining safety for all road and pedestrian users.
- Urana Road is in desperate need of improvements including widening and providing better entry and exit lanes to adjoining, roads.
- Has Council undertaken a traffic monitoring & assessment at the intersections of Urana Road between Pioneer Drive, and Jelbart Road in the past 3-6 months to establish current traffic movements to provide a better understanding of the full impact of the proposed development.
- Due to the number of traffic movements the subdivision will create, has the applicant provided a traffic report to ensure the current road network will not be impacted by concentration of the development until all road networks are completed.
- The delay in constructing the Urana Rd intersection, will also create delays for emergency services to reach the occupants within the estate. In addition, in case of fires and or other emergencies having only one entry into the estate will place residents both, in the estate and surrounding at higher risk. When dose Council expect the intersection be completed?
- The already congested traffic from/to Pioneer Dr and Urana Rd will not able to be accommodate the additional traffic, will create unsafe conditions for other

car users, added environmental impacts of noise and air pollution. ANNEXURE 2

 There are no proposed connecting pathway's, proposed in this development, therefor adding to more traffic movements.

Social Impact:

- The extensive social impact including loss of wellbeing, loss of quality of life, the developments in the immediate area to endure another 2 years or more, of unacceptable impacts.
- During construction and its associated traffic movements, environmental impacts with dust and noise, will cause a severe loss of amenity during this time, and the adjoining and surrounding properties.
- The proposed development site contains land slope >10% falls to the entire northern boundary creating unacceptable impacts, overland flow stormwater, resident noise, overlooking, and privacy for all adjoining and future residents.
- If approved, the anticipated 2 years of subdivision works, followed by an estimated 2-3 years for the construction for housing, will have a significant unacceptable impact on all adjoining residents and surrounding properties and road networks.

Visual Impact:

- The increased visual impact, of the proposed development with increase in number of lots, reduced setbacks having an overdevelopment appearance, is not consistent with the existing character and surrounds.
- The proposed subdivision minimum lot size of 2,000m2, and proposed lot range variety from 2012m2 to 2201m2 is inconsistent with the existing character of the area and adjoining lots having an unacceptable visual and amenity impact on the adjoining residents.
- The proposed overdevelopment and future dwellings are not in line with the current building design, the site will have a significant impact on the adjoining allotments to the north and all surrounding properties.

Drainage Impacts:

- The proposed development site contains land where land slope exceeds 10%, in numerous areas, adding immense concerns to all property owners on the northern boundary of flooding.
- The current catchment of dams in place never stopped flooding into these properties during heavy periods of rain, requiring additional measures taken within each lot.
- There are numerous residents in Pioneer Drive are constantly dealing with ongoing drainage issues and are very concerned the added impact this development with have on the existing system.
- We are extremely concerned the proposed temporary drainage detention basins adjacent to Stage 3, centre of lot, will have a minimal effect and create major drainage flooding for residents downstream.
- Will berms be constructed along the northern boundary to prevent flooding, silt and mud entering the adjoining properties?
- The proposed Retarding Basin on the north eastcorner of the development site having a capacity of 5500m3, may take some time, before it is constructed.
- My property adjoins or near the proposed retarding basin and at no point have I ever been consulted or received any communication from Council regarding this proposed basin.
- One of our major concerns is increased flooding and this basin will not cope causing flooding to the immediate adjoining and surrounding propertiesfurther downstream.
- o Flood Mitigation Principles states the major impact of flooding is the lack of

- maintenance and clearing of creeks, swales and drains of vegetation and plays acritical role to ensure water keep flowingwithout incident, however nothing appears to happen until rain hit and drains and creeks overflow.
- We are aware there are numerous residents throughout Jindera are very concerned the demand of current infrastructure capabilities for the development proposal, as it is not coping in its current form. In addition, residents still impacted by flooding and sewerage management issues previously raised with Council, feel their concerns have not been addressed, and the proposed development will only worsen their impacts.

Conclusion:

The development proposal consists of 46 low-density residential lots and 3 balance lots for future development.

The development is proposing the maximum lot yield of 183 lots on the site, creating major impacts, as listed above, have a detrimental effect to adjoining, and surrounding properties, property owners and the broader Jindera Community. The South Jindera Master Plan adopted GHLEP lot size map minimum size lot of 2,000m2, having a minimal lot size variety for the entire development for the South Jindera Low Density Residential Precinct DCP site.

The development proposal lot layout, does not provide an acceptable transition in lot sizes between high density and low-density acreage of the adjoining properties, and is not responsive to its context and setting.

The development proposal is not compatible, no consideration provided for the existing property owners on the adjoining northern boundary:

- to the additional number of proposed lots adjoining with some having up to 6 or more new lots on their boundary, or
- address any possible amenity or social impacts, or
- replacement of existing dilapidated, farm fencing and propose a design, materials and colour for adjoining fencing to create a uniform look for the entire northern boundary.

We seek Council's support to liaise with the applicant, to consider the impacts raised in our submission imposed by the development, to provide a more suitable lot layout and lot sizes on the northern boundary to allow a more acceptable transition between densities

The proposal fails to achieve a high standard of amenity within the current surrounding build form, and will have a significant impact on the adjoining and surrounding properties.

I am aware one of the options for the master plan was the minimum lot size of 4000m2, and a lot of residents thought that was adopted, however I do understand Council's reason for reducing the minimum lot size to 2,000m2.

Though unfortunately, lots on the northern and eastern boundary on Urana Road minimum lot size was not4,000m2 keeping in line with the surrounds viewing and greater setbacks especially from a major road.

We seek Council's support to liaise with the applicant to consider and amend the proposed development lot design on the northern boundary, increase the lot size range between 3,057.5 to 4,000m2 for the 23 lotsproposed, and will ultimately, reduce the total number of lots, and future dwellings adjoining the owners on the northern boundary.

The amendment to the lot sizes on the northern boundary will provide:

• diversity, (currently the application does not meet GHDCP standard 6.0 & South

Jindera LDRP DCP objectives)

- is compatible with the character of the area and appropriate to the adjoining properties (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- larger lots will protect the natural environment, and limit soil vegetation disturbance, through over development and construction of buildings
- a gentle transition from low-density acreage lots, to high density lots,
- lessen the overall social, amenity, environmental and economic impacts to the existing and future residents,
- increases the applicants, requirement to meet energy conservation principles in the orientation by 70%, (currently the application does not meet GHDCP standard 6.3.7 only achieving 12 lots of 46lots, & South Jindera LDRP DCP objectives)
- a greater variety of lot sizes, (currently the application does not meet GHDCP standard 6.3.2 & South Jindera LDRP DCP objectives, applicant is only providing a lot range 2,012m2 – 2,201m2 over 46lots)

Offering a variety of larger lots is perfect for families looking for room to move, who desire lots with a sense of space and rural atmosphere, without the cost associated with acreage lots.

With the over whelming response, from the JinderaCommunity, and major impacts stated above, clearly demonstrates the community concerns for their well-being and quality of life living in Jindera is extremely important.

I am sure Council can appreciate the magnitude of theoverall impacts this development will have if Council supports and approves the proposed development. If approved this decision will also set a precedence for future subdivisions of other lots within this estate that will impact the broader community. With consideration and supporting details provided in our submission, we seek Councils' support to refuse the proposed development.

Please do not hesitate to contact me if you require any clarification or further information.

Kind Regards

Talia Mitchell	
Date: 13.03.2025	
Email:	

Email M:

Talia Mitchell

From: Helen Butt
To: MailMailbox

Subject: Submission-Objection to the Development Forty-Nine 49 Lot Staged Residential Subdivision Urana Rd

Jindera DA 10.2025.22.1

Date: Thursday, 13 March 2025 7:31:42 PM

To General Manager, Mayor and Councillors

Greater Hume Council

Your ref: GWS: BC: P10019180, 10043818, 10018786

Email: mail@greaterhume.nsw.gov.au

Good afternoon

Objection to the Development Proposal.

Subject: Submission - Objection to Development, Forty-Nine (49) Lot Staged Residential

Subdivision

Development Application No: 10.2025.22.1

Development site description:

Part Lot 4 DP 240938, No. 1085 Urana Rd Jindera

Part Lot 30 DP 1062153, No. 1065 Urana Rd Jindera

Part Lot 224 DP 1280394 Wagner Dr, Jindera

Land Zone: R2 – Low Density

Development proposal: Forty-Nine (49) Lot Staged Residential Subdivision

Heritage Park Stage 3.1 Twenty (20) Residential Torrens Title Lots and,

Heritage Park Stage 3.2 Twenty-Six (26) Residential Torrens Title Lots and,

Three (3) balance lots for future subdivision/development.

Development land area: Stage 3.1 - 41.5 hectares and Stage 3.2 - 52.8 hectares

Introduction:

We, Helen and Trent Butt are the property owners of Lot 1 DP 859356, No. 141-147 Pioneer Drive, Jindera NSW 2642, having a total land area of 1.531ha (15310 m2).

Personal Background:

We purchased our property approximately 24 years ago due to larger lot size and sense of rural atmosphere that is currently being suffocated by small block estates such as what was passed in Pech Avenue etc and now continuing with Heritage Park.

The existing estate at Terlich Drive has on numerous occasions caused flooding to our backyard, pool and shed during heavy downfalls of rain in the winter, which never happened in the previous18 years to that development. Our concern is that this flooding will become even more of an issue, with the Heritage Park Estate.

The extra traffic this subdivision will generate will only incur further problems to the amount of traffic already navigating Pioneer Drive. Residential cars parking on one side of

the road, bins, trucks, trade vehicles, and children riding to schools of Pioneer Drive WEXURE 2 usually are driving down the middle of the road or pulled off to one side to let people pass.

Jindera does not have the infrastructure required for these larger subdivisions, and we believe is already struggling with the larger population.

Major Impacts include:

Amenity impact:

- Development proposal is an overdevelopment of the site, creating a detrimental effect to adjoining Lots,
- Impact on vistas, the majority of the site slopes in a north direction, the proposed overdevelopment will be like looking at a sea of roof tops, and extensive reduced setbacks, will impact the existing views to the south currently enjoyed with larger setbacks associated to the adjoining northern boundary properties,
- Loss of open space, the proposed development reduced lot sizes and extensive reduced setbacks between proposed dwellings will take away our rural look associated to the adjoining northern boundary properties,
- Loss of privacy, overlooking of numerous dwellings into individual adjoining properties,
- Loss of property values, proposal fails to achieve a high standard of amenity for the acreage lots within the current surrounding build form.

Environmental Impacts:

- Extensive earthworks including decommissioning of farm dam on proposed Lot 3202 and Lot 3203 on the northern boundary, will occur over an extended period of time, creating dust, noise having a major impact.
- Extensions to infrastructure and construction of a services easement for electricity, stormwater drainage and wastewater management during extensions to other services for gas and NBN services are primarily on the mid to northern side of the development.
- The proposal subdivision works could take a considerable time to complete the entire development, having a detrimental impact on our amenity and the environment for an extended period of time.
- In addition to the above, the average time to construct a dwelling is 8 months, the proposed development and all its associated works on the environmental and amenity impacts will be endured by us and our neighbours for a very long extended time.

Hazard Impact:

- The applicant has not identified any hazard or risk of contamination.
- The site historical used for grazing and forestry use.
- As the site is going to be used for residential use and all rainwater disposed through temporary detention basins and then ultimately via a natural water channel into Hume Dam.
- The site also contained a very old house that was demolished, will Council request any soil testing to identify any asbestos soil contamination?

Increased density:

- Increased density also places increased vehicle movements adding more risk to children and pedestrians and other car users on our roads and paths.
- Increased traffic movements during construction for and extended time,
- Increased dust and noise during construction for an extended time

Increased traffic movements overall, into the current road network that ANNEXURE 2 currently not coping at peak mornings and afternoons, new road widening improved intersections to Urana Road and entry from Urana Road is constructed, no other road or pathways outside the estate are proposed.

• Increased demands on community facilities will need to be provided.

<u>Incompatibility</u> low-density acreage residential lots adjoining and high density lots.

- The proposed development is within South Jindera Low Density Residential Precinct Development Control Plan, having a subdivision minimum lot size of 2,000m2, (50% less of the adjoining Low-Density acreage lots minimum lot size of 4,000m2)
- The proposed development subdivision variation in lot sizes and higher density of 2,000m2 is incompatible with the adjoining and surrounding properties with an average lot size range from 0.4 hectares to 2 hectares on the northern boundary, and lot size range from 8 hectares to 16 hectares in the immediate vicinity on Urana Road of the proposed development.
- Proposed development site contains land where slopes to the north between 10-15%, creating a concern for overland flooding to properties on the northern boundary.
 - The development will create temporary drainage basins near the centre of northern boundary and another further centre of the site to collect drainage until a proposed permanent basin is constructed on the northeastern corner near Uranda Road of the site,
 - what additional measures are proposed to prevent adjoining properties being flooded during works?
- Proposed developments reduce lot sizes 2012m2 to 2190m2 variety and reduced setbacks will have a major impact primarily to the adjoining northern boundary properties and surrounding properties,
- Proposed development site will have a significant impact on the adjoining allotments to the northern boundary and surrounding properties to Urana Road,

Traffic Impacts:

- The proposed development for Stage 3.1 & 3.2 creating an additional 46 residential lots, calculating 2 cars per dwelling alone will create approximately 92 car movements morning and evening with the possibility of up to 184 car movements per day for vehicles travelling more than once per day on Pioneer Drive and Urana Road.
- The current road infrastructure is already at capacity during morning and afternoon school and peak times, and until the new intersection into the estate from Urana Road is constructed the existing road network cannot handle these additional vehicles movements, while maintaining safety for all road and pedestrian users.
- Urana Road is in desperate need of improvements including widening and providing better entry and exit lanes to adjoining, roads.
- Has Council undertaken a traffic monitoring & assessment at the intersections of Urana Road between Pioneer Drive, and Jelbart Road in the past 3-6 months to establish current traffic movements to provide a better understanding of the full impact of the proposed development.
- Due to the number of traffic movements the subdivision will create, has the applicant provided a traffic report to ensure the current road network will not be impacted by concentration of the development until all road networks are completed.
- The delay in constructing the Urana Rd intersection, will also create delays for

emergency services to reach the occupants within the estate. In addition MEXURE 2 case of fires and or other emergencies having only one entry into the estate will place residents both, in the estate and surrounding at higher risk. When dose Council expect the intersection be completed?

- The already congested traffic from/to Pioneer Dr and Urana Rd will not able to be accommodate the additional traffic, will create unsafe conditions for other car users, added environmental impacts of noise and air pollution.
- There are no proposed connecting pathway's, proposed in this development, therefor adding to more traffic movements.

Social Impact:

- The extensive social impact including loss of wellbeing, loss of quality of life, the developments in the immediate area to endure another 2 years or more, of unacceptable impacts.
- During construction and its associated traffic movements, environmental impacts with dust and noise, will cause a severe loss of amenity during this time, and the adjoining and surrounding properties.
- The proposed development site contains land slope >10% falls to the entire northern boundary creating unacceptable impacts, overland flow stormwater, resident noise, overlooking, and privacy for all adjoining and future residents.
- If approved, the anticipated 2 years of subdivision works, followed by an estimated 2-3 years for the construction for housing, will have a significant unacceptable impact on all adjoining residents and surrounding properties and road networks.

Visual Impact:

- The increased visual impact, of the proposed development with increase in number of lots, reduced setbacks having an overdevelopment appearance, is not consistent with the existing character and surrounds.
- The proposed subdivision minimum lot size of 2,000m2, and proposed lot range variety from 2012m2 to 2201m2 is inconsistent with the existing character of the area and adjoining lots having an unacceptable visual and amenity impact on the adjoining residents.
- The proposed overdevelopment and future dwellings are not in line with the current building design, the site will have a significant impact on the adjoining allotments to the north and all surrounding properties.

Drainage Impacts:

- The proposed development site contains land where land slope exceeds 10%, in numerous areas, adding immense concerns to all property owners on the northern boundary of flooding.
- The current catchment of dams in place never stopped flooding into these properties during heavy periods of rain, requiring additional measures taken within each lot.
- There are numerous residents in Pioneer Drive are constantly dealing with ongoing drainage issues and are very concerned the added impact this development with have on the existing system.
- We are extremely concerned the proposed temporary drainage detention basins adjacent to Stage 3, centre of lot, will have a minimal effect and create major drainage flooding for residents downstream.
- Will berms be constructed along the northern boundary to prevent flooding, silt and mud entering the adjoining properties?
- The proposed Retarding Basin on the north east corner of the development site having a capacity of 5500m3, may take some time, before it is constructed.
- My property adjoins or near the proposed retarding basin and at no point have I

- ever been consulted or received any communication from Council regarding this EXURE 2 proposed basin.
- One of our major concerns is increased flooding and this basin will not cope causing flooding to the immediate adjoining and surrounding properties further downstream.
- Flood Mitigation Principles states the major impact of flooding is the lack of maintenance and clearing of creeks, swales and drains of vegetation and plays a critical role to ensure water keep flowing without incident, however nothing appears to happen until rain hit and drains and creeks overflow.
- We are aware there are numerous residents throughout Jindera are very concerned the demand of current infrastructure capabilities for the development proposal, as it is not coping in its current form. In addition, residents still impacted by flooding and sewerage management issues previously raised with Council, feel their concerns have not been addressed, and the proposed development will only worsen their impacts.

Conclusion:

The development proposal consists of 46 low-density residential lots and 3 balance lots for future development.

The development is proposing the maximum lot yield of 183 lots on the site, creating major impacts, as listed above, have a detrimental effect to adjoining, and surrounding properties, property owners and the broader Jindera Community.

The South Jindera Master Plan adopted GHLEP lot size map minimum size lot of 2,000m2, having a minimal lot size variety for the entire development for the South Jindera Low Density Residential Precinct DCP site.

The development proposal lot layout, does not provide an acceptable transition in lot sizes between high density and low-density acreage of the adjoining properties, and is not responsive to its context and setting.

The development proposal is not compatible, no consideration provided for the existing property owners on the adjoining northern boundary:

- to the additional number of proposed lots adjoining with some having up to 6 or more new lots on their boundary, or
- address any possible amenity or social impacts, or
- replacement of existing dilapidated, farm fencing and propose a design, materials and colour for adjoining fencing to create a uniform look for the entire northern boundary.

We seek Council's support to liaise with the applicant, to consider the impacts raised in our submission imposed by the development, to provide a more suitable lot layout and lot sizes on the northern boundary to allow a more acceptable transition between densities.

The proposal fails to achieve a high standard of amenity within the current surrounding build form, and will have a significant impact on the adjoining and surrounding properties.

I am aware one of the options for the master plan was the minimum lot size of 4000m2, and a lot of residents thought that was adopted, however I do understand Council's reason for reducing the minimum lot size to 2,000m2.

Though unfortunately, lots on the northern and eastern boundary on Urana Road

minimum lot size was not 4,000m2 keeping in line with the surrounds viewing and white VIRE 2 setbacks especially from a major road.

We seek Council's support to liaise with the applicant to consider and amend the proposed development lot design on the northern boundary, increase the lot size range between 3,057.5 to 4,000m2 for the 23 lots proposed, and will ultimately, reduce the total number of lots, and future dwellings adjoining the owners on the northern boundary.

The amendment to the lot sizes on the northern boundary will provide:

- diversity, (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- is compatible with the character of the area and appropriate to the adjoining properties (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- larger lots will protect the natural environment, and limit soil vegetation disturbance, through over development and construction of buildings
- a gentle transition from low-density acreage lots, to high density lots,
- lessen the overall social, amenity, environmental and economic impacts to the existing and future residents,
- increases the applicants, requirement to meet energy conservation principles in the orientation by 70%, (currently the application does not meet GHDCP standard 6.3.7 only achieving 12 lots of 46 lots, & South Jindera LDRP DCP objectives)
- a greater variety of lot sizes, (currently the application does not meet GHDCP standard 6.3.2 & South Jindera LDRP DCP objectives, applicant is only providing a lot range 2,012m2 2,201m2 over 46lots)

Offering a variety of larger lots is perfect for families looking for room to move, who desire lots with a sense of space and rural atmosphere, without the cost associated with acreage lots.

With the over whelming response, from the Jindera Community, and major impacts stated above, clearly demonstrates the community concerns for their well-being and quality of life living in Jindera is extremely important.

I am sure Council can appreciate the magnitude of the overall impacts this development will have if Council supports and approves the proposed development. If approved this decision will also set a precedence for future subdivisions of other lots within this estate that will impact the broader community.

With consideration and supporting details provided in our submission, we seek Councils' support to refuse the proposed development.

Please do not hesitate to contact me if you require any clarification or further information.

Helen and Trent Butt	
Date: 13.03.2025	
Email:	

Kind Regards

Mobile:

From: <u>katelis8@bigpond.com</u>

To: <u>MailMailbox</u>

Subject: Submission Letter for proposed subdivision **Date:** Thursday, 13 March 2025 7:26:55 PM

To General Manager, Mayor and Councillors Greater Hume Council

Your ref: GWS: BC: P10019180, 10043818, 10018786

Email: mail@greaterhume.nsw.gov.au

Good afternoon, Gayan Wickramasinghe,

Thank you for your letter dated 25 February 2025, and advise we hereby submit our submission of **Objection** to the Development Proposal.

Subject: Submission - Objection to Development, Forty-Nine (49) Lot Staged Residential Subdivision

Development Application No: 10.2025.22.1

Development site description:

Part Lot 4 DP 240938, No. 1085 Urana Rd Jindera

Part Lot 30 DP 1062153, No. 1065 Urana Rd Jindera

Part Lot 224 DP 1280394 Wagner Dr, Jindera

Land Zone: R2 - Low Density

Development proposal: Forty-Nine (49) Lot Staged Residential Subdivision

Heritage Park Stage 3.1 Twenty (20) Residential Torrens Title Lots and,

Heritage Park Stage 3.2 Twenty-Six (26) Residential Torrens Title Lots and,

Three (3) balance lots for future subdivision/development.

Development land area: Stage 3.1 - 41.5 hectares and Stage 3.2 - 52.8 hectares

Introduction:

I Katherine Burrows am the property owner 144 Pioneer Drive Jindera NSW 2642, having a total land area of approximately 1000 m2).

My property is located on Pioneer Drive, opposite the properties that back

Background:

I purchased my property approximately 14 years ago due to a larger lot size that provided individual build designs, offering greater setbacks designed to ensure the sense of space and rural atmosphere, and perfect to raise my family. One of my primary reasons for purchasing here was the relaxed rural setting and the quieter pace of life. With the commencement of this current project, I am concerned that many issues will arise including all of those listed below.

Existing Development:

The site on the northern boundary has existing farm fencing, is in poor condition from stock damage and stock entering properties. The boundary fence requires immediate replacement to make safe for all pets and persons, in particular while subdivisions works are in progress.

The development proposes 13 residential lots of the 21 lots proposed overall, and 1 retarding drainage basin lot, adjoining 9 properties to the northern boundary.

Currently one property will eventually have up to 10 new lots on their western and northern boundary, with some properties having up to 6 residential lots adjoining their rear boundary.

Unfortunately, the approved Master Plan did not identify and/or make considerations of the overall impact to the adjoining properties on the northern boundary, and fencing to the new development site.

In response to the above we seek Councils support to liaise with the developer, to replace the northern boundary fencing while creating a favorable uniform outlook, offering privacy to the adjoining property owners and future residents of the development site, and improved appearance of the estate.

Major Impacts include:

Amenity impact:

- Development proposal is an overdevelopment of the site, creating a detrimental effect to adjoining Lots,
- Impact on vistas, the majority of the site slopes in a north direction, the proposed overdevelopment will be like looking at a sea of roof tops, and extensive reduced setbacks, will impact the existing views to the south currently enjoyed with larger setbacks associated to the adjoining northern boundary properties,
- Loss of open space, the proposed development reduced lot sizes and extensive reduced setbacks between proposed dwellings will take away our rural look associated to the adjoining northern boundary properties,
- Loss of privacy, overlooking of numerous dwellings into individual adjoining properties,

Loss of property values, proposal fails to achieve a high standard MNEXURE 2 amenity for the acreage lots within the current surrounding build form.

Environmental Impacts:

- Extensive earthworks including decommissioning of farm dam on proposed Lot 3202 and Lot 3203 on the northern boundary, will occur over an extended period of time, creating dust, noise having a major impact.
- Extensions to infrastructure and construction of a services
 easement for electricity, stormwater drainage and wastewater
 management during extensions to other services for gas and NBN
 services are primarily on the mid to northern side of the
 development.
- The proposal subdivision works could take a considerable time to complete the entire development, having a detrimental impact on our amenity and the environment for an extended period of time.
- In addition to the above, the average time to construct a dwelling is 8 months, the proposed development and all its associated works on the environmental and amenity impacts will be endured by us and our neighbours for a very long extended time.

Hazard Impact:

- The applicant has not identified any hazard or risk of contamination.
- The site historical used for grazing and forestry use.
- As the site is going to be used for residential use and all rainwater disposed through temporary detention basins and then ultimately via a natural water channel into Hume Dam.
- The site also contained a very old house that was demolished, will Council request any soil testing to identify any asbestos soil contamination?

Increased density:

- Increased density also places increased vehicle movements adding more risk to children and pedestrians and other car users on our roads and paths.
- Increased traffic movements during construction for and extended time,
- Increased dust and noise during construction for an extended time
- Increased traffic movements overall, into the current road network that is currently not coping at peak mornings and afternoons, new road widening improved intersections to Urana Road and entry from Urana Road is constructed, no other road or pathways outside the estate are proposed.
- Increased demands on community facilities will need to be provided.

<u>Incompatibility</u> low-density acreage residential lots adjoining and high density

lots. ANNEXURE 2

 The proposed development is within South Jindera Low Density Residential Precinct Development Control Plan, having a subdivision minimum lot size of 2,000m2, (50% less of the adjoining Low-Density acreage lots minimum lot size of 4,000m2)

- The proposed development subdivision variation in lot sizes and higher density of 2,000m2 is incompatible with the adjoining and surrounding properties with an average lot size range from 0.4 hectares to 2 hectares on the northern boundary, and lot size range from 8 hectares to 16 hectares in the immediate vicinity on Urana Road of the proposed development.
- Proposed development site contains land where slopes to the north between 10-15%, creating a concern for overland flooding to properties on the northern boundary.
 - The development will create temporary drainage basins near the centre of northern boundary and another further centre of the site to collect drainage until a proposed permanent basin is constructed on the north-eastern corner near Uranda Road of the site,
 - what additional measures are proposed to prevent adjoining properties being flooded during works?
- Proposed developments reduce lot sizes 2012m2 to 2190m2 variety and reduced setbacks will have a major impact primarily to the adjoining northern boundary properties and surrounding properties,
- Proposed development site will have a significant impact on the adjoining allotments to the northern boundary and surrounding properties to Urana Road,

Traffic Impacts:

- The proposed development for Stage 3.1 & 3.2 creating an additional 46 residential lots, calculating 2 cars per dwelling alone will create approximately 92 car movements morning and evening with the possibility of up to 184 car movements per day for vehicles travelling more than once per day on Pioneer Drive and Urana Road.
- The current road infrastructure is already at capacity during morning and afternoon school and peak times, and until the new intersection into the estate from Urana Road is constructed the existing road network cannot handle these additional vehicles movements, while maintaining safety for all road and pedestrian users
- Urana Road is in desperate need of improvements including widening and providing better entry and exit lanes to adjoining, roads.
- Has Council undertaken a traffic monitoring & assessment at the intersections of Urana Road between Pioneer Drive, and Jelbart Road in the past 3-6 months to establish current traffic movements to provide a better understanding of the full impact of the proposed development.
- Due to the number of traffic movements the subdivision will create, has the applicant provided a traffic report to ensure the current road network will not be impacted by concentration of the development until all road networks are completed.

- The delay in constructing the Urana Rd intersection, will also createNNEXURE 2 delays for emergency services to reach the occupants within the estate. In addition, in case of fires and or other emergencies having only one entry into the estate will place residents both, in the estate and surrounding at higher risk. When dose Council expect the intersection be completed?
- The already congested traffic from/to Pioneer Dr and Urana Rd will not able to be accommodate the additional traffic, will create unsafe conditions for other car users, added environmental impacts of noise and air pollution.
- There are no proposed connecting pathway's, proposed in this development, therefor adding to more traffic movements.

Social Impact:

- The extensive social impact including loss of wellbeing, loss of quality of life, the developments in the immediate area to endure another 2 years or more, of unacceptable impacts.
- During construction and its associated traffic movements, environmental impacts with dust and noise, will cause a severe loss of amenity during this time, and the adjoining and surrounding properties.
- The proposed development site contains land slope >10% falls to the entire northern boundary creating unacceptable impacts, overland flow stormwater, resident noise, overlooking, and privacy for all adjoining and future residents.
- If approved, the anticipated 2 years of subdivision works, followed by an estimated 2-3 years for the construction for housing, will have a significant unacceptable impact on all adjoining residents and surrounding properties and road networks.

Visual Impact:

- The increased visual impact, of the proposed development with increase in number of lots, reduced setbacks having an overdevelopment appearance, is not consistent with the existing character and surrounds.
- The proposed subdivision minimum lot size of 2,000m2, and proposed lot range variety from 2012m2 to 2201m2 is inconsistent with the existing character of the area and adjoining lots having an unacceptable visual and amenity impact on the adjoining residents.
- The proposed overdevelopment and future dwellings are not in line with the current building design, the site will have a significant impact on the adjoining allotments to the north and all surrounding properties.

Drainage Impacts:

- The proposed development site contains land where land slope exceeds 10%, in numerous areas, adding immense concerns to all property owners on the northern boundary of flooding.
- The current catchment of dams in place never stopped flooding into these properties during heavy periods of rain, requiring additional measures taken within each lot.
- There are numerous residents in Pioneer Drive are constantly dealing with ongoing drainage issues and are very concerned the added

ANNEXURE 2

- impact this development with have on the existing system.
- We are extremely concerned the proposed temporary drainage detention basins adjacent to Stage 3, centre of lot, will have a minimal effect and create major drainage flooding for residents downstream.
- Will berms be constructed along the northern boundary to prevent flooding, silt and mud entering the adjoining properties?
- The proposed Retarding Basin on the north east corner of the development site having a capacity of 5500m3, may take some time, before it is constructed.
- My property adjoins or near the proposed retarding basin and at no point have I ever been consulted or received any communication from Council regarding this proposed basin.
- One of our major concerns is increased flooding and this basin will not cope causing flooding to the immediate adjoining and surrounding properties further downstream.
- Flood Mitigation Principles states the major impact of flooding is the lack of maintenance and clearing of creeks, swales and drains of vegetation and plays a critical role to ensure water keep flowing without incident, however nothing appears to happen until rain hit and drains and creeks overflow.
- We are aware there are numerous residents throughout Jindera are very concerned the demand of current infrastructure capabilities for the development proposal, as it is not coping in its current form. In addition, residents still impacted by flooding and sewerage management issues previously raised with Council, feel their concerns have not been addressed, and the proposed development will only worsen their impacts.

Conclusion:

The development proposal consists of 46 low-density residential lots and 3 balance lots for future development.

The development is proposing the maximum lot yield of 183 lots on the site, creating major impacts, as listed above, have a detrimental effect to adjoining, and surrounding properties, property owners and the broader Jindera Community.

The South Jindera Master Plan adopted GHLEP lot size map minimum size lot of 2,000m2, having a minimal lot size variety for the entire development for the South Jindera Low Density Residential Precinct DCP site.

The development proposal lot layout, does not provide an acceptable transition in lot sizes between high density and low-density acreage of the adjoining properties, and is not responsive to its context and setting.

The development proposal is not compatible, no consideration provided for the existing property owners on the adjoining northern boundary:

- to the additional number of proposed lots adjoining with some having up to 6 or more new lots on their boundary, or
- address any possible amenity or social impacts, or
- replacement of existing dilapidated, farm fencing and propose a design, materials and colour for adjoining fencing to create a uniform look for the entire northern boundary.

We seek Council's support to liaise with the applicant, to consider the impacts raised in our submission imposed by the development, to provide a more suitable lot layout and lot sizes on the northern boundary to allow a more acceptable transition between densities.

The proposal fails to achieve a high standard of amenity within the current surrounding build form, and will have a significant impact on the adjoining and surrounding properties.

I am aware one of the options for the master plan was the minimum lot size of 4000m2, and a lot of residents thought that was adopted, however I do understand Council's reason for reducing the minimum lot size to 2,000m2.

Though unfortunately, lots on the northern and eastern boundary on Urana Road minimum lot size was not 4.000m2 keeping in line with the surrounds viewing and greater setbacks especially from a major road.

We seek Council's support to liaise with the applicant to consider and amend the proposed development lot design on the northern boundary, increase the lot size range between 3,057.5 to 4,000m2 for the 23 lots proposed, and will ultimately, reduce the total number of lots, and future dwellings adjoining the owners on the northern boundary.

The amendment to the lot sizes on the northern boundary will provide:

- diversity, (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- is compatible with the character of the area and appropriate to the adjoining properties (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- larger lots will protect the natural environment, and limit soil vegetation disturbance, through over development and construction of buildings
- a gentle transition from low-density acreage lots, to high density lots,
- lessen the overall social, amenity, environmental and economic impacts to the existing and future residents.
- increases the applicants, requirement to meet energy conservation principles in the orientation by 70%, (currently the application does not meet GHDCP standard 6.3.7 only achieving 12 lots of 46 lots, & South Jindera LDRP DCP objectives)
- a greater variety of lot sizes, (currently the application does not meet GHDCP standard 6.3.2 & South Jindera LDRP DCP objectives, applicant is only providing a lot range 2,012m2 – 2,201m2 over 46lots)

Offering a variety of larger lots is perfect for families looking for room to move, who desire lots with a sense of space and rural atmosphere, without the cost associated with acreage lots.

With the over whelming response, from the Jindera Community, and major impacts stated above, clearly demonstrates the community concerns for their well-being and quality of life living in Jindera is extremely important.

I am sure Council can appreciate the magnitude of the overall impacts this development will have if Council supports and approves the proposed development. If approved this decision will also set a precedence for future

ANNEXURE 2

subdivisions of other lots within this estate that will impact the broader community.

With consideration and supporting details provided in our submission, we seek Councils' support to refuse the proposed development.

Please do not hesitate to contact me if you require any clarification or further information.

Kind Regards

Katherine Burrows

Date: 13.03.2025

Email:

Mobile:

From: Kim Galbraith
To: MailMailbox

Subject: Objection to the development Proposal Date: Thursday, 13 March 2025 5:56:30 PM

To General Manager, Mayor and Councillors

Greater Hume Council

Your ref: GWS: BC: P10019180, 10043818, 10018786

Email: mail@greaterhume.nsw.gov.au

Good afternoon, Gayan Wickramasinghe,

Thank you for your letter dated 25 February 2025, and advise we hereby submit our submission of **Objection** to the Development Proposal.

Subject: Submission - Objection to Development, Forty-Nine (49) Lot Staged Residential Subdivision

Development Application No:10.2025.22.1

Development site description:

Part Lot 4 DP 240938, No. 1085 Urana Rd Jindera

Part Lot 30 DP 1062153, No. 1065 Urana Rd Jindera

Part Lot 224 DP 1280394 Wagner Dr, Jindera

Land Zone: R2 – Low Density

Development proposal: Forty-Nine (49) Lot Staged Residential Subdivision

Heritage Park Stage 3.1 Twenty (20) Residential Torrens Title Lots and,

Heritage Park Stage 3.2 Twenty-Six (26) Residential Torrens Title Lots and,

Three (3) balance lots for future subdivision/development.

Development land area: Stage 3.1 - 41.5 hectares and Stage 3.2 - 52.8 hectares

Introduction:

We, J A Galbraith and K M Galbraith the property owners of Lot 102 DP 1203605 No. 5 Rainbow Lane Jindera NSW 2642, having a total land area of .(4002m2).

The southern boundary of our property of 46mts aproxamentley, adjoins the northern boundary of the proposed development site.

Background:

We purchased our property approximately 9 years ago due to larger lot size that provided individual build designs, offering greater setbacks designed to ensure the sense of space and rural atmosphere, and perfect to raise our family.

Existing Development:

The site on the northern boundary has existing farm fencing, is in poor condition from stock damage and stock entering our properties. The boundary fence requires immediate replacement to make safe for all pets and persons, in particular while subdivisions works

are in progress.

ANNEXURE 2

The development proposes 13 residential lots of the 21 lots proposed overall, and 1 retarding drainage basin lot, adjoining 9 properties to the northern boundary.

Currently one property will eventually have up to 10 new lots on their western and northern boundary, with some properties having up to 6 residential lots adjoining their rear boundary.

Unfortunately, the approved Master Plan did not identify and/or make considerations of the overall impact to the adjoining properties on the northern boundary, and fencing to the new development site.

In response to the above we seek Councils support to liaise with the developer, to replace the northern boundary fencing while creating a favorable uniform outlook, offering privacy to the adjoining property owners and future residents of the development site, and improved appearance of the estate.

Major Impacts include:

Amenity impact:

- Development proposal is an overdevelopment of the site, creating a detrimental effect to adjoining Lots,
- Impact on vistas, the majority of the site slopes in a north direction, the proposed overdevelopment will be like looking at a sea of roof tops, and extensive reduced setbacks, will impact the existing views to the south currently enjoyed with larger setbacks associated to the adjoining northern boundary properties,
- Loss of open space, the proposed development reduced lot sizes and extensive reduced setbacks between proposed dwellings will take away our rural look associated to the adjoining northern boundary properties,
- Loss of privacy, overlooking of numerous dwellings into individual adjoining properties,
- Loss of property values, proposal fails to achieve a high standard of amenity for the acreage lots within the current surrounding build form.

Environmental Impacts:

- Extensive earthworks including decommissioning of farm dam on proposed Lot 3202 and Lot 3203 on the northern boundary, will occur over an extended period of time, creating dust, noise having a major impact.
- Extensions to infrastructure and construction of a services easement for electricity, stormwater drainage and wastewater management during extensions to other services for gas and NBN services are primarily on the mid to northern side of the development.
- The proposal subdivision works could take a considerable time to complete the entire development, having a detrimental impact on our amenity and the environment for an extended period of time.
- In addition to the above, the average time to construct a dwelling is 8

months, the proposed development and all its associated works on the EXURE 2 environmental and amenity impacts will be endured by us and our neighbours for a very long extended time.

Hazard Impact:

- The applicant has not identified any hazard or risk of contamination.
- The site historical used for grazing and forestry use.
- As the site is going to be used for residential use and all rainwater disposed through temporary detention basins and then ultimately via a natural water channel into Hume Dam.
- The site also contained a very old house that was demolished, will Council request any soil testing to identify any asbestos soil contamination?

Increased density:

- Increased density also places increased vehicle movements adding more risk to children and pedestrians and other car users on our roads and paths.
- Increased traffic movements during construction for and extended time,
- Increased dust and noise during construction for an extended time
- Increased traffic movements overall, into the current road network that
 is currently not coping at peak mornings and afternoons, new road
 widening improved intersections to Urana Road and entry from Urana
 Road is constructed, no other road or pathways outside the estate are
 proposed.
- Increased demands on community facilities will need to be provided.

<u>Incompatibility</u> low-density acreage residential lots adjoining and high density lots.

- The proposed development is within South Jindera Low Density Residential Precinct Development Control Plan, having a subdivision minimum lot size of 2,000m2, (50% less of the adjoining Low-Density acreage lots minimum lot size of 4,000m2)
- The proposed development subdivision variation in lot sizes and higher density of 2,000m2 is incompatible with the adjoining and surrounding properties with an average lot size range from 0.4 hectares to 2 hectares on the northern boundary, and lot size range from 8 hectares to 16 hectares in the immediate vicinity on Urana Road of the proposed development.
- Proposed development site contains land where slopes to the north between 10-15%, creating a concern for overland flooding to properties on the northern boundary.

■ The development will create temporary drainage basins near the centre of northern boundary and another further centre of the site to collect drainage

until a proposed permanent basin is constructed on the north-eastern Abhaer URE 2 near Uranda Road of the site,

- what additional measures are proposed to prevent adjoining properties being flooded during works?
 - Proposed developments reduce lot sizes 2012m2 to 2190m2 variety and reduced setbacks will have a major impact primarily to the adjoining northern boundary properties and surrounding properties,
 - Proposed development site will have a significant impact on the adjoining allotments to the northern boundary and surrounding properties to Urana Road.

Traffic Impacts:

- The proposed development for Stage 3.1 & 3.2 creating an additional 46 residential lots, calculating 2 cars per dwelling alone will create approximately 92 car movements morning and evening with the possibility of up to 184 car movements per day for vehicles travelling more than once per day on Pioneer Drive and Urana Road.
- The current road infrastructure is already at capacity during morning and afternoon school and peak times, and until the new intersection into the estate from Urana Road is constructed the existing road network cannot handle these additional vehicles movements, while maintaining safety for all road and pedestrian users.
- Urana Road is in desperate need of improvements including widening and providing better entry and exit lanes to adjoining, roads.
- Has Council undertaken a traffic monitoring & assessment at the intersections of Urana Road between Pioneer Drive, and Jelbart Road in the past 3-6 months to establish current traffic movements to provide a better understanding of the full impact of the proposed development.
- Due to the number of traffic movements the subdivision will create, has the applicant provided a traffic report to ensure the current road network will not be impacted by concentration of the development until all road networks are completed.
- The delay in constructing the Urana Rd intersection, will also create delays for emergency services to reach the occupants within the estate. In addition, in case of fires and or other emergencies having only one entry into the estate will place residents both, in the estate and surrounding at higher risk. When dose Council expect the intersection be completed?
- The already congested traffic from/to Pioneer Dr and Urana Rd will not able to be accommodate the additional traffic, will create unsafe conditions for other car users, added environmental impacts of noise and air pollution.
- There are no proposed connecting pathway's, proposed in this development, therefor adding to more traffic movements.

Social Impact: ANNEXURE 2

• The extensive social impact including loss of wellbeing, loss of quality of life, the developments in the immediate area to endure another 2 years or more, of unacceptable impacts.

- During construction and its associated traffic movements, environmental impacts with dust and noise, will cause a severe loss of amenity during this time, and the adjoining and surrounding properties.
- The proposed development site contains land slope >10% falls to the entire northern boundary creating unacceptable impacts, overland flow stormwater, resident noise, overlooking, and privacy for all adjoining and future residents.
- If approved, the anticipated 2 years of subdivision works, followed by an estimated 2-3 years for the construction for housing, will have a significant unacceptable impact on all adjoining residents and surrounding properties and road networks.

Visual Impact:

- The increased visual impact, of the proposed development with increase in number of lots, reduced setbacks having an overdevelopment appearance, is not consistent with the existing character and surrounds.
- The proposed subdivision minimum lot size of 2,000m2, and proposed lot range variety from 2012m2 to 2201m2 is inconsistent with the existing character of the area and adjoining lots having an unacceptable visual and amenity impact on the adjoining residents.
- The proposed overdevelopment and future dwellings are not in line with the current building design, the site will have a significant impact on the adjoining allotments to the north and all surrounding properties.

Drainage Impacts:

- The proposed development site contains land where land slope exceeds 10%, in numerous areas, adding immense concerns to all property owners on the northern boundary of flooding.
- The current catchment of dams in place never stopped flooding into these properties during heavy periods of rain, requiring additional measures taken within each lot.
- There are numerous residents in Pioneer Drive are constantly dealing with ongoing drainage issues and are very concerned the added impact this development with have on the existing system.
- We are extremely concerned the proposed temporary drainage detention basins adjacent to Stage 3, centre of lot, will have a minimal effect and create major drainage flooding for residents downstream.
- Will berms be constructed along the northern boundary to prevent flooding, silt and mud entering the adjoining properties?
- The proposed Retarding Basin on the north east corner of the development

site having a capacity of 5500m3, may take some time, before it is ANNEXURE 2 constructed.

- My property adjoins or near the proposed retarding basin and at no point have I ever been consulted or received any communication from Council regarding this proposed basin.
- One of our major concerns is increased flooding and this basin will not cope causing flooding to the immediate adjoining and surrounding properties further downstream.
- Flood Mitigation Principles states the major impact of flooding is the lack of maintenance and clearing of creeks, swales and drains of vegetation and plays a critical role to ensure water keep flowing without incident, however nothing appears to happen until rain hit and drains and creeks overflow.
- We are aware there are numerous residents throughout Jindera are very concerned the demand of current infrastructure capabilities for the development proposal, as it is not coping in its current form. In addition, residents still impacted by flooding and sewerage management issues previously raised with Council, feel their concerns have not been addressed, and the proposed development will only worsen their impacts.

Conclusion:

The development proposal consists of 46 low-density residential lots and 3 balance lots for future development.

The development is proposing the maximum lot yield of 183 lots on the site, creating major impacts, as listed above, have a detrimental effect to adjoining, and surrounding properties, property owners and the broader Jindera Community.

The South Jindera Master Plan adopted GHLEP lot size map minimum size lot of 2,000m2, having a minimal lot size variety for the entire development for the South Jindera Low Density Residential Precinct DCP site.

The development proposal lot layout, does not provide an acceptable transition in lot sizes between high density and low-density acreage of the adjoining properties, and is not responsive to its context and setting.

The development proposal is not compatible, no consideration provided for the existing property owners on the adjoining northern boundary:

- to the additional number of proposed lots adjoining with some having up to 6 or more new lots on their boundary, or
- address any possible amenity or social impacts, or
- replacement of existing dilapidated, farm fencing and propose a design, materials and colour for adjoining fencing to create a uniform look for the entire northern boundary.

We seek Council's support to liaise with the applicant, to consider the impacts raised in our submission imposed by the development, to provide a more suitable lot layout and lot sizes on the northern boundary to allow a more acceptable transition between

densities. ANNEXURE 2

The proposal fails to achieve a high standard of amenity within the current surrounding build form, and will have a significant impact on the adjoining and surrounding properties.

I am aware one of the options for the master plan was the minimum lot size of 4000m2, and a lot of residents thought that was adopted, however I do understand Council's reason for reducing the minimum lot size to 2,000m2.

Though unfortunately, lots on the northern and eastern boundary on Urana Road minimum lot size was not 4,000m2 keeping in line with the surrounds viewing and greater setbacks especially from a major road.

We seek Council's support to liaise with the applicant to consider and amend the proposed development lot design on the northern boundary, increase the lot size range between 3,057.5 to 4,000m2 for the 23 lots proposed, and will ultimately, reduce the total number of lots, and future dwellings adjoining the owners on the northern boundary.

The amendment to the lot sizes on the northern boundary will provide:

- diversity, (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- is compatible with the character of the area and appropriate to the adjoining properties (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- larger lots will protect the natural environment, and limit soil vegetation disturbance, through over development and construction of buildings
- a gentle transition from low-density acreage lots, to high density lots,
- lessen the overall social, amenity, environmental and economic impacts to the existing and future residents,
- increases the applicants, requirement to meet energy conservation principles in the orientation by 70%, (currently the application does not meet GHDCP standard 6.3.7 only achieving 12 lots of 46 lots, & South Jindera LDRP DCP objectives)
- a greater variety of lot sizes, (currently the application does not meet GHDCP standard 6.3.2 & South Jindera LDRP DCP objectives, applicant is only providing a lot range 2,012m2 – 2,201m2 over 46lots)

Offering a variety of larger lots is perfect for families looking for room to move, who desire lots with a sense of space and rural atmosphere, without the cost associated with acreage lots.

With the over whelming response, from the Jindera Community, and major impacts stated above, clearly demonstrates the community concerns for their well-being and quality of life living in Jindera is extremely important.

I am sure Council can appreciate the magnitude of the overall impacts this development will have if Council supports and approves the proposed development. If approved this decision will also set a precedence for future subdivisions of other lots within this estate

ANNEXURE 2

that will impact the broader community.

With consideration and supporting details provided in our submission, we seek Councils' support to refuse the proposed development.

Please do not hesitate to contact me if you require any clarification or further information.

Kind Regards

Kim Galbraith

Date: 13.03.2025

Email:

Mobile:

From: Hochkins Hochkins
To: MailMailbox

Subject: Submission-Objection to the Development Forty-Nine 49 Lot Staged Residential Subdivision Urana Rd

Jindera DA 10.2025.22.1

Date: Thursday, 13 March 2025 8:48:51 PM

To General Manager, Mayor and Councillors

Greater Hume Council

Your ref: GWS: BC: P10019180, 10043818, 10018786

Good afternoon, Gayan Wickramasinghe,

Thank you for your letter dated 25 February 2025, and advise we hereby submit our submission of **Objection** to the Development Proposal.

Subject: Submission - Objection to Development, Forty-Nine (49) Lot Staged Residential Subdivision

Development Application No: 10.2025.22.1

Development site description:

Part Lot 4 DP 240938, No. 1085 Urana Rd Jindera

Part Lot 30 DP 1062153, No. 1065 Urana Rd Jindera

Part Lot 224 DP 1280394 Wagner Dr, Jindera

Land Zone: R2 – Low Density

Development proposal: Forty-Nine (49) Lot Staged Residential Subdivision

Heritage Park Stage 3.1 Twenty (20) Residential Torrens Title Lots and,

Heritage Park Stage 3.2 Twenty-Six (26) Residential Torrens Title Lots and,

Three (3) balance lots for future subdivision/development.

Development land area: Stage 3.1 - 41.5 hectares and Stage 3.2 - 52.8 hectares

Introduction:

We, Lee & Robyn Hochkins are the property owners of Lot 22 DP 1096304, No. 14 Tathra Pl, Jindera NSW 2642, having a total land area of .606ha (6,057 m2).

The southern boundary of our property of 45 mtrs, adjoins the northern boundary of the proposed development site.

Background: ANNEXURE 2

We purchased our property approximately 5 years ago due to larger lot size that provided individual build designs, offering greater setbacks designed to ensure the sense of space and rural atmosphere, and perfect to raise our family.

Existing Development:

The site on the northern boundary has existing farm fencing, is in poor condition from stock damage and stock entering our properties. The boundary fence requires immediate replacement to make safe for all pets and persons, in particular while subdivisions works are in progress.

The development proposes 13 residential lots of the 21 lots proposed overall, and 1 retarding drainage basin lot, adjoining 9 properties to the northern boundary.

Currently one property will eventually have up to 10 new lots on their western and northern boundary, with some properties having up to 6 residential lots adjoining their rear boundary.

Unfortunately, the approved Master Plan did not identify and/or make considerations of the overall impact to the adjoining properties on the northern boundary, and fencing to the new development site.

In response to the above we seek Councils support to liaise with the developer, to replace the northern boundary fencing while creating a favorable uniform outlook, offering privacy to the adjoining property owners and future residents of the development site, and improved appearance of the estate.

Major Impacts include:

Amenity impact:

- Development proposal is an overdevelopment of the site, creating a detrimental effect to adjoining Lots,
- Impact on vistas, the majority of the site slopes in a north direction, the proposed overdevelopment will be like looking at a sea of roof tops, and extensive reduced setbacks, will impact the existing views to the south currently enjoyed with larger setbacks associated to the adjoining northern boundary properties,
- Loss of open space, the proposed development reduced lot sizes and extensive reduced setbacks between proposed dwellings will take away our rural look associated to the adjoining northern boundary properties,
- Loss of privacy, overlooking of numerous dwellings into individual adjoining properties,
- Loss of property values, proposal fails to achieve a high standard of amenity for the acreage lots within the current surrounding build form.

• Extensive earthworks including decommissioning of farm dam on proposed Lot 3202 and Lot 3203 on the northern boundary, will occur over an extended period of time, creating dust, noise having a major impact.

- Extensions to infrastructure and construction of a services easement for electricity, stormwater drainage and wastewater management during extensions to other services for gas and NBN services are primarily on the mid to northern side of the development.
- The proposal subdivision works could take a considerable time to complete the entire development, having a detrimental impact on our amenity and the environment for an extended period of time.
- In addition to the above, the average time to construct a dwelling is 8 months, the proposed development and all its associated works on the environmental and amenity impacts will be endured by us and our neighbours for a very long extended time.

Hazard Impact:

- The applicant has not identified any hazard or risk of contamination.
- The site historical used for grazing and forestry use.
- As the site is going to be used for residential use and all rainwater disposed through temporary detention basins and then ultimately via a natural water channel into Hume Dam.
- The site also contained a very old house that was demolished, will Council request any soil testing to identify any asbestos soil contamination?

Increased density:

- Increased density also places increased vehicle movements adding more risk to children and pedestrians and other car users on our roads and paths.
- Increased traffic movements during construction for and extended time,
- Increased dust and noise during construction for an extended time
- Increased traffic movements overall, into the current road network that is currently not coping at peak mornings and afternoons, new road widening improved intersections to Urana Road and entry from Urana Road is constructed, no other road or pathways outside the estate are proposed.
- Increased demands on community facilities will need to be provided.

<u>Incompatibility</u> low-density acreage residential lots adjoining and high density lots.

- The proposed development is within South Jindera Low Density Residential Precinct Development Control Plan, having a subdivision minimum lot size of 2,000m2, (50% less of the adjoining Low-Density acreage lots minimum lot size of 4,000m2)
- The proposed development subdivision variation in lot sizes and higher density of 2,000m2 is incompatible with the adjoining and surrounding properties with an

average lot size range from 0.4 hectares to 2 hectares on the northern boundary EXURE 2 and lot size range from 8 hectares to 16 hectares in the immediate vicinity on Urana Road of the proposed development.

- Proposed development site contains land where slopes to the north between 10-15%, creating a concern for overland flooding to properties on the northern boundary.
 - The development will create temporary drainage basins near the centre of northern boundary and another further centre of the site to collect drainage until a proposed permanent basin is constructed on the northeastern corner near Uranda Road of the site,
 - what additional measures are proposed to prevent adjoining properties being flooded during works?
- Proposed developments reduce lot sizes 2012m2 to 2190m2 variety and reduced setbacks will have a major impact primarily to the adjoining northern boundary properties and surrounding properties,
- Proposed development site will have a significant impact on the adjoining allotments to the northern boundary and surrounding properties to Urana Road,

Traffic Impacts:

- The proposed development for Stage 3.1 & 3.2 creating an additional 46 residential lots, calculating 2 cars per dwelling alone will create approximately 92 car movements morning and evening with the possibility of up to 184 car movements per day for vehicles travelling more than once per day on Pioneer Drive and Urana Road.
- The current road infrastructure is already at capacity during morning and afternoon school and peak times, and until the new intersection into the estate from Urana Road is constructed the existing road network cannot handle these additional vehicles movements, while maintaining safety for all road and pedestrian users.
- Urana Road is in desperate need of improvements including widening and providing better entry and exit lanes to adjoining, roads.
- Has Council undertaken a traffic monitoring & assessment at the intersections of Urana Road between Pioneer Drive, and Jelbart Road in the past 3-6 months to establish current traffic movements to provide a better understanding of the full impact of the proposed development.
- Due to the number of traffic movements the subdivision will create, has the applicant provided a traffic report to ensure the current road network will not be impacted by concentration of the development until all road networks are completed.
- The delay in constructing the Urana Rd intersection, will also create delays for emergency services to reach the occupants within the estate. In addition, in case of fires and or other emergencies having only one entry into the estate will place residents both, in the estate and surrounding at higher risk. When dose Council expect the intersection be completed?
- The already congested traffic from/to Pioneer Dr and Urana Rd will not able to be

- accommodate the additional traffic, will create unsafe conditions for other candless, URE 2 added environmental impacts of noise and air pollution.
- There are no proposed connecting pathway's, proposed in this development, therefor adding to more traffic movements.

Social Impact:

- The extensive social impact including loss of wellbeing, loss of quality of life, the developments in the immediate area to endure another 2 years or more, of unacceptable impacts.
- During construction and its associated traffic movements, environmental impacts with dust and noise, will cause a severe loss of amenity during this time, and the adjoining and surrounding properties.
- The proposed development site contains land slope >10% falls to the entire northern boundary creating unacceptable impacts, overland flow stormwater, resident noise, overlooking, and privacy for all adjoining and future residents.
- If approved, the anticipated 2 years of subdivision works, followed by an estimated 2-3 years for the construction for housing, will have a significant unacceptable impact on all adjoining residents and surrounding properties and road networks.

Visual Impact:

- The increased visual impact, of the proposed development with increase in number of lots, reduced setbacks having an overdevelopment appearance, is not consistent with the existing character and surrounds.
- The proposed subdivision minimum lot size of 2,000m2, and proposed lot range variety from 2012m2 to 2201m2 is inconsistent with the existing character of the area and adjoining lots having an unacceptable visual and amenity impact on the adjoining residents.
- The proposed overdevelopment and future dwellings are not in line with the current building design, the site will have a significant impact on the adjoining allotments to the north and all surrounding properties.

Drainage Impacts:

- The proposed development site contains land where land slope exceeds 10%, in numerous areas, adding immense concerns to all property owners on the northern boundary of flooding.
- The current catchment of dams in place never stopped flooding into these properties during heavy periods of rain, requiring additional measures taken within each lot.
- There are numerous residents in Pioneer Drive are constantly dealing with ongoing drainage issues and are very concerned the added impact this development with have on the existing system.
- We are extremely concerned the proposed temporary drainage detention basins adjacent to Stage 3, centre of lot, will have a minimal effect and create major

ANNEXURE 2

- drainage flooding for residents downstream.
- Will berms be constructed along the northern boundary to prevent flooding, silt and mud entering the adjoining properties?
- The proposed Retarding Basin on the north east corner of the development site having a capacity of 5500m3, may take some time, before it is constructed.
- My property adjoins or near the proposed retarding basin and at no point have I
 ever been consulted or received any communication from Council regarding this
 proposed basin.
- One of our major concerns is increased flooding and this basin will not cope causing flooding to the immediate adjoining and surrounding properties further downstream.
- Flood Mitigation Principles states the major impact of flooding is the lack of maintenance and clearing of creeks, swales and drains of vegetation and plays a critical role to ensure water keep flowing without incident, however nothing appears to happen until rain hit and drains and creeks overflow.
- We are aware there are numerous residents throughout Jindera are very concerned the demand of current infrastructure capabilities for the development proposal, as it is not coping in its current form. In addition, residents still impacted by flooding and sewerage management issues previously raised with Council, feel their concerns have not been addressed, and the proposed development will only worsen their impacts.

Conclusion:

The development proposal consists of 46 low-density residential lots and 3 balance lots for future development.

The development is proposing the maximum lot yield of 183 lots on the site, creating major impacts, as listed above, have a detrimental effect to adjoining, and surrounding properties, property owners and the broader Jindera Community.

The South Jindera Master Plan adopted GHLEP lot size map minimum size lot of 2,000m2, having a minimal lot size variety for the entire development for the South Jindera Low Density Residential Precinct DCP site.

The development proposal lot layout, does not provide an acceptable transition in lot sizes between high density and low-density acreage of the adjoining properties, and is not responsive to its context and setting.

The development proposal is not compatible, no consideration provided for the existing property owners on the adjoining northern boundary:

- to the additional number of proposed lots adjoining with some having up to 6 or more new lots on their boundary, or
- address any possible amenity or social impacts, or
- replacement of existing dilapidated, farm fencing and propose a design, materials

and colour for adjoining fencing to create a uniform look for the entire northemNEXURE 2 boundary.

We seek Council's support to liaise with the applicant, to consider the impacts raised in our submission imposed by the development, to provide a more suitable lot layout and lot sizes on the northern boundary to allow a more acceptable transition between densities.

The proposal fails to achieve a high standard of amenity within the current surrounding build form, and will have a significant impact on the adjoining and surrounding properties.

I am aware one of the options for the master plan was the minimum lot size of 4000m2, and a lot of residents thought that was adopted, however I do understand Council's reason for reducing the minimum lot size to 2,000m2.

Though unfortunately, lots on the northern and eastern boundary on Urana Road minimum lot size was not 4,000m2 keeping in line with the surrounds viewing and greater setbacks especially from a major road.

We seek Council's support to liaise with the applicant to consider and amend the proposed development lot design on the northern boundary, increase the lot size range between 3,057.5 to 4,000m2 for the 23 lots proposed, and will ultimately, reduce the total number of lots, and future dwellings adjoining the owners on the northern boundary.

The amendment to the lot sizes on the northern boundary will provide:

- diversity, (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- is compatible with the character of the area and appropriate to the adjoining properties (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- larger lots will protect the natural environment, and limit soil vegetation disturbance, through over development and construction of buildings
- a gentle transition from low-density acreage lots, to high density lots,
- lessen the overall social, amenity, environmental and economic impacts to the existing and future residents,
- increases the applicants, requirement to meet energy conservation principles in the orientation by 70%, (currently the application does not meet GHDCP standard 6.3.7 only achieving 12 lots of 46 lots, & South Jindera LDRP DCP objectives)
- a greater variety of lot sizes, (currently the application does not meet GHDCP standard 6.3.2 & South Jindera LDRP DCP objectives, applicant is only providing a lot range 2,012m2 2,201m2 over 46lots)

Offering a variety of larger lots is perfect for families looking for room to move, who desire lots with a sense of space and rural atmosphere, without the cost associated with acreage lots.

With the over whelming response, from the Jindera Community, and major impacts stated

above, clearly demonstrates the community concerns for their well-being and quality EXURE 2 life living in Jindera is extremely important.

I am sure Council can appreciate the magnitude of the overall impacts this development will have if Council supports and approves the proposed development. If approved this decision will also set a precedence for future subdivisions of other lots within this estate that will impact the broader community.

With consideration and supporting details provided in our submission, we seek Councils' support to refuse the proposed development.

Please do not hesitate to contact me if you require any clarification or further information.

Kind Regards

Lee Hochkins

Date: 13.03.2025

Email:

Mobile:

From: mark jan4@bigpond.com

To: MailMailbox

Subject: Submission - Objection to Development, Forty-Nine (49) Lot Staged Residential Subdivision Development

Application No: 10.2025.22.1

Date: Thursday, 13 March 2025 8:02:14 PM

Your ref: GWS: BC: P10019180, 10043818, 10018786

Email: mail@greaterhume.nsw.gov.au

Good afternoon, Gayan Wickramasinghe,

Thank you for your letter dated 25 February 2025, and advise we hereby submit our submission of **Objection** to the Development Proposal.

Subject: Submission - Objection to Development, Forty-Nine (49) Lot Staged Residential Subdivision

Development Application No: 10.2025.22.1

Development site description:

Part Lot 4 DP 240938, No. 1085 Urana Rd Jindera

Part Lot 30 DP 1062153, No. 1065 Urana Rd Jindera

Part Lot 224 DP 1280394 Wagner Dr, Jindera

Land Zone: R2 - Low Density

Development proposal: Forty-Nine (49) Lot Staged Residential Subdivision

Heritage Park Stage 3.1 Twenty (20) Residential Torrens Title Lots and,

Heritage Park Stage 3.2 Twenty-Six (26) Residential Torrens Title Lots and,

Three (3) balance lots for future subdivision/development.

Development land area: Stage 3.1 - 41.5 hectares and Stage 3.2 - 52.8 hectares

Introduction:

We, Mr & Mrs Pearsall are the property owners of Lot 103 DP 1203605, No. 7 Rainbow Lane, Jindera NSW 2642, having a total land area of 4,000 m2.

The southern boundary of our property of approximately 45 mtrs, adjoins the northern boundary of the proposed development site.

Background:

We purchased our property approximately 9 years ago due to larger lot size that provided individual build designs, offering greater setbacks designed to ensure the sense of space and rural atmosphere, and perfect to retire on.

Existing Development:

The site on the northern boundary has existing farm fencing, is in poor condition from stock damage and stock entering our properties. The boundary fence requires immediate replacement to make safe for all pets and persons, in particular while subdivisions works are in progress.

The development proposes 13 residential lots of the 21 lots proposed overall, and ANNEXURE 2 retarding drainage basin lot, adjoining 9 properties to the northern boundary.

Currently one property will eventually have up to 10 new lots on their western and northern boundary, with some properties having up to 6 residential lots adjoining their rear boundary.

Unfortunately, the approved Master Plan did not identify and/or make considerations of the overall impact to the adjoining properties on the northern boundary, and fencing to the new development site.

In response to the above we seek Councils support to liaise with the developer, to replace the northern boundary fencing while creating a favorable uniform outlook, offering privacy to the adjoining property owners and future residents of the development site, and improved appearance of the estate.

Major Impacts include:

Amenity impact:

- Development proposal is an overdevelopment of the site, creating a detrimental effect to adjoining Lots,
- Impact on vistas, the majority of the site slopes in a north direction, the
 proposed overdevelopment will be like looking at a sea of roof tops, and
 extensive reduced setbacks, will impact the existing views to the south
 currently enjoyed with larger setbacks associated to the adjoining northern
 boundary properties,
- Loss of open space, the proposed development reduced lot sizes and extensive reduced setbacks between proposed dwellings will take away our rural look associated to the adjoining northern boundary properties,
- Loss of privacy, overlooking of numerous dwellings into individual adjoining properties,
- Loss of property values, proposal fails to achieve a high standard of amenity for the acreage lots within the current surrounding build form.

Environmental Impacts:

- Extensive earthworks including decommissioning of farm dam on proposed Lot 3202 and Lot 3203 on the northern boundary, will occur over an extended period of time, creating dust, noise having a major impact.
- Extensions to infrastructure and construction of a services easement for electricity, stormwater drainage and wastewater management during extensions to other services for gas and NBN services are primarily on the mid to northern side of the development.
- The proposal subdivision works could take a considerable time to complete the entire development, having a detrimental impact on our amenity and the environment for an extended period of time.
- In addition to the above, the average time to construct a dwelling is 8 months, the proposed development and all its associated works on the environmental and amenity impacts will be endured by us and our neighbours for a very long extended time.

Hazard Impact:

- The applicant has not identified any hazard or risk of contamination.
- The site historical used for grazing and forestry use.
- As the site is going to be used for residential use and all rainwater disposed through temporary detention basins and then ultimately via a natural water

- channel into Hume Dam.
- The site also contained a very old house that was demolished, will Council request any soil testing to identify any asbestos soil contamination?

Increased density:

- Increased density also places increased vehicle movements adding more risk to children and pedestrians and other car users on our roads and paths.
- Increased traffic movements during construction for and extended time,
- Increased dust and noise during construction for an extended time
- Increased traffic movements overall, into the current road network that is currently not coping at peak mornings and afternoons, new road widening improved intersections to Urana Road and entry from Urana Road is constructed, no other road or pathways outside the estate are proposed.
- Increased demands on community facilities will need to be provided.

<u>Incompatibility</u> low-density acreage residential lots adjoining and high density lots.

- The proposed development is within South Jindera Low Density Residential Precinct Development Control Plan, having a subdivision minimum lot size of 2,000m2, (50% less of the adjoining Low-Density acreage lots minimum lot size of 4,000m2)
- The proposed development subdivision variation in lot sizes and higher density of 2,000m2 is incompatible with the adjoining and surrounding properties with an average lot size range from 0.4 hectares to 2 hectares on the northern boundary, and lot size range from 8 hectares to 16 hectares in the immediate vicinity on Urana Road of the proposed development.
- Proposed development site contains land where slopes to the north between 10-15%, creating a concern for overland flooding to properties on the northern boundary.
 - The development will create temporary drainage basins near the centre of northern boundary and another further centre of the site to collect drainage until a proposed permanent basin is constructed on the northeastern corner near Uranda Road of the site,
 - what additional measures are proposed to prevent adjoining properties being flooded during works?
- Proposed developments reduce lot sizes 2012m2 to 2190m2 variety and reduced setbacks will have a major impact primarily to the adjoining northern boundary properties and surrounding properties,
- Proposed development site will have a significant impact on the adjoining allotments to the northern boundary and surrounding properties to Urana Road,

Traffic Impacts:

- The proposed development for Stage 3.1 & 3.2 creating an additional 46 residential lots, calculating 2 cars per dwelling alone will create approximately 92 car movements morning and evening with the possibility of up to 184 car movements per day for vehicles travelling more than once per day on Pioneer Drive and Urana Road.
- The current road infrastructure is already at capacity during morning and afternoon school and peak times, and until the new intersection into the estate from Urana Road is constructed the existing road network cannot handle these additional vehicles movements, while maintaining safety for all road and pedestrian users.
- Urana Road is in desperate need of improvements including widening and

ANNEXURE 2

- providing better entry and exit lanes to adjoining, roads.
- Has Council undertaken a traffic monitoring & assessment at the intersections
 of Urana Road between Pioneer Drive, and Jelbart Road in the past 3-6 months
 to establish current traffic movements to provide a better understanding of the
 full impact of the proposed development.
- Due to the number of traffic movements the subdivision will create, has the applicant provided a traffic report to ensure the current road network will not be impacted by concentration of the development until all road networks are completed.
- The delay in constructing the Urana Rd intersection, will also create delays for emergency services to reach the occupants within the estate. In addition, in case of fires and or other emergencies having only one entry into the estate will place residents both, in the estate and surrounding at higher risk. When dose Council expect the intersection be completed?
- The already congested traffic from/to Pioneer Dr and Urana Rd will not able to be accommodate the additional traffic, will create unsafe conditions for other car users, added environmental impacts of noise and air pollution.
- There are no proposed connecting pathway's, proposed in this development, therefor adding to more traffic movements.

Social Impact:

- The extensive social impact including loss of wellbeing, loss of quality of life, the developments in the immediate area to endure another 2 years or more, of unacceptable impacts.
- During construction and its associated traffic movements, environmental impacts with dust and noise, will cause a severe loss of amenity during this time, and the adjoining and surrounding properties.
- The proposed development site contains land slope >10% falls to the entire northern boundary creating unacceptable impacts, overland flow stormwater, resident noise, overlooking, and privacy for all adjoining and future residents.
- If approved, the anticipated 2 years of subdivision works, followed by an estimated 2-3 years for the construction for housing, will have a significant unacceptable impact on all adjoining residents and surrounding properties and road networks.

Visual Impact:

- The increased visual impact, of the proposed development with increase in number of lots, reduced setbacks having an overdevelopment appearance, is not consistent with the existing character and surrounds.
- The proposed subdivision minimum lot size of 2,000m2, and proposed lot range variety from 2012m2 to 2201m2 is inconsistent with the existing character of the area and adjoining lots having an unacceptable visual and amenity impact on the adjoining residents.
- The proposed overdevelopment and future dwellings are not in line with the current building design, the site will have a significant impact on the adjoining allotments to the north and all surrounding properties.

Drainage Impacts:

- The proposed development site contains land where land slope exceeds 10%, in numerous areas, adding immense concerns to all property owners on the northern boundary of flooding.
- The current catchment of dams in place never stopped flooding into these properties during heavy periods of rain, requiring additional measures taken within each lot.
- There are numerous residents in Pioneer Drive are constantly dealing with ongoing

drainage issues and are very concerned the added impact this development with EXURE 2 have on the existing system.

- We are extremely concerned the proposed temporary drainage detention basins adjacent to Stage 3, centre of lot, will have a minimal effect and create major drainage flooding for residents downstream.
- Will berms be constructed along the northern boundary to prevent flooding, silt and mud entering the adjoining properties?
- The proposed Retarding Basin on the north east corner of the development site having a capacity of 5500m3, may take some time, before it is constructed.
- My property adjoins or near the proposed retarding basin and at no point have I ever been consulted or received any communication from Council regarding this proposed basin.
- One of our major concerns is increased flooding and this basin will not cope causing flooding to the immediate adjoining and surrounding properties further downstream.
- Flood Mitigation Principles states the major impact of flooding is the lack of maintenance and clearing of creeks, swales and drains of vegetation and plays a critical role to ensure water keep flowing without incident, however nothing appears to happen until rain hit and drains and creeks overflow.
- We are aware there are numerous residents throughout Jindera are very concerned the demand of current infrastructure capabilities for the development proposal, as it is not coping in its current form. In addition, residents still impacted by flooding and sewerage management issues previously raised with Council, feel their concerns have not been addressed, and the proposed development will only worsen their impacts.

Conclusion:

The development proposal consists of 46 low-density residential lots and 3 balance lots for future development.

The development is proposing the maximum lot yield of 183 lots on the site, creating major impacts, as listed above, have a detrimental effect to adjoining, and surrounding properties, property owners and the broader Jindera Community.

The South Jindera Master Plan adopted GHLEP lot size map minimum size lot of 2,000m2, having a minimal lot size variety for the entire development for the South Jindera Low Density Residential Precinct DCP site.

The development proposal lot layout, does not provide an acceptable transition in lot sizes between high density and low-density acreage of the adjoining properties, and is not responsive to its context and setting.

The development proposal is not compatible, no consideration provided for the existing property owners on the adjoining northern boundary:

- to the additional number of proposed lots adjoining with some having up to 6 or more new lots on their boundary, or
- address any possible amenity or social impacts, or
- replacement of existing dilapidated, farm fencing and propose a design, materials and colour for adjoining fencing to create a uniform look for the entire northern boundary.

We seek Council's support to liaise with the applicant, to consider the impacts raised in our submission imposed by the development, to provide a more suitable lot layout and lot

sizes on the northern boundary to allow a more acceptable transition between densities 2

The proposal fails to achieve a high standard of amenity within the current surrounding build form, and will have a significant impact on the adjoining and surrounding properties.

I am aware one of the options for the master plan was the minimum lot size of 4000m2, and a lot of residents thought that was adopted, however I do understand Council's reason for reducing the minimum lot size to 2,000m2.

Though unfortunately, lots on the northern and eastern boundary on Urana Road minimum lot size was not 4,000m2 keeping in line with the surrounds viewing and greater setbacks especially from a major road.

We seek Council's support to liaise with the applicant to consider and amend the proposed development lot design on the northern boundary, increase the lot size range between 3,057.5 to 4,000m2 for the 23 lots proposed, and will ultimately, reduce the total number of lots, and future dwellings adjoining the owners on the northern boundary.

The amendment to the lot sizes on the northern boundary will provide:

- diversity, (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- is compatible with the character of the area and appropriate to the adjoining properties (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- larger lots will protect the natural environment, and limit soil vegetation disturbance, through over development and construction of buildings
- a gentle transition from low-density acreage lots, to high density lots,
- lessen the overall social, amenity, environmental and economic impacts to the existing and future residents,
- increases the applicants, requirement to meet energy conservation principles in the orientation by 70%, (currently the application does not meet GHDCP standard 6.3.7 only achieving 12 lots of 46 lots, & South Jindera LDRP DCP objectives)
- a greater variety of lot sizes, (currently the application does not meet GHDCP standard 6.3.2 & South Jindera LDRP DCP objectives, applicant is only providing a lot range 2,012m2 2,201m2 over 46lots)

Offering a variety of larger lots is perfect for families looking for room to move, who desire lots with a sense of space and rural atmosphere, without the cost associated with acreage lots.

With the over whelming response, from the Jindera Community, and major impacts stated above, clearly demonstrates the community concerns for their well-being and quality of life living in Jindera is extremely important.

I am sure Council can appreciate the magnitude of the overall impacts this development will have if Council supports and approves the proposed development. If approved this decision will also set a precedence for future subdivisions of other lots within this estate that will impact the broader community.

With consideration and supporting details provided in our submission, we seek Councils' support to refuse the proposed development.

Please do not hesitate to contact me if you require any clarification or further information.

Kind Regards

Mobile:

To General Manager, Mayor and Councillors Greater Hume Council

Your ref: GWS: BC: P10019180, 10043818, 10018786

Email: greaterhume.nsw.gov.au

Good afternoon, Gayan Wickramasinghe,

Thank you for your letter dated 25 February 2025, and advise we hereby submit our submission of Objection to the Development Proposal.

Subject: Submission - Objection to Development, Forty-Nine (49) Lot Staged

Residential Subdivision

Development Application No: 10.2025.22.1

Development site description:

Part Lot 4 DP 240938, No. 1085 Urana Rd Jindera

Part Lot 30 DP 1062153, No. 1065 Urana Rd Jindera

Part Lot 224 DP 1280394 Wagner Dr, Jindera

Land Zone: R2 - Low Density

Development proposal: Forty-Nine (49) Lot Staged Residential Subdivision

Heritage Park Stage 3.1 Twenty (20) Residential Torrens Title Lots and,

Heritage Park Stage 3.2 Twenty-Six (26) Residential Torrens Title Lots and,

Three (3) balance lots for future subdivision/development.

Development land area: Stage 3.1 - 41.5 hectares and Stage 3.2 - 52.8 hectares

Introduction:

I Stacey Mitchell Bales am the property owners of Lot 33 DP 1099619, No. 109 Pioneer Drive Jindera NSW 2642, having a total land area of 0.5434ha (5434 m2).

The southern boundary of my property adjoins the northern boundary of the proposed development site.

Background:

I purchased my property 4 years ago due to larger lot size that provided a sense of space and rural atmosphere, and perfect to raise my little girl.

Existing Development:

The site on the northern boundary has existing farm fencing, is in poor condition from stock damage and stock entering our properties. The boundary fence requires immediate replacement to make safe for all pets and persons, in particular while subdivisions works are in progress.

The development proposes 13 residential lots of the 21 lots proposed overall, and 1 retarding drainage basin lot, adjoining 9 properties to the northern boundary.

Currently one property will eventually have up to 10 new lots on their western and northern boundary, with some properties having up to 6 residential lots adjoining their rear boundary.

Unfortunately, the approved Master Plan did not identify and/or make considerations of the overall impact to the adjoining properties on the northern boundary, and fencing to the new development site.

In response to the above we seek Councils support to liaise with the developer, to replace the northern boundary fencing while creating a favorable uniform outlook, offering privacy to the adjoining property owners and future residents of the development site, and improved appearance of the estate.

Major Impacts include:

Amenity impact:

- Development proposal is an overdevelopment of the site, creating a detrimental effect to adjoining Lots,
- Impact on vistas, the majority of the site slopes in a north direction, the proposed overdevelopment will be like looking at a sea of roof tops, and extensive reduced setbacks, will impact the existing views to the south currently enjoyed with larger setbacks associated to the adjoining northern boundary properties,
- Loss of open space, the proposed development reduced lot sizes and extensive reduced setbacks between proposed dwellings will take away our rural look associated to the adjoining northern boundary properties.
- Loss of privacy, overlooking of numerous dwellings into individual adjoining properties,
- Loss of property values, proposal fails to achieve a high standard of amenity for the acreage lots within the current surrounding build form.

Environmental Impacts:

- Extensive earthworks including decommissioning of farm dam on proposed Lot 3202 and Lot 3203 on the northern boundary, will occur over an extended period of time, creating dust, noise having a major impact.
- Extensions to infrastructure and construction of a services easement for electricity, stormwater drainage and wastewater management during extensions to other services for gas and NBN services are primarily on the mid to northern side of the development.
- The proposal subdivision works could take a considerable time to complete the entire development, having a detrimental impact on our amenity and the environment for an extended period of time.
- In addition to the above, the average time to construct a dwelling is 8 months, the proposed development and all its associated works on the environmental and

amenity impacts will be endured by us and our neighbours for a very long extended time.

Hazard Impact:

- o The applicant has not identified any hazard or risk of contamination.
- o The site historical used for grazing and forestry use.
- As the site is going to be used for residential use and all rainwater disposed through temporary detention basins and then ultimately via a natural water channel into Hume Dam.
- The site also contained a very old house that was demolished, will Council request any soil testing to identify any asbestos soil contamination?

Increased density:

- o Increased density also places increased vehicle movements adding more risk to children and pedestrians and other car users on our roads and paths.
- o Increased traffic movements during construction for and extended time,
- o Increased dust and noise during construction for an extended time
- Increased traffic movements overall, into the current road network that is currently not coping at peak mornings and afternoons, new road widening improved intersections to Urana Road and entry from Urana Road is constructed, no other road or pathways outside the estate are proposed.
- o Increased demands on community facilities will need to be provided.

<u>Incompatibility</u> low-density acreage residential lots adjoining and high density lots.

- The proposed development is within South Jindera Low Density Residential Precinct Development Control Plan, having a subdivision minimum lot size of 2,000m2, (50% less of the adjoining Low-Density acreage lots minimum lot size of 4,000m2)
- The proposed development subdivision variation in lot sizes and higher density of 2,000m2 is incompatible with the adjoining and surrounding properties with an average lot size range from 0.4 hectares to 2 hectares on the northern boundary, and lot size range from 8 hectares to 16 hectares in the immediate vicinity on Urana Road of the proposed development.
- Proposed development site contains land where slopes to the north between 10-15%, creating a concern for overland flooding to properties on the northern boundary.
 - The development will create temporary drainage basins near the centre of northern boundary and another further centre of the site to collect drainage until a proposed permanent basin is constructed on the north-eastern corner near Uranda Road of the site,
 - what additional measures are proposed to prevent adjoining properties being flooded during works?
- Proposed developments reduce lot sizes 2012m2 to 2190m2 variety and reduced setbacks will have a major impact primarily to the adjoining northern boundary properties and surrounding properties,

 Proposed development site will have a significant impact on the adjoining allotments to the northern boundary and surrounding properties to Urana Road,

Traffic Impacts:

- The proposed development for Stage 3.1 & 3.2 creating an additional 46 residential lots, calculating 2 cars per dwelling alone will create approximately 92 car movements morning and evening with the possibility of up to 184 car movements per day for vehicles travelling more than once per day on Pioneer Drive and Urana Road.
- The current road infrastructure is already at capacity during morning and afternoon school and peak times, and until the new intersection into the estate from Urana Road is constructed the existing road network cannot handle these additional vehicles movements, while maintaining safety for all road and pedestrian users.
- Urana Road is in desperate need of improvements including widening and providing better entry and exit lanes to adjoining roads.
- Has Council undertaken a traffic monitoring & assessment at the intersections of Urana Road between Pioneer Drive, and Jelbart Road in the past 3-6 months to establish current traffic movements to provide a better understanding of the full impact of the proposed development.
- Due to the number of traffic movements the subdivision will create, has the applicant provided a traffic report to ensure the current road network will not be impacted by concentration of the development until all road networks are completed.
- The delay in constructing the Urana Rd intersection, will also create delays for emergency services to reach the occupants within the estate. In addition, in case of fires and or other emergencies having only one entry into the estate will place residents both, in the estate and surrounding at higher risk. When dose Council expect the intersection be completed?
- The already congested traffic from/to Pioneer Dr and Urana Rd will not able to be accommodate the additional traffic, will create unsafe conditions for other car users, added environmental impacts of noise and air pollution.
- There are no proposed connecting pathway's, proposed in this development, therefor adding to more traffic movements.

Social Impact:

- The extensive social impact including loss of wellbeing, loss of quality of life, the developments in the immediate area to endure another 2 years or more, of unacceptable impacts.
- During construction and its associated traffic movements, environmental impacts with dust and noise, will cause a severe loss of amenity during this time, and the adjoining and surrounding properties.
- The proposed development site contains land slope >10% falls to the entire northern boundary creating unacceptable impacts, overland flow stormwater, resident noise, overlooking, and privacy for all adjoining and future residents.
- If approved, the anticipated 2 years of subdivision works, followed by an estimated 2-3 years for the construction for housing, will have a significant unacceptable impact on all adjoining residents and surrounding properties and road networks.

Visual Impact:

- The increased visual impact, of the proposed development with increase in number of lots, reduced setbacks having an overdevelopment appearance, is not consistent with the existing character and surrounds.
- The proposed subdivision minimum lot size of 2,000m2, and proposed lot range variety from 2012m2 to 2201m2 is inconsistent with the existing character of the area and adjoining lots having an unacceptable visual and amenity impact on the adjoining residents.
- The proposed overdevelopment and future dwellings are not in line with the current building design, the site will have a significant impact on the adjoining allotments to the north and all surrounding properties.

Drainage Impacts:

- The proposed development site contains land where land slope exceeds 10%, in numerous areas, adding immense concerns to all property owners on the northern boundary of flooding.
- The current catchment of dams in place never stopped flooding into these properties during heavy periods of rain, requiring additional measures taken within each lot.
- There are numerous residents in Pioneer Drive are constantly dealing with ongoing drainage issues and are very concerned the added impact this development with have on the existing system.
- We are extremely concerned the proposed temporary drainage detention basins adjacent to Stage 3, centre of lot, will have a minimal effect and create major drainage flooding for residents downstream.
- Will berms be constructed along the northern boundary to prevent flooding, silt and mud entering the adjoining properties?
- The proposed Retarding Basin on the northeast corner of the development site having a capacity of 5500m3, may take some time, before it is constructed.
- My property adjoins the proposed retarding basin and at no point have I ever been consulted or received any communication from Council regarding this proposed basin.
- One of our major concerns is increased flooding and this basin will not cope causing flooding to the immediate adjoining and surrounding properties further downstream.
- Flood Mitigation Principles states the major impact of flooding is the lack of maintenance and clearing of creeks, swales and drains of vegetation and plays a critical role to ensure water keep flowing without incident, however nothing appears to happen until rain hit and drains and creeks overflow.
- We are aware there are numerous residents throughout Jindera are very concerned the demand of current infrastructure capabilities for the development proposal, as it is not coping in its current form. In addition, residents still impacted by flooding and sewerage management issues previously raised with Council, feel their concerns have not been addressed, and the proposed development will only worsen their impacts.

Conclusion:

The development proposal consists of 46 low-density residential lots and 3 balance lots for future development.

The development is proposing the maximum lot yield of 183 lots on the site, creating major impacts, as listed above, have a detrimental effect to adjoining, and surrounding properties, property owners and the broader Jindera Community.

The South Jindera Master Plan adopted GHLEP lot size map minimum size lot of 2,000m2, having a minimal lot size variety for the entire development for the South Jindera Low Density Residential Precinct DCP site.

The development proposal lot layout does not provide an acceptable transition in lot sizes between high density and low-density acreage of the adjoining properties, and is not responsive to its context and setting.

The development proposal is not compatible, no consideration provided for the existing property owners on the adjoining northern boundary:

- to the additional number of proposed lots adjoining with some having up to 6 or more new lots on their boundary, or
- address any possible amenity or social impacts, or
- replacement of existing dilapidated, farm fencing and propose a design, materials and colour for adjoining fencing to create a uniform look for the entire northern boundary.

We seek Council's support to liaise with the applicant, to consider the impacts raised in our submission imposed by the development, to provide a more suitable lot layout and lot sizes on the northern boundary to allow a more acceptable transition between densities.

The proposal fails to achieve a high standard of amenity within the current surrounding build form and will have a significant impact on the adjoining and surrounding properties.

I am aware one of the options for the master plan was the minimum lot size of 4000m2, and a lot of residents thought that was adopted, however I do understand Council's reason for reducing the minimum lot size to 2,000m2.

Though unfortunately, lots on the northern and eastern boundary on Urana Road minimum lot size was not 4,000m2 keeping in line with the surrounds viewing and greater setbacks especially from a major road.

We seek Council's support to liaise with the applicant to consider and amend the proposed development lot design on the northern boundary, increase the lot size range between 3,057.5 to 4,000m2 for the 23 lots proposed, and will ultimately, reduce the total number of lots, and future dwellings adjoining the owners on the northern boundary.

The amendment to the lot sizes on the northern boundary will provide:

- diversity, (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- is compatible with the character of the area and appropriate to the adjoining properties (currently the application does not meet GHDCP standard 6.0 & South Jindera LDRP DCP objectives)
- larger lots will protect the natural environment, and limit soil vegetation disturbance, through over development and construction of buildings

- a gentle transition from low-density acreage lots, to high density lots,
- lessen the overall social, amenity, environmental and economic impacts to the existing and future residents,
- increases the applicants, requirement to meet energy conservation principles in the orientation by 70%, (currently the application does not meet GHDCP standard 6.3.7 only achieving 12 lots of 46 lots, & South Jindera LDRP DCP objectives)
- a greater variety of lot sizes, (currently the application does not meet GHDCP standard 6.3.2 & South Jindera LDRP DCP objectives, applicant is only providing a lot range 2,012m2 – 2,201m2 over 46lots)

Offering a variety of larger lots is perfect for families looking for room to move, who desire lots with a sense of space and rural atmosphere, without the cost associated with acreage lots.

With the over whelming response, from the Jindera Community, and major impacts stated above, clearly demonstrates the community concerns for their well-being and quality of life living in Jindera is extremely important.

A collaborative approach involving developers, local authorities, and the community is key to ensuring that the benefits of the development are maximized, while minimizing any adverse effects.

I am sure Council can appreciate the magnitude of the overall impacts this development will have if Council supports and approves the proposed development. If approved this decision will also set a precedence for future subdivisions of other lots within this estate that will impact the broader community.

With consideration and supporting details provided in our submission, we seek Councils' support to refuse the proposed development.

Please do not hesitate to contact me if you require any clarification or further information.

Kind Regards

Stacey	Mitchell	Bales
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Date:	13.03.2025
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Email:

M:



DEVELOPMENT CONTRIBUTIONS PLAN 2025

SECTION 7.12 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

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1. Administration & operation of the plan

1.1 What is the name of this development contributions plan?

This development contributions plan is called the *Greater Hume Council Section* 7.12 Development Contributions Plan 2025 ("the development contributions plan").

1.2 Application of this development contributions plan

The development contributions plan applies to all land within the local government area of Greater Hume except the land where the Infrastructure Contributions Plan – South Jindera Low Density Residential Area applies.

1.3 When does this development contributions plan commence?

The development contributions plan commenced on 23 April 2025.

1.4 The purpose of this contributions plan

The primary purpose of the development contributions plan is:

- to authorise the imposition of a condition on all development consents and complying development certificates requiring the payment of a contribution pursuant to section 7.12 of the Environmental Planning and Assessment Act 1979 (EP&A Act);
- to assist the Greater Hume Council ("council") in providing the appropriate public facilities that are required to maintain and enhance amenity and service delivery within the Greater Hume local government area; and
- to publicly identify the purposes for which the levies are required.

1.5 When is the levy applicable?

The levy is applicable to applications for development consent and applications for

complying development certificates under Part 4 of the EP&A Act, except where exempt under section 1.6 below.

The amount to be levied is:

- 0.5% of development cost where the proposed cost of carrying out the development is more than \$100.000 butless than \$200.000; or
- 1.0% of development cost where theproposed cost of carrying out the development is \$200,000 or more.

1.6 Are there any exemptions to the levy?

Under section 7.17 of the EP&A Act, the Minister for Planning has directed that a levy cannot be imposed in respect of development:

- where the proposed cost of carrying out the development is \$100,000 or less; or
- for the purpose of disabled access; or
- for the sole purpose of providing affordable housing; or
- for the purpose of reducing a building's use of potable water (where supplied from water mains) or energy; or
- for the sole purpose of the adaptive reuse of an item of environmental heritage; or
- other than the subdivision of land, where a condition under section 7.11 of the EP&A Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

In addition, Council will not impose a levy in respect of development for which Council considers by formal ratification at a full Council meeting as an exemption. For such claims to be considered, any such development will need to include a comprehensive submission arguing the case for exemption.

1.7 Relationship with other plans and policies

The development contributions plan repeals the *Greater Hume Shire Council*

Development Contributions Plan commenced on 16th August 2023.

The development contributions plan supplements the provisions of the *Greater Hume Local Environmental Plan 2012* and any amendment or local environmental plan which it may supersede.

1.8 Pooling of levies

The development contribution plan expressly authorises money obtained from section 7.12 levies paid for different purposes to be pooled and applied (progressively or otherwise) for the public facilities listed in the works program (Schedule 1) in accordance with the staging set out in that Schedule.

1.9 Construction certificates and the obligation of accredited certifiers

In accordance with clause 20 of the *Environmental Planning and Assessment* (Development Certification & Fire Safety) Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of levies has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance withsection 242(2) of the *Environmental Planning & Assessment Regulation* (EPA Regulation).

Failure to follow this procedure may render such a certificate invalid.

1.10 Complying development certificates and the obligations ofaccredited certifiers

In accordance with section 7.21 of the EP&A Act, a certifying authority (Council or an accredited certifier) must impose a condition requiring monetary contributions in accordance with the development contributions plan which satisfies the following criteria:

- Pursuant to section 4.17(1) of the EP&A Act and the development

 contributions plan, a levy.
 - contributions plan, a levy calculated inaccordance with Section 1.11 below.
 - The amount to be paid is to be adjusted in accordance with Section
 1.14 below

1.11 How will the levy be

calculated?The levy will be

calculated as follows: Levy payable =

Lx\$C

Where:

- L is 0.005 where the cost of development is more than \$100,000 and less than \$200,000 or 0.01 where the cost of development is \$200,000 or more; and
- \$C is the cost of carrying out the proposed development (calculated inaccordance with Section 1.12 below).

1.12 How will the cost of carrying out the proposed development be calculated?

A development application or an application for complying development certificate must submit an estimated cost of development that has been calculated in accordance with clause 208 of the EP&A Regulation.

That clause provides as follows:

208 Determination of proposed cost of development—the Act, s 7.12(5)(a)

- (1) The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.
- (2) The costs of carrying out development include the costs of, and costs incidental to, the following—

- (a) if the development involves the erection of a building or the carrying out of engineering or construction work—
 - (i) erecting the building or carrying out the work, and
 - (ii) demolition, excavation and site preparation, decontamination or remediation.
- (b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,
- (c) if the development involves the subdivision of land—preparing, executing and registering—
 - (i) the plan of subdivision, and
 - (ii) the related covenants, easements or other rights.
- (3) In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.
- (4) The following costs and expenses must not be included in an estimate or determination of the proposed cost
 - (a) the cost of the land on which the development will be carried out,
 - (b) the costs of repairs to a building or works on the land that will be kept in connection with the development,
 - (c) the costs associated with marketing or financing the development, including interest on loans.
 - (d) the costs associated with legal work carried out, or to be carried out, in connection with the development,
 - (e) project management costs associated with the development,
 - (f) the cost of building insurance for the development,
 - (g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land, (h) the costs of commercial stock inventory,
 - (i) the taxes, levies or charges, excluding GST, paid or payable in

- connection with the development by or under a law.
- (j) the costs of enabling access by people with disability to the development.
- (k) the costs of energy and water efficiency measures associated with the development.
- (I) the costs of development that is provided as affordable housing,
- (m) the costs of development that is the adaptive reuse of a heritage item.
- (5) The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

Example—

A contributions plan may adopt the Consumer Price Index.

6) To avoid doubt, this section does not affect the determination of the fee payable for a development application

Without limitation to the above, council may review the estimated cost of development and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

1.13 When is the levy payable?

A levy must be paid to council at the time specified in the condition on the development consent that imposes the levy. If no such time is specified, the levy must be paid prior to the issue of a construction certificate or complying development certificate.

1.14 How will the levy be adjusted?

Contributions required as a condition of consent under the provisions of the development contributions plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

Contribution at time of payment $= C_0 + A$

Where:

\$C_o is the original contribution as set out in the consent condition; and

\$A is the adjustment amount which is:

\$C_o x (Current Index - Base Index) Base Index

Where:

the **Current Index** is the most recent quarterlyConsumer Price Index for Sydney as published by the Australian Bureau of Statistics (Ref:6401.0) at the time the levy is paid; and

the **Base Index** is the quarterly Consumer Price Index for Sydney as published by the Australian Bureau of Statistics (Ref:6401.0) forthe period immediately prior to the date of the development consent.

Note: In the event that the Current Index isless than the Base Index, the contribution payable shall be that stated in the consentcondition.

1.15 Can deferred or periodic payments be made?

Council does not allow deferred or periodic payment of levies authorised by the development contributions plan.

1.16 Refund of Section 7.12 Contributions

Council will generally not support the refund of 7.12 contributions imposed under this plan with the exception of the following circumstances.

- a) The application that the 7.12 contributions has been paid, however the application has been surrendered and written correspondence has been provided to Council confirming its surrendered.
- b) The condition in a development consent imposing a 7.12 contribution was made in error due to the development being exempt from the imposition of 7.12 contributions.

2. Expected development &demand for public facilities

The relationship between expected development and the demand for publicfacilities is established through:

- population growth in parts of the Shire;
- the future population will require the provision of additional public facilities;
 and
- the future population will diminish the existing population's enjoyment and standards of public facilities unless additional facilities are provided.

Council is committed to providing the equitable distribution of public facilities for the benefit and well-being of all residents. Council's works program (Schedule 1) identifies the public amenities or services to be provided, recouped, extended or augmented by contribution monies derived by this plan.

This development contributions plan applies to all land within the local government area of Greater Hume. The contributions levied will be applied towards meeting the cost of provision or augmentation of public facilities that have been or will be provided across the entire local government area in accordance withthe works program (Schedule 1).

Department of Planning (DoP) Circular (Ref: PS 05-003) states there does not have to be a connection between the subject of the development consent levy and the object any monies derived are spent on. Consequently monies derived by this plan may be used to embellish public facilities in a location remote from that which the levy was derived (e.g. in another town).

Council may also levy contributions towards the provision of water and sewerage infrastructure. These contributions are levied under Section 64 of the *Local Government Act 1993* and therefore are not part of this Development contributions plan. Reference should be made to the separate contributions plan for levies towards water and sewer infrastructure.

3. Works program

The works program (Schedule 1) identifies the public facilities for which section 7.12 levies under the EP&A Act will be required.

Levies paid to council under a condition

authorised by the development contributions plan will be applied towards meeting the cost of provision or augmentation of public facilities that have been or will be provided. Schedule 1 provides a summary of public facilities, which have been or will be provided by council over the next five years. Schedule 1 also includes:

- (i) the estimated cost of the facilities and the proportion to be amount funded under the plan.
- (ii) the timing for the delivery of the facilities.
- (iii) whether the facilities has been completed.
- (iv) A map showing the location proposed facilities

4. References

The following reference documents have been utilised in the preparation of this Section 7.12 Plan.

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021
- Department of Planning Industry and Environment— Section 7.12 fixed development consent levie.
- Greater Hume Local Environmental Plan 2012

Dictionary

In this plan, unless the context or subject matter otherwise indicates or requires, the following definitions apply:

EP&A Act means the *Environmental Planning and Assessment Act 1979*

Council means Greater Hume Shire Council

Development contributions plan means Greater Hume Council Section 7.12 Development Contributions Plan 2021 **levy** means a levy under s7.12 of the EP&A Act authorised by the development contributions plan

public facility means a public amenity or public service

EP&A Regulation means the Environmental Planning and Assessment Regulation 2021

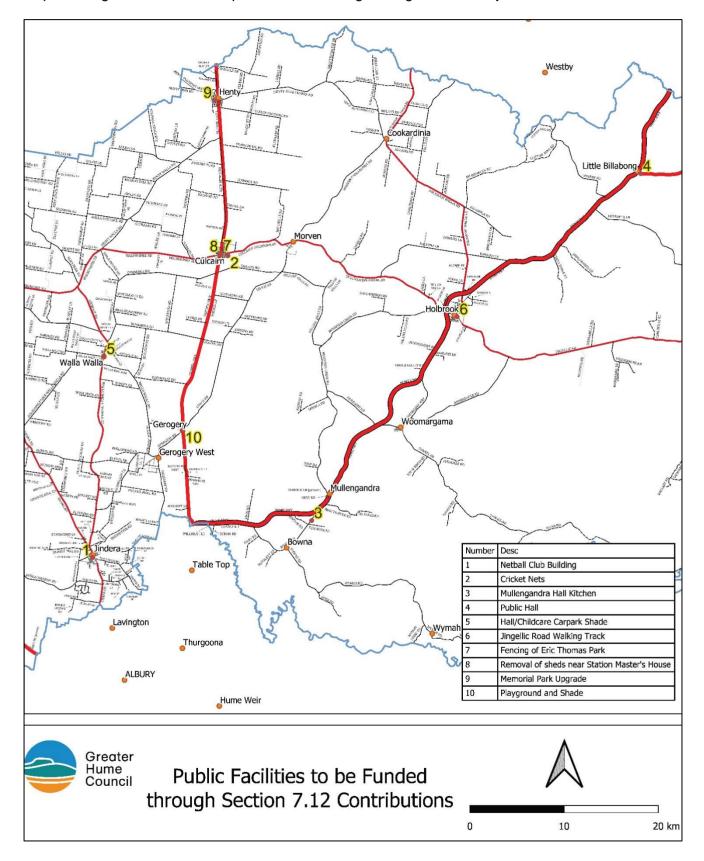
Schedule 1 – Works Program

Public facilities to be funded/ embellished through section 7.12 contributions are listed in the following Schedule.

Project description	Total Estimated Cost Subject to Indexation	Amount to be contributed by S7.12 payments	Estimated time frame	Project Completed	Number Shown in mapping Project
Jindera - Netball Building	\$1,100,000	\$150,000	1-2 years		1
Culcairn Cricket Nets	\$100,000	\$100,000	1-2 years		2
Mullengandra Hall Kitchen	\$30,000	\$30,000	1-2 years		3
Little Billabong Hall	\$50,000	\$50,000	1-2 years		4
Walla Walla - Hall Childcare Centre Carpark Shade	\$100,000	\$100,000	2-3 years		5
Holbrook- Jingellic Road Walking Track	\$500,000	\$500,000	2-3 years		6
Culcairn – Fencing of Eric Thomas Park	\$50,000	\$50,000	3-5 years		7
Culcairn – Removal of gal sheds near Station Masters house	\$150,000	\$150,000	3-5 years		8
Henty Memorial Park Upgrade	\$280,000	\$280,000	3-5 years		9
Gerogery Playground & Shade	\$150,000	\$150,000	3-5 years		10

ANNEXURE 3

Map showing the location of Proposed Works through Designation of Project Number







Bush Fire Prone Land Mapping Guidelines

September 2024



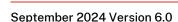
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The RFS reserves the right to review this *Guide*. The information contained in this document is subject to change from time to time.



Glossary

Term	Definition
Bush fire hazard	Any vegetation that has the potential to combust and therefore threaten lives, property or the environment. Bush fire hazards are any materials which can fuel a fire, such as leaf litter, grass and grasslands, garden mulch, woodpiles and forested areas.
Bush fire prone land	An area of land that could support a bush or grass fire or is likely to be to be subject to bush fire attack.
Bush fire prone land map	A map prepared in accordance with this Guide and certified by the Commissioner of the NSW RFS under section 10.3 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act). Bush fire prone land is mapped based on the hazard the current vegetation poses, using the best data available at the time of mapping.
Bush fire prone vegetation	Is the raw vegetation data, which starts the formation of the bush fire prone land map. The map is prepared in accordance with this Guide and defines areas of vegetation by categories. This map is prepared by the RFS or by council.
Certification date	The date the bush fire prone land map is considered certified as per section 10.3 of the EP&A Act.
Council	The council of a local government area.
Designated bush fire prone	An area of land within a local government area that has been identified as having the potential to be a bush fire hazard and is land that is recorded (at the time) as being bush fire prone land on a bush fire prone land map certified by the Commissioner of RFS.
Digital data	The electronic Geographic Information System (GIS) datasets comprising of the certified bush fire prone land polygons and the related metadata.
Grasslands	Grassed areas capable of sustaining a fire. Under Australian Standard 3959 Construction of buildings in bushfire-prone areas, grassed areas are identified as open woodland, low open woodland, open shrubland, low open shrubland, hummock grassland, closed tussock grassland, tussock grassland, open tussock, sparse open tussock, dense sown pasture, sown pasture, open herb field, and sparse open herb field. RFS also includes annual and perennial cropping and grazing lands (agricultural land that could sustain fire that could damage life, property or the environment during their life cycle) in this definition.
Managed Land	Land that has vegetation permanently removed or maintained to limit the spread and impact of bush fire. It may include existing developed land (i.e. residential, commercial or industrial), roads, golf course fairways, playgrounds and sports fields, vineyards, orchards, cultivated ornamental gardens and some commercial nurseries. Most common will be gardens and lawns within curtilage of buildings. These areas will be managed to meet the requirements of an Asset Protection Zone.
Remnant Vegetation	Vegetation that is considered to be a lower bush fire hazard (than Category 1 and Category 3) due to the size and/or shape of the parcel. This includes areas of vegetation greater than one hectare, but less than 2.5 hectares in size.
Spot change	A change that may be requested outside of the regular five-year recertification cycle. Spot changes are intended to be for larger areas where clearing has occurred for development. Spot changes for less than 2.5 hectares will not be considered. Spot changes do not trigger an LGA-wide re-certification and are considered an amendment to the existing certified map.

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1. Introduction

This document provides guidance to council on the bush fire prone land mapping certification process and the mapping methodology to be applied to prepare bush fire prone land maps, as required under Section 10.3 of the *Environmental Planning and Assessment Act*, 1979 (NSW) (EP&A Act).

Bush fire prone land maps are used to identify vegetation hazard that may support a bush fire or is likely to be to be subject to bush fire attack in each NSW local government area (LGA). Under Section 10.3 of the EP&A Act, if a bush fire risk management plan, as identified in the *Rural Fires Act, 1997* (NSW) (RF Act), applies to land within a LGA, councils are required to identify bush fire prone land on a map and the bush fire prone land map must be certified by the Commissioner of the RFS (the Commissioner) or delegate.

If a bush fire risk management plan applies to land within the area of a council, the council must, within 12 months and before the end of the five-year period, recertify the bush fire prone land map. Councils are required to make these maps available for public inspection.

Bush fire prone land maps can be found on the RFS website <u>Bush fire prone land mapping tool</u> and/or the <u>NSW Planning Portal</u> and/or the relevant council.

2. Legislative context

Bush fire prone land maps are the trigger for the consideration of bush fire protection measures as identified in *Planning for Bush Fire Protection* (PBP) 2019.

The application of PBP 2019 is enabled through the identification of bush fire prone land. This ensures measures are taken with respect to proposed development to protect life, property and the environment.

The identification of bush fire prone land is a central part of the broader planning and development assessment process across the various legislative mechanisms and environmental planning instruments including the application of:

- PBP as part of the assessment of proposed development on bush fire prone land.
- Integrated development under section 4.46 of the EP&A Act (includes residential or rural residential subdivision of bush fire prone land and development of bush fire prone land for a special fire protection purpose (SFPP)) requires approval from the Commissioner of RFS to issue a bush fire safety authority under 100B of the RF Act.
- Various bush fire protection requirements under relevant State Environmental Planning Policies (SEPPs), including the:
 - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).
 - State Environmental Planning Policy (Housing) 2021 (Housing SEPP).
 - o State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP).
 - State Environmental Planning Policy (Precincts-Regional) 2021 (Precincts-Regional SEPP).
- Section 9.1 of the EP&A Act relating to Ministerial Direction 4.3 Planning for Bush Fire
 Protection which applies to all local government areas when a relevant planning authority
 prepares a planning proposal that will affect, or is in proximity to, land mapped as bush fire
 prone land.

- Section 10.7 of the EP&A Act requires council to identify whether a parcel of land is located
 in bush fire prone land on a planning certificate.
- 10/50 Vegetation Clearing Entitlement Scheme is aligned to land designated as bush fire prone on the bush fire prone land map. The 10/50 online mapping tool is amended to reflect the certified changes to the bush fire prone land maps.

3. Limitations

Bush fire prone land mapping is intended to designate areas of the State that are considered to be a bush fire hazard for development control purposes. Not being designated bush fire prone is not a guarantee that losses from bush fires will not occur.

Changes to the landscape may occur from time to time and therefore certified bush fire prone land maps may not be a true indication of bush fire hazard.

4. Bush fire prone land mapping certification process

Under section 10.3(2A) EP&A Act, the Commissioner of the RFS may review the designation of land on a bush fire prone land map and revise the map at any time. Council may request review and recertification in accordance with clause 274 of the *Environmental Planning and Assessment Regulation*, 2021 (EP&A Regulation). **Table 1** lists the stages of the bush fire prone land mapping certification process.

Table 1: Bush fire prone mapping certification stages

Stage	Stage Name	Stage details
1 Review		The RFS will prepare a draft map showing initial data that may contribute to bush fire prone land.
		Initial data may be supplied by council where data may be more accurate or up to date. Any data supplied will be reviewed by RFS for accuracy.
council for revie Any proposed o by the RFS and		The draft bush fire prone land map and data (GIS shapefiles) are sent to council for review.
		Any proposed changes council have identified, are submitted and reviewed by the RFS and if valid, integrated into the map and data. Once council and RFS agree that the data is accurate it can proceed to Stage 2.
		Note: Proceeding to Stage 2 is reliant on best available vegetation data. This data may either be sourced from RFS or council.
2	Quality assurance	Detailed analysis of data and typology of shapefiles by RFS occurs to ensure no significant errors in data sets (e.g. polygon slivers).

NSW Planning Portal and SEED.

Relevant NSW Government agencies are notified, and updates made to

The certified data will be supplied to council as zipped shapefile.

mapping tools

5. Bush fire prone land mapping methodology

The bush fire prone land maps should be based on the most up to date aerial photography, satellite imagery, and, where necessary, field inspection/ground truthing to ensure accuracy. Further detail on the technical specifications can be found in Appendix A.

5.1. Bush fire prone vegetation

This section defines the criteria for determining what is categorised as bush fire prone vegetation. Where councils are providing initial data, they may undertake their own vegetation surveys and/or studies and utilise satellite and aerial imagery. Additional vegetation data may also be sourced from NSW Government agencies including Department of Climate Change, Energy, the Environment and Water (DCCEEW) and NSW National Parks and Wildlife Service (NPWS).

Care must be taken when sourcing vegetation data to ensure it is fit for purpose. The following must be taken into consideration:

- vegetation regrowth and/or clearing
- approved subdivision or urban release areas that have vegetation removal or additional works imminent
- riparian corridors, nature reserve or similar is proposed and management is not guaranteed
- boundary alignments with adjoining councils land management practices
- mapping accuracy and quality

Data sources and methods used to map bush fire prone land vegetation needs to be set out in accordance with the Metadata standard AS/NZS ISO 19115.1:2015 Geographic information - Metadata compliant metadata statement and provided to the RFS.

5.2. Vegetation categories

Vegetation is identified and determined in accordance with the appropriate vegetation types (Keith, 2004) for all land within the LGA including both private and public land. Vegetation is then classified into the Australian Standard (AS) 3959:2018 Construction of buildings in bushfire-prone areas categories based on vegetation formation and potential hazards.

The bush fire prone land vegetation categories used for bush fire prone land mapping are described in **Table 2**. For the specific vegetation formations included under the vegetation classification, that are required for bush fire prone land mapping, as well as further clarification of what is included in each category, refer to **Appendix B**.

Table 2: Bush fire prone land vegetation categories*

Category	Description	Vegetation formation (Keith, 2004)		
Vegetation	This vegetation category has the highest	Dry Sclerophyll Forests		
class 1	combustibility and likelihood of forming fully developed fires including heavy ember attack	Wet Sclerophyll Forests		
	and spot fires.	Grassy Woodlands		
	Includes 100 metre (m) buffer.	Forested Wetlands		
		Heathlands		
Vegetation	This vegetation category has lower	Rainforest		
class 2	combustibility and/or limited potential fire size due to the vegetation area shape, size, topography, and management practices. This includes lower risk vegetation like remnant vegetation (see definition in Glossary) or other parcels of land that present a bush fire hazard and are neither Category 1 or 3 and are not excluded (see Section 7.3)	(lower risk remnants could comprise any formations)		
	Include 30 m buffer.			
Vegetation	This vegetation category is considered medium bush fire risk vegetation. Details of inclusions	Grassland		
class 3	and exclusions of grasslands are provided in the Glossary.	Freshwater Wetlands		
	Include 30 m buffer.	Arid Shrublands (Acacia and Chenopod)		
		Semi-Arid Woodlands (shrubby and grassy sub-formations)		
		Alpine Complex		

^{*}Not all vegetation types included in the categories are reflected by the Vegetation Classifications

5.3. Exclusions

There are several exclusions that apply to the bush fire prone land mapping which include:

- Single areas of vegetation less than 1 hectare in area and greater than 100 metres separation from other areas of Category 1, 2 or 3 vegetation.
- Multiple areas of vegetation less than 0.25 hectares in area and not within 20 metres of each other.
- Strips of vegetation less than 20 metres in width, regardless of length and not within 20 metres of other areas of Category 1, 2 or 3 vegetation.
- Areas of "managed grassland" including grassland on, but not limited to, recreational areas, commercial/industrial land, residential land, airports/airstrips, maintained public reserves and parklands, commercial nurseries.
- Areas of managed gardens and lawns within curtilage of buildings.

- Non-vegetated areas, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- Managed botanical gardens.
- Land used for orchards, vineyards, market gardens, nurseries.
- Saline wetlands including mangroves unless dominated by sedges or other flammable vegetation.
- Other areas that, due to their size, shape and overall risk are not considered Category 1, 2 or 3 vegetation.

The RFS has an automated geographic information system (GIS) process to determine the size and lateral separation of areas of remnant vegetation according to the exclusions. This process may downgrade vegetation to a different vegetation class.

In order to streamline the mapping process, council can classify vegetation and identified land management practices for the vegetated areas being assessed. Council is not required to apply buffers, the vegetation buffering is undertaken using RFS GIS automated processes or apply land-use and/or cadastre.

5.4. Bush fire prone land buffer

Buffers are defined as areas within close proximity to vegetation category 1, 2 or 3 that may be impacted by the hazard from conditions such as ember attack, radiant heat and/or flame contact.

After the vegetation has been defined and the appropriate bush fire vegetation categories applied, the RFS will apply the buffer to the categories based on the criteria provided in **Table 3**.

Table 3: Criteria for application of vegetation category buffers

Bush fire prone land vegetation category	External buffer distance to each vegetation polygon		
1	100m		
2	30m		
3	30m		

At the conclusion of this process there will be one dataset comprising of four parts: vegetation category 1, vegetation category 2, vegetation category 3 and buffers. This will be used to define bush fire prone land and will be displayed on the maps. **Figure 1** shows an example of how the vegetation buffer is applied.

Bush fire prone land is a state-wide seamless dataset that is constructed by defined LGA's and therefore mapping for each LGA will affect adjoining LGA's over administrative boundaries. Mapping for each LGA will require consideration of impacts on adjoining LGA's. Mapping is undertaken based on administrative and not operational boundaries. Where buffers fall and/or overlap into adjacent LGA's they will trigger a revision to adjacent LGA's.

Councils with currently certified bush fire prone land maps impacted by such changes will be notified prior to their maps being updated to allow them time to review the changes and consult with their neighbouring councils should they need to do so.

An adjacent LGA's bush fire prone land map will be amended accordingly with any buffers that impact it. Similarly, if LGA's have removed bush fire prone land and buffers are no longer affecting adjacent LGA's, the buffer will be removed from adjacent LGA's accordingly.

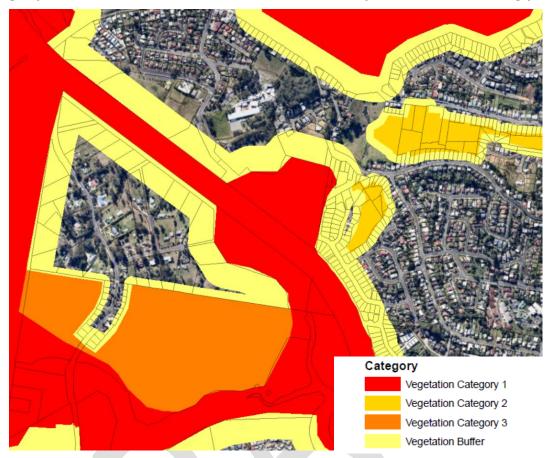


Figure 1: Bush fire prone land vegetation categories and buffer.

5.5. Data quality

All data will be checked by RFS for quality, including a visual check against the most recent aerial photos and/or satellite imagery available.

Visual checks will validate presence and absence of the correct vegetation types and edge check data along LGA boundaries.

Quality checking will confirm completeness of attributing and topological errors such as overlapping polygons, gaps between polygons and overlapping LGA boundaries. Boundaries with NSW national parks, NSW state forests and Crown Lands will also be used where appropriate.

5.6. Provision of source data

If council utilise different procedures and/or source data to develop vegetation maps, they will need to provide documentation and/or data with submitted bush fire prone vegetation datasets to the RFS. Councils will need to provide details such as data sources, dates, currency and projection. This should be recorded in the metadata statement with the bush fire prone land vegetation dataset (e.g. vegetation interpretation was derived from Spot 5 Satellite data captured on August 2005).

6. RFS Commissioner's approval

The RFS produces final bush fire prone land maps for approval and certification by the Commissioner under section 10.3 of the EP&A Act. Contentious issues are addressed prior to recertification and production of final bush fire prone land map.

The Commissioner can revise bush fire prone land maps at any time and will follow the processes articulated in this *Guide* in doing so.

The RFS provides digital copies of certified bush fire prone land maps to the Department of Planning Housing and Infrastructure to update the NSW Planning Portal, RFS District Manager (or FRNSW) and council.

Note there may be a delay between the certification date and the date when data is updated across government platforms.

Metadata is provided upon request.

7. Monitoring and review

Under section 274 of the EP&A Regulation, the Commissioner may review the designation of land on bush fire prone land if:

- the land is in an urban release area and
- the Commissioner considers that a revision of the map is necessary to
 - record land as bush fire prone land on the map if the bush fire risk is not low, or
 - remove land as bush fire prone land on the map if the bush fire risk is low, or
 - correct, or record changes to, other information relating to land shown on the map.

Bush fire prone land maps may need to be reviewed and prepared on a more frequent basis depending on the extent of vegetation changes within the LGA. Councils should consider any areas of expanding residential development leading to vegetation loss and/or areas of vegetation regrowth and revegetation to ensure currency and reliability of the map. At a minimum, monitoring and review of bush fire prone land should reflect legislative timeframes (i.e. before the end of the period of every five years after the certification date of the map as outlined in section 10.3 of the EP&A Act).

The RFS offers two programs which allow bush fire prone land maps to be updated and include:

- land allocated to designated Urban Release Areas (URAs) as by the relevant NSW environmental planning instrument (EPI). This process only applies to areas that are identified as a URA.
- bush fire prone land spot change program which allows councils to update bush fire prone land not identified in a urban release area.

It is important to note that Appendix C replaces the Urban Release Area Guide to Bush Fire Prone Land Mapping (2014) document relating to updating bush fire prone land mapping for approved URAs. Further detail on how to amend bush fire prone land maps that are within a URA or as part of the spot change program can be found in **Appendix C**.

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State Environmental Planning Policy (Transport and Infrastructure) 2021. https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0732

Appendix A - Technical Specifications

Map publishing and data management

Maps and data requirements are necessary to ensure a coordinated and standardised approach to generating and maintaining bush fire prone land maps. These requirements apply only to map outputs, not to data structures or formats within local council database environments.

Copyright and Licensing

Bush fire prone land maps are published under control of the State of NSW (through the RFS, under section 10.3 of the EP&A Act), copyright is owned by the RFS pursuant to sections 176 and 177 of the *Copyright Act* 1979.

The Australian Governments Open Access and Licensing Framework (AusGOAL) and Creative Commons Attribution 4.0 licence "provides a framework for government and other organisations affected by Right To Information to give full effect to its underlying policy. It supports open licensing decisions that enable the community to re-use the information as intended by the legislative reforms." In NSW this right to information is enacted through the Government Information (Public Access) Act 2009, and open data policy.

The RFS applies Creative Commons by Attribution open access licensing to the NSW bush fire prone land map. To the extent that Creative Commons licensing applies, all data and other material produced by RFS constitutes Crown copyright, save for the logos of council, RFS, NSW Government and any material protected by a trademark. NSW RFS has applied the Creative Commons Attribution 4.0 Australia Licence.

The RFS asserts the right to be attributed as author of the original material in the following manner:



© NSW Rural Fire Service [Year]

As far as practicable, material for which the copyright is owned by a third party will be clearly labelled and attributed in the metadata statement and on printed / pdf versions of the NSW bush fire prone land maps. The RFS has made all reasonable efforts to ensure that this material reproduced by the RFS with the full consent of the copyright owners.

It is requested that all council supplied bush fire prone land vegetation maps be correctly attributed to source datasets or work from which they may be derived. This may be done within the supplied metadata or printed maps and written documentation.

Custodianship and data brokerage

The data custodianship of the various data sets that are produced by the bush fire prone land mapping process follows the principles outlined in the <u>NSW Custodianship Guidelines for Spatial Data (2018)</u>.

The Guidelines set out the principles of trusteeship, standard setting, maintenance of information, authoritative source, accountability, information collection and maintenance of access.

Brokerage of data refers to the exchange of data and information. A data broker in each organisation would arrange the provision and receipt of data and information in an organisation. When data is owned by one organisation (or custodian) permission must be given to a second organisation to broker the data or information, on the custodian's behalf. This arrangement is set out in a data license agreement.

Under these principles, responsibilities are split between council and RFS for the bush fire prone land mapping digital datasets and components of the bush fire prone land maps. These responsibilities are summarised below in Table 4.

Table 4: Custodianship and data brokerage

Dataset	Custodian	Data Broker	Data Licence / Copyright
Bush fire prone vegetation	RFS	RFS and council	© NSW Rural Fire Service [Year]
Bush fire prone land map (dataset)	RFS	RFS and councils	© NSW Rural Fire Service [Year]
Cadastre	NSW Land Registry Services (LRS) council or Proponent	LRS or council	© NSW Government
Bush fire prone property map This is a selection of the cadastre lots that intersect bush fire prone land map. This map could be remade at various points in time as the cadastre changes.	Council or developer	Council Provided as separate digital data sets (bush fire prone land and cadastre) The certified printed maps or PDF versions can be supplied by both organisations. Maps may be made available on both organisations' websites as PDF documents or via web maps.	Council determined, with attribution in regard to the bush fire prone land dataset to © NSW Rural Fire Service [Year]

The NSW RFS responsibilities regarding copyright and ownership are as follows:

- Provide, manage and maintain a central repository for all bush fire prone land mapping data across NSW.
- Manage data held within the central repository in accordance with the NSW Spatial Metadata Program (Land and Property Information 2012) and NSW Custodianship Guidelines for Spatial Data (2018).
- Copyright and ownership of the end output digital bush fire prone land data and certified hardcopy bush fire prone land map will reside with the RFS. However, the RFS will allow each council the authority to broker (release) their bush fire prone land map data for whichever purpose that they deem to be appropriate.
- Where the RFS produces bush fire prone land maps (printed or PDF) on behalf of council, the RFS will provide the bush fire prone land map dataset to council.

Council's responsibilities regarding data brokerage are as follows:

 the bush fire prone land map must be available for public inspection during normal business hours pursuant to section 10.3(4) of EP&A Act are given permission under CC BY open data licensing to broker the data, printed map and PDF version.

Metadata Requirements

Metadata provides the means for discovering spatial information by identifying the 'what', 'where', 'who', 'when' and 'how' the data behind the information is constructed. Metadata is the means to disclose what the spatial data describes, as well as how it should and can be used (Land and Property Information 2012).

Metadata must be provided by all organisations in MS Word and/or XML format abiding by ISO19139 standard and ANZLIC/NSW profiles. This can be done by adhering to the *NSW Spatial Metadata Program* (Land and Property Information 2012).

Organisations may use any of the metadata creation software available that conforms to the ISO19139 standard and ANZLIC/NSW Guidelines.

Once the NSW bush fire prone land map is updated the metadata will be made available on the NSW Spatial Data Catalogue and linked to data.nsw.gov.au.

Data format and structure

The bush fire prone land vegetation and property map layers data must include the following:

- dataset should consist of the three vegetation categories
- Council cadastral or other contextual layers may be provided for their intended uses. The RFS will use the latest NSW Spatial Services NSW Foundation Spatial Data Framework (FSDF) as an overlay and context layer to the bush fire prone land map
- data can be supplied in most spatial formats, ESRI file Geodatabase or shapefile are preferred
- all spatial data provided to be in a known Datum, preferably GDA 94 and in either of the following map projections: Geographic's, Lamberts or Transverse Mercator Projection (MGA 54, 55 or 56). This must clearly be identified in the metadata statement or file name

Data attribute structure

Data attribute structure for the bush fire vegetation dataset are identified in Table 5 below.

Table 5: Custodianship and data brokerage

Field Name	Туре	Size	Example
Vegetation Category	Character	1	1, 2. 3
BFP_DESC	Character	32	Vegetation Category 1
LGA_NAME	Character	50	Dubbo
Date Certified	Character	8	ddmmyyyy

The valid values for the category attribute are 1, 2, 3, 0 (1= vegetation category 1, 2 = vegetation category 2, 3 = vegetation category 3, 0 = vegetation buffer).

Visualisation

It is important to maintain a consistent representation for bush fire prone land. This is not software specific and should be applied to all bush fire prone land data. There should be no

border on any Category. The colour definition for each vegetation Category is as follows in the table below:

Table 6: Vegetation Categories colour table

Category	Description	Buffer distance	Colour	СМҮК	RGB
1	vegetation 1	100 m	Red	C 0, M 100, Y 100, K 0	R 255, G 0, B 0
2	vegetation 2	30 m	Light Orange	C 0, M 18, Y 100, K 0	R 255, G 210, B 0
3	vegetation 3	30 m	Orange	C 0, M 50, Y 100, K 0	R 255, G 128, B 0,
0	buffer		Yellow	C 0, M 0, Y 55, K 0	R 255, G 255, B 115

File delivery to the RFS

Files emailed should be saved as zip files (up to 20 MB). Each zip file will include all applicable files. The attached zip files shall be named to clearly identify it as "Bush fire prone land".

Files sent electronically shall have the subject title: [Councils name] Council Bush Fire Prone Land map dataset to: bushfireprone.mapping@rfs.nsw.gov.au.

Files over 20 MB may be supplied to us through Dropbox or Google drive links. The RFS will confirm receipt once data has been downloaded and the file has been opened.

If none of these options is suitable, the RFS should be contacted to discuss alternate arrangements.

Appendix B - Vegetation Categories

Table 7 provides further details of the classification of bush fire prone land vegetation categories. Note that the alignment between different classification systems includes overlaps of vegetation types in some instances.

Table 7: Vegetation Classifications

Vegetation Category	Vegetation Classification and notes	Keith Formation	AS3959:2018 category	Explanation
Category 1	Forest	Dry Sclerophyll Forests, Wet Sclerophyll Forests	Forest	This vegetation Category has the highest combustibility and likelihood of forming fully developed fires including heavy ember attack
	Heath (tall and short)	Heathlands	Shrubland/ Scrub	
	Forested wetland	Forested Wetland	Forest	
	Timber plantation	-	Forest	
	Grassy woodland	Grassy Woodlands	Woodland	
	Mallee/mulga shrubland	- (excludes Arid Shrublands)	Mallee/ Mulga	
Category 2	Rainforest	Rainforest	Rainforest	Lower hazard vegetation parcels. These vegetation parcels represent a lower bush fire hazard to surrounding development
	Remnant vegetation	-	-	
	Discrete urban reserve/s	-	-	
	Parcels that are isolated from larger uninterrupted tracts of vegetation and known fire paths		-	
	Shapes and topographies which do not permit significant upslope fire runs towards development	-	-	
	Vegetation that has a higher likelihood of suppression success because the vegetation is surrounded by development	-	-	
Category 3	Grasslands as listed in AS3959. Includes grasslands above 10cm.	Grasslands	Grassland	This vegetation category is considered medium bush fire risk vegetation
	Freshwater wetland	Freshwater wetland	-	
	Alpine complex	Alpine complex	-	

				ANNEXURE
Vegetation Category	Vegetation Classification and notes	Keith Formation	AS3959:2018 category	Explanation
	Semi-arid woodland	Semi-arid woodlands (shrubby and grassy sub- formations)	Shrubland / Scrub/ Grassland	
	Arid shrubland	Arid Shrublands (Acacia and Chenopod sub- formations)	Mallee/ Mulga	_
	Scrub (closed and open scrub)	Heathlands	Scrub	-
	Cropping land (dry land and irrigation cropping) and grazing lands. This includes but is not limited to: cereal crops (e.g., wheat, barley, oats), cultivated species of grass (e.g., sugar cane), pulses (e.g., chickpea, fava bean, lentils), canola or other crops that may be treated with a desiccant.			
	Weeds and Exotic Vegetation. Classification is dependent on the predominant structural formation of that weed community. Some guidance on classification of exotic vegetation is provided in PBP.			_

ANNEXURE 4

Appendix C – Process for amending bush fire prone land maps- urban release areas and spot changes

As development occurs, it can change the landscape and the vegetated bush fire hazard, which impacts the accuracy of bush fire prone land maps. Under section 274 of the EP&A Regulation, the Commissioner may review designation of land on a bush fire prone land map and revise the map if:

- the land is in an urban release area and
- the Commissioner considers that a revision of the map is necessary to
 - record land as bush fire prone land on the map if the bush fire risk is not low (e.g., if the vegetation has increased because of revegetation) or
 - remove land as bush fire prone land on the map if the bush fire risk is low (e.g., if the vegetation hazard has been removed) or
 - correct, or record changes to, other information relating to land shown on the map.

The RFS offers two programs which allow bush fire prone land maps to be updated and include:

- Designated Urban Release Areas (URAs), under section 274 (1)(a) of the EP&A Regulation, the RFS Commissioner may review the designation of land on a bush fire prone if the land is an URA. A URA is designated by the relevant NSW environmental planning instrument (EPI). The RFS expects councils to initiate the URA amendment process.
- A spot change program which applies to land where development has or will be occurring
 prior to the five-year recertification date and is not deemed to be within a URA. The spot
 change program runs at six monthly intervals during the month of March and August, at the
 request of council.

Amending the bush fire prone land map

Table 8 lists the process for amending bush fire prone land map via the spot change program or if in a designated URA.

Table 8: Amending bush fire prone land maps

Step No.	Step Description	Task
1	Confirmation site is located on URA <u>OR</u> Request for amendment or spot change to bush fire prone land map	Council to confirm the development falls within a URA. This information is available through the planning portal website link below: https://www.planningportal.nsw.gov.au/opendata/dataset/environmental-planning-instrument-area-urban-release-area OR Council must clearly identify the land to be excluded from bush fire prone land mapping.
2	Amend bush fire prone vegetation layer	Council amend the bush fire prone vegetation layer (shapefile) to accurately represent the bush fire hazard or request RFS to make the amendments, providing supporting documents and information. The amended shapefile can be emailed to bushfireprone.mapping@rfs.nsw.gov.au with relevant information.

Submission Requirements

The RFS requires accurate evidence of the changes to the bush fire hazard that have occurred. Changes can only be made to the bush fire prone land map if there is evidence that works have or will commence in the next 18 months. For areas where works will occur (and the vegetation hazard will be changed) beyond 18 months, the RFS will not consider updates to the bush fire prone land map. As a minimum, council must provide the following information:

The certified data will be supplied to council as zipped shapefile.

- The amended electronic shapefile of the site <u>OR</u> an email to <u>bushfireprone.mapping@rfs.nsw.gov.au</u> requesting the change/s to be made to the current bush fire prone land map
- Imagery or shapefiles clearly identifying the site/s to be excluded from the bush fire prone land map
- A screen shot of the current bush fire prone land map prior to amendment
- Any other supporting information that contributes to your application (e.g. updated aerial photography)

URA's only (additional)

- The URA name and stage name/precinct number
- A copy of the subdivision plan for the site

Assessment of bush fire prone vegetation

- The assessment of bush fire prone vegetation and its accuracy is a critical component of this process. Further details on the assessment of bush fire prone vegetation can be found in Section 5.1 of this guideline. Any approval to modify the vegetation prior to lodging an application is the responsibility of the landowner.
- Future re-vegetation (riparian corridors, habitat corridors) must be considered within an URA. Such areas could include a degraded riparian area that is currently not vegetated or an area that has been planted out but where the vegetation is in a juvenile state. Areas dedicated for conservation in the form of a nature reserve or riparian area will be defined on the site plan. The RFS will require these areas to be mapped if the intended future vegetation meets the criteria as being bush fire prone vegetation.

Limitations (spot change program)

- Requests must only be received from council
- The subject land does not fall within a URA
- The land must be greater than 2.5 hectares in size (spot changes for areas less than 2.5 hectares will not be considered)





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NSW Rural Fire Service Locked Bag 17 GRANVILLE NSW 2142

State address

NSW Rural Fire Service 4 Murray Rose Avenue, Sydney Olympic Park NSW 2127

T 02 8741 5555

F 02 8741 5550

rfs.nsw.gov.au

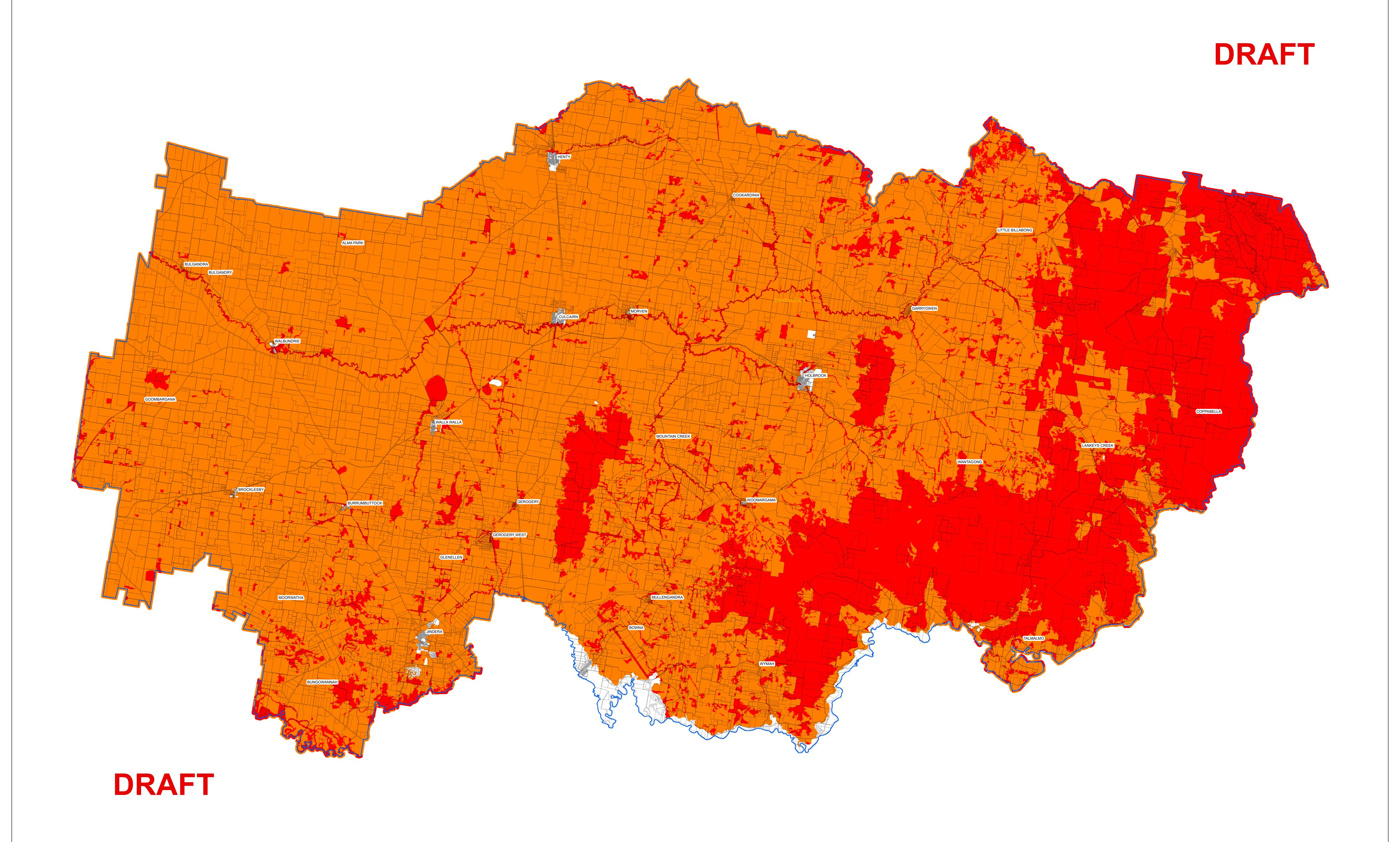
Social Media

X @NSWRFS

• facebook.com/nswrfs

@ @NSWRFS

Greater Hume Shire Council





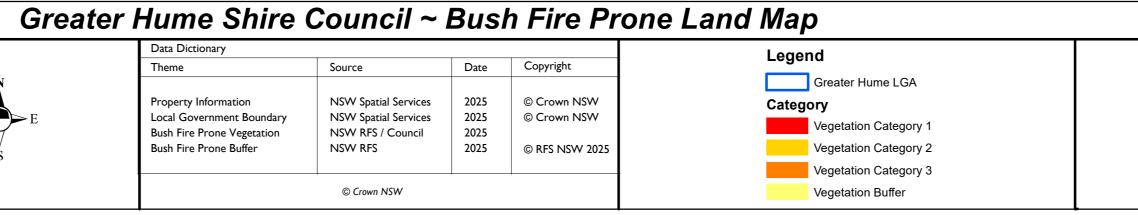


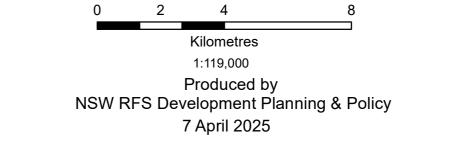


















Bush Fire Prone Land Mapping Folicy 4

Document Name	Document Version Number	Review Date
Bush Fire Prone Land Mapping Policy	V1	May 2030
Date Adopted	Minute Number	Status
Click Here to Enter Date	Insert Minute Number Here	New Policy

Purpose

The purpose of this policy is to:

- Meet Councils obligations under Section 10.3 Bush Fire Prone Land of the Environmental Planning and Assessment Act 1979 (as amended), by establishing an on-going process for the review of Councils bushfire prone land map; ans
- Minimise risks to life and property associated with bush fire hazards.

Scope

This policy applies to all land within the Greater Hume Council Local Government Area and outlines Council's roles and responsibilities in the ongoing review and identification of bush fire prone land.

Definitions

GHC

Greater Hume Council

Bush Fire Prone Land Map

A map prepared in accordance with NSW RFS requirements and certified by the Commissioner of the NSW RFS under Environmental Planning & Assessment Act 1979 Section 10.3(2). As defined by Planning for Bushfire Protection

Draft Bush Fire Prone Land Map

A map endorsed by Council and the relevant NSW RFS District Office awaiting endorsement from Commissioner of the NSW RFS.

Development

As defined by Section 1.5 of the Environmental Planning and Assessment Act 1979

Development Application

As defined by Section 1.4 of the Environmental Planning and Assessment Act 1979

RFS

NSW Rural Fire Service

Policy Content

Introduction

The Greater Hume Council area includes extensive bush fire prone land, such as National Parks, State Forests, bushland, reserves and farmland.

Development on bush fire prone land must incorporate measures that protect human life, property and valuable environmental assets from bush fire threats, while avoiding unacceptable environmental impacts.

The application of these requirements is largely determined by whether a development site is identified as being at risk on the Bush Fire Prone Land Map.

As the Local Government Authority, Council is legally obligated to establish, regularly review and update the Bush Fire Prone Land Map.



Bush Fire Prone Land Mapping Folicy 4

Legislative requirements for mapping of bush fire prone land

Section 10.3 of the Environmental Planning and Assessment Act 1979 (EP&A Act)

Section 10.3 of the EP&A Act requires that Council must review the adopted Bush Fire Prone Land Map for the area and send the map to the Commissioner of the NSW Rural Fire Service for designation and certification of the map every 5 years.

The identification and categorization of bush fire prone land are carried out in accordance with the guidelines set by the Rural Fires Act 1997, as published by the NSW RFS.

Before submitting the reviewed map for endorsement by the NSW Fire Commissioner, Council must consult with the local NSW RFS District (Riverina) and obtain a letter from the District Manager confirming their agreement with the proposed amendments.

Exhibition and Community Consultation of Draft Mapping

Public exhibition of the Bush Fire Prone Land Map prior to Council endorsement is not required under the Rural Fires Act 1997 or the Environmental Planning and Assessment Act 1979. However, as part of this policy, Council will conduct a public exhibition of the draft map ofr a minimum of 28 days and will consider any submissions received before final endorsement and submission to the Commissioner of the NSW Rural Fire Service (RFS).

Adoption of Draft Bushfire Prone Land Map

Following the endorsement of the Bush Fire Prone Land Map by Council, the local NSW Rural Fire Service (RFS) District, and its submission to the Commissioner of the NSW RFS for designation, the map will be adopted by Council as a Draft Bush Fire Prone Land Map until the designation process is completed.

The Draft Bush Fire Prone Land Map will be used by Council staff to identify developments that must comply with the specifications and requirements of Planning for Bushfire Protection under Section 4.15 of the EP& A Act.

The Draft Bush Fire Prone Land Map will be made publicly available on Councils website. Additionally, Section 10/7 Planning Certificates issued by Council will identify:

Electronic Version is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy verify that it is the current version.

- a) Whether the lot or part of the lot is designated as bush fire prone land on the current Designated Bush Fire Land Map; and
- b) Whether the lot or part of the lot is identified as bush fire prone land on Council's adopted Draft Bush Fire Land Map.

Council acknowledges that the designation process by the Commissioner of the NSW RFS may take time. In the interim, adopting and making the Draft Bush Fire Prone Land Map available for the purposes of Section 10.3 of the EP& A Act ensures greater transparency and provides valuable information to the public and applicants while awaiting the final designation of the map.

Links to Policy NII

Links to Procedure NII

Links to Forms NIL

References



Bush Fire Prone Land Mapping Folicy 4

Responsibility

Director Environment & Planning

Document Author

Environmental Health & Building Surveyor – Sharyn Coulston

Relevant Legislation

Legislative Framework

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Rural Fires Act 1997
- Rural Fires Regulation 2022
- Guide for Bush Fire Prone Land Mapping Version 6, published by NSW RFS

Associated Records NIL



ANNEXURE 5

5. REQUEST BY GRANSOLAR GROUP FOR COUNCIL TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT FOR THE PROPOSED JINDERA BATTERY ENERGY STORAGE SYSTEM

Report prepared by Director Environment and Planning - Colin Kane

REASON FOR REPORT

Gransolar Group, the developers of the proposed Jindera Battery Energy Storage System has written to Council requesting in principle support for Council and Gransolar Group to enter into a Voluntary Planning Agreement (VPA).

REFERENCE TO DELIVERY PLAN

None relevant.

DISCUSSION

Gransolar Group, the developers for the proposed Jindera Battery Energy Storage System has written to Council (ANNEXURE 6) seeking a response as to whether in principle Council would be prepared to enter into a Voluntary Planning Agreement (VPA).

This report addresses this request by providing Council with the following details:

- Describing the proposed development inclusive of its approval pathway;
- Explaining the regulatory framework relating to Council entering into the suggested VPA;
- Clarifying that Council's in principle support for the VPA will not prejudice its ability to lodge a submission with the Consent Authority objecting to the Jindera Battery Energy Storage System
- Discussing the proposed VPA being offered to Council by Gransolar Group for the Jindera Battery Energy Storage System.

The Preliminary Environmental Assessment prepared by Gransolar Group for the Jindera Battery Energy Storage System describes the proposal and its location as follows:

The BESS is proposed on a portion of Lot 204 DP 753342 at 204 Ortlipp Road, Glenellen New South Wales (NSW) 2642 (the 'BESS Site'). The existing JINDERA 330/132 kV TS is located on Lot 1 DP 588720, 140 Ortlipp Road, Jindera NSW 2642 (the 'Substation Site'), approximately 500m south of the BESS site. The TL will traverse an area of unformed crown road. Collectively, these properties are hereafter referred to as the 'Subject Sites.'

The BESS comprises of 200 lithium batteries, each contained individually within a modular container. A total of 100 inverters (one per every two batteries) will be located externally to the modular containers. Batteries and inverters are fixed to hardstand footings where they are accessible by an internal road. Other physical features of the Project include a TL, control room/switchgear and auxiliary transmission, car parking, landscaping, security fencing/lighting, and a single storage structure.

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REQUEST BY GRANSOLAR GROUP FOR COUNCIL TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT FOR THE PROPOSED JINDERA BATTERY ENERGY STORAGE SYSTEM [CONTD]

The Project is self-operating and only requires minor periodic visitation by an authorised person. The facility is otherwise restricted to the public.

Division 4.7 of the Environmental Planning and Assessment Act 1979 (EPA Act 1979) relates to State Significant Development (SSD) and Section 4.36(2) indicates that a State Environmental Planning Policy (SEPP) may declare any development to be SSD. The proposed Jindera Battery Energy Storage System development is consequently SSD due to the provisions of schedule 1 of SEPP (Planning Systems) 2021. Section 4.5 of the EPA Act 1979 indicates that the consent authority could be the Independent Planning Commission or the Minister. The Independent Planning Commission will be the consent authority for SSD proposals:

- That are not supported by relevant council(s), or
- Where the Department has received more than 50 public objections, or
- That has been made by a person who has disclosed a reportable political donation in connection with the development application.

Gransolar Group have received Environmental Assessment Requirements from NSW Planning Housing Infrastructure (the Department) which they will utilise to prepare an Environmental Impact Statement that will be assessed to determine the proposed Jindera Battery Energy Storage System.

All applications for SSD are publicly exhibited for a minimum 28 days (longer if the exhibition overlaps with the Christmas/New Year period between 20 December and 10 January (inclusive)).

During the public exhibition period for SSD applications, the Department will:

- Notify surrounding residents in writing (council is consulted on the notification area, which will vary depending on the scope of the proposal).
- Place an advertisement in a State wide and local newspaper.
- Place electronic copies of the application and all supporting information on the Department's major projects website.

Council is advised that the requirements pertaining to a VPA, such as the one offered by Gransolar Group are discussed in Part 7 of the EPA Act 1979 and Section 7.4 (1) of Subdivision 2 which are as follows:

A planning agreement is a voluntary agreement or other arrangement under this Division between a planning authority (or 2 or more planning authorities) and a person (the developer):

- (a) who has sought a change to an environmental planning instrument, or
- (b) who has made, or proposes to make, a development application or application for a complying development certificate, or
- (c) who has entered into an agreement with, or is otherwise associated with, a person to whom paragraph (a) or (b) applies,

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REQUEST BY GRANSOLAR GROUP FOR COUNCIL TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT FOR THE PROPOSED JINDERA BATTERY ENERGY STORAGE SYSTEM [CONTD]

Under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.

In regard to the abovementioned Section of the EPA Act 1979, Council is a Planning Authority and Gransolar Group proposes to make a development application where the NSW Department of Planning Housing and Infrastructure Benefit Sharing Guidelines would require payment of a monetary contribution via a Voluntary Planning Agreement.

Section 7.7 of the EPA Act 1979 describes circumstance in which planning agreements can or cannot be required to be made and in this instance Section 7.7(2) and (3) are relevant and are provided below:

- (2) A consent authority cannot refuse to grant development consent on the ground that a planning agreement has not been entered into in relation to the proposed development or that the developer has not offered to enter into such an agreement.
- (3) However, a consent authority can require a planning agreement to be entered into as a condition of a development consent, but only if it requires a planning agreement that is in the terms of an offer made by the developer in connection with:
 - (a) the development application or application for a complying development certificate, or
 - (b) a change to an environmental planning instrument sought by the developer for the purposes of making the development application or application for a complying development certificate, or that is in the terms of a commitment made by the proponent in a statement of commitments made under Part 3A.

The ramification of the abovementioned Section of the EPA Act 1979 is that Gransolar Group and Council can prepare the VPA and have in principle agreements in place so that Gransolar Group can include the VPA in their statement of commitments and the consent authority can as a condition of consent require the imposition of the VPA.

The EPA Act 1979 Section 7.4(9) clearly states that a planning agreement cannot impose an obligation on a planning authority to grant development consent. As mentioned Council is a planning authority however it is not the consent authority for the Jindera Battery Energy Storage System. Consequently Council electing to enter into the VPA will have no bearing on its later decision to either support or not support the development proposal when the application is placed on public exhibition by the Department of Planning Housing and Infrastructure.

It is apparent from Gransolar Group letter of offer that they are seeking to enter into the VPA in lieu of making a payment under Council's Contribution Plan and they are offering to pay an amount equal to what has been set in the Department of Planning Housing and Infrastructure Benefit-Sharing Guideline. That amount is \$150 per megawatt hour per annum for stand-alone battery energy systems.

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REQUEST BY GRANSOLAR GROUP FOR COUNCIL TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT FOR THE PROPOSED JINDERA BATTERY ENERGY STORAGE SYSTEM [CONTD]

The Benefit-Sharing Guideline is a relatively new document released in November 2024. On review of the document the benefits arising to Council are significantly reduced when compared to VPA that were negotiated with proponents of other renewable projects

There are numerous VPA templates in existence which can be used as a basis for the proposed agreement. Typically the Council prepares the agreement subject to the developer paying all reasonable costs.

BUDGET IMPLICATIONS

Council will receive a contribution from a VPA negotiated with Gransolar Group which aligns with the Department of Planning Housing and Infrastructure Benefit-Sharing Guideline. That amount is \$150 per megawatt hour per annum for stand-alone battery energy systems increasing with CPI for the operational life of the project.

CONCLUSION

Council agreeing in principle to sign a VPA with Gransolar Group is considered to be advantageous to Council as the proceeds from the agreement can be utilised towards essential public infrastructure.

Finally it is noted that the determination of Gransolar Groups request to enter into the VPA need not influence Council in deciding whether to support the proposed development when the application is placed on public exhibition by the Department of Planning Housing and Infrastructure.

RECOMMENDATION

In response to the Gransolar Group request for Council to enter in a VPA Council resolves the following:

- Subject to negotiation of a suitable VPA with Gransolar Group, Council agrees to receive at a rate of \$150 per MWh paid annually increasing with CPI for the operational life of the project.
- 2. The payment of the contribution to Council under the VPA is made in lieu of a contribution under the Greater Hume Council S7.12 Development Contributions Plan 2023.
- 3. Gransolar Group be requested to mention the existence of the in principle VPA as a commitment in a statement of commitments.



All correspondence PO Box 99 Holbrook NSW 2644

P 02 6036 0100 or 1300 653 538 E mail@greaterhume.nsw.gov.au greaterhume.nsw.gov.au

ABN 44 970 341 154

The Hon Paul Scully Minister for Planning and Public Spaces 2/51 Crown Street WOLLONGONG NSW 2500

Dear Sir

Benefit Sharing Guideline – Guidance For Large Scale Renewable Energy Projects November 2024

The purpose of this letter is to bring to your attention Greater Hume Council's concerns that its local communities are adversely affected as a result of the recently released Benefit Sharing Guideline –Guidance for Large Scale Renewable Energy Projects produced by the NSW Department of Planning Housing and Infrastructure November 2024 (the Guideline).

Greater Hume Council is not located in a Renewable Energy Zone however within the Council area there is an existing TransGrid 330KV network which includes the Jindera Transgrid Substation. As a result of the availability of this existing infrastructure there has been a considerable number of significant renewable energy projects approved which are listed below:

- 1. Culcairn Solar Farm SSD 10288 350 MW solar farm and 100 MW/200 MWh battery facility.
- 2. Jindera Solar Farm SSD 9549 120 MW solar farm and 30 MW/60 MWh battery facility.
- 3. Walla Walla Solar Farm SSD 9874 300 MW solar farm.
- 4. Glenellen Solar Farm SSD 9550 200 MW solar farm.

The applications for approval of the abovementioned solar farms are not recent with the Glenellen Solar Farm being the last approved in December 2023.

Initial meetings between Council and the proponents for the abovementioned solar farms occurred and at that time proponents were genuinely shocked when they were asked about benefit sharing with the community as renewable energy developments were occurring in regional NSW without benefit sharing taking place.

At that time it was considered unacceptable to Council that state significant development for renewables projects would not pay any contributions when the rest of the community paid contributions on development through the Greater Hume Council S 7.12 Development Contribution Plans. To address this matter, Council lobbied both the Planning Minister, Local Member and Department of Planning and was successful in gaining acceptance that the abovementioned solar farms would enter into Planning Agreements with Council with payments being comparable to amounts that would be payable under the S7.12 Plans which is 1% of capital investment value.

Greater Hume continues to attract interest for renewable energy projects which include large scale standalone battery facilities and solar farms. Before release of the Guideline, negotiations

concerning Planning Agreements were occurring between Council and proponents of development and the amount payable aligned with our previous Planning Agreements. Adversely affecting the local community, the release of the Guideline curtailed these negotiations and the companies offers defaulted to align with the amounts stipulated in the Guideline.

As an example, the proponent for a standalone battery development with a capital investment value of \$350 million were negotiating with Council for a planning agreement. Those negotiations were for a contribution of approximately \$3.5 million and the proponent and Council discussed part of the payment being a large upfront contribution which would partly be used to help replace the local communities' swimming pool. Once the Guideline was released, the offer was reduced to meet the stipulations of the Guideline and the amount payable was now \$75,000 per year for the operational life of the development. Assuming an operational life of 25 years then the total contribution is \$1.875 million. In accordance with the Guideline no upfront payment is required.

In another example an increase in the battery capacity at the Culcairn solar farm has been approved which expended the capacity from 200MWh to 800 MWh. The capital investment value of this change would be very substantial and in accordance with Guideline no contribution is payable to the local community.

The above examples clearly demonstrates that the criteria within the Guideline disadvantages local communities. The contributions received are less than what other types of development pays under Council's Section 7.12 plan and a significant reduction on previous planning agreements delivered to communities. Smaller ongoing contribution payments instead of larger upfront payments adversely effects Council's ability to utilise the funds to provide public infrastructure of a more substantial nature. Council can borrow against the income source but then the community loose the finance costs.

As a result of the transition to renewable energy, it is regional communities that are experiencing significant changes to their local environment. It has been shown that the terms of the Guideline means that local communities are not fairly compensated. Therefore Council is calling for the Guideline to be revoked until a more equitable benefit sharing criteria can be produced.

Should you wish to discuss this matter, please do not hesitate to contact Council's Acting General Manager Mr Colin Kane on 6036 0100 or via ckane@greaterhume.nsw.gov.au

You**s** faithfully

¢r Leá Parker

GREATER HUME COUNCIL

16 January 2025

Our Ref: LP:CK

Greater Hume Council 2

The Hon Paul Scully MP Minister for Planning and Public Spaces



Ref: MDPE25/125 Your Ref: LP:CK

Cr Lea Parker Mayor, Greater Hume Council PO Box 99 Holbrook NSW 2644 mail@greaterhume.nsw.gov.au

Dear Cr Parker

Thank you for your correspondence about benefit sharing from renewable energy projects and the NSW Government's Benefit Sharing Guideline.

The NSW Government is committed to ensuring that regional communities benefit from the transition to renewable energy, which is why it has released the Benefit Sharing Guideline (Guideline). The Guideline will deliver more than \$400 million over the next 25 years into regional communities, building upon the direct and indirect benefits of the renewable energy transition, such as jobs, lease payments to landholders, neighbours and to local government.

In addition to delivering benefits direct to regional communities, the Guideline improves certainty and transparency in benefit sharing practices across NSW, raising the standard for all communities. The Guideline will make sure that all new generation projects and standalone batteries in rural areas incorporate benefit-sharing with host communities. Additionally, the Guideline increases the value of benefit sharing for solar energy development by five times compared to what was required in the former Government's Large-scale Solar Energy Guideline.

However, I do take note of your concerns about the value of benefit sharing set out in the Guideline, particularly in comparison to developer contributions and some historical planning agreements that predate the current Guideline.

As highlighted in the Guideline, developer contributions are not always suitable for large-scale renewable energy projects or may have limited application. This is because these projects generally have limited impacts on local infrastructure and services, which restricts the scope to collect local infrastructure contributions under section 7.11 or 7.12 of the Environmental Planning & Assessment Act 1979.

Where there are impacts, they are addressed through the assessment process and conditions of consent (for example, requiring the applicant to upgrade roads before beginning construction). This makes sure that projects cannot proceed without the necessary upgrades to infrastructure and services.

The Guideline has been developed to recognise the limited application of the contribution system and to make sure that communities still benefit from renewable energy projects. While there are examples of projects providing more funding than required under the Guideline, there are many more instances where benefit sharing and planning agreements have not been proposed.

The Department of Planning, Housing and Infrastructure worked closely with regional councils, including the Coalition of Renewable Energy Mayors, to develop the Guideline. Despite industry opposition, the NSW Government adopted rates that largely reflect the ask of local Government.

During these consultations industry and communities raised opposition to local government administering benefit sharing funding. Notwithstanding these concerns, the NSW Government understands the close relationship that local government have with their communities. The Guideline makes coordination of funding across multiple projects more transparent, streamlined and effective than under previous arrangements, which will help deliver better outcomes for regional communities.

Taking these factors into account, along with the significant value that the Guideline is expected to generate (over \$400 million over the next 25 years), the NSW Government believes the new arrangements are just and equitable and represent the best outcome for regional communities across NSW.

Should you have any further questions, Matthew Riley, Director, Energy and Resources Policy, at the Department of Planning, Housing and Infrastructure can be contacted on 9274 6339 or matthew.riley@dpie.nsw.gov.au.

Thank you for bringing this to my attention.

Yours sincerely

Paul Scully MP

Minister for Planning and Public Spaces

Kem Succe

16/3/25

Louise Frichot

From: Philip McCartney <philipmac@bigpond.com>

Sent: Sunday, 23 March 2025 4:20 PM

To: MailMailbox

Subject: Submission Regarding Greater Hume Council's Community Strategic Plan

2025-2035 - Focus on Equitable Resource Distribution and Environmental

Enhancement in Culcairn

To the Greater Hume Council,

I am writing as a member of the Culcairn community to provide feedback on the Greater Hume Community Strategic Plan 2025-2035, particularly concerning the equitable distribution of resources across the shire and the enhancement of the environment in Culcairn.

Firstly, I wish to acknowledge the Council's commitment to ensuring that "every community has a voice and a role in shaping our future" and the recognition that "each of our towns and villages is unique, with its own strengths and aspirations". As a resident of Culcairn, I believe it is important that the implementation of this plan reflects a fair and equitable allocation of resources and budget across all towns and villages within the Greater Hume region. The plan itself is underpinned by the social justice principles of access and equity, and I encourage Council to ensure these principles are consistently applied in practice.

Secondly, I am particularly keen to see a stronger focus on environmental enhancement within Culcairn, specifically through the creation of more green spaces. The Community Strategic Plan acknowledges the importance of a "sustainable and beautiful natural region" as one of its five key pillars. Furthermore, the objective for 'Our Environment' includes the aim to "enhance Greater Hume's natural landscapes, biodiversity, and environmental resilience".

In this context, I would like to specifically highlight the long-term community project in Culcairn to develop a new park, known as Railway Park, on disused railway land. This initiative directly aligns with the strategic objective of enhancing natural landscapes and creating family-friendly spaces. The creation of Railway Park would significantly contribute to the liveability of Culcairn, offering recreational opportunities and enhancing the visual amenity of the town, which aligns with the broader goal of creating a connected, inclusive, and liveable region.

The Community Strategic Plan emphasises the importance of community engagement, noting that the plan is a "vision shaped by the voices of our residents, businesses, and community leaders" and a "truly a community effort". The ongoing efforts of the Culcairn community to progress the Railway Park project are a clear demonstration of this community spirit and aspiration.

Therefore, I respectfully suggest that the Greater Hume Council consider:

- Ensuring the equitable distribution of resources across all towns and villages within the shire, so we all receive appropriate investment to address local needs and aspirations.
- Supporting the development of the Railway Park project in Culcairn, recognising its potential to enhance the environment and liveability of the town, aligning with the objectives outlined under the 'Our Environment' and 'Our Community' pillars of the Strategic Plan.
- Considering both existing and future budget allocations and programs of work, as outlined in the Resourcing Strategy, Four-Year Delivery Program, and Yearly Operational Plans, to include addressing the specific environmental needs and community-led initiatives within Culcairn.

I believe that by focusing on equitable resource distribution and supporting community-driven environmental projects like Railway Park, the Greater Hume Council can further strengthen community spirit, enhance the liveability

ANNEXURE 8

of all its towns and villages, and work towards achieving its vision of a "thriving and connected rural region that fosters sustainable growth and enhances the well-being of all residents".

Thank you for considering my submission.

Sincerely,

Philip McCartney Resident of Culcairn

Louise Frichot

Subject: FW: Culcairn to Corowa Rail Trail

From: Francoise McPherson < Francoise McPherson@hotmail.com >

Sent: Thursday, 10 April 2025 11:07 PM

To: Jenny O'Neill <JO'Neill@greaterhume.nsw.gov.au>; Kerry Morton <KMorton@greaterhume.nsw.gov.au>; Annette Schilg <ASchilg@greaterhume.nsw.gov.au>; farrer@aph.gov.au; albury@parliament.nsw.gov.au; MailMailbox <mail@greaterhume.nsw.gov.au>; Lea Parker <LParker@greaterhume.nsw.gov.au>; Benjamin Hooper <BHooper@greaterhume.nsw.gov.au>; Brian Liston <BListon@greaterhume.nsw.gov.au>; Ashley Lindner <ALindner@greaterhume.nsw.gov.au>; Matt Hicks <MHicks@greaterhume.nsw.gov.au>; Tony Quinn <TQuinn@greaterhume.nsw.gov.au>; Emily Jones <EJones@greaterhume.nsw.gov.au>

Subject: Re: Culcairn to Corowa Rail Trail

Hello Councillors & Members of Parliament,

In response to my rail trail presentation, I am hereby providing you with some information regarding economic benefits of rail trails. The question that councils should be asking is not 'Can we afford a rail trail?" but rather, "Can we afford to NOT have a rail trail?". Every single town and village along the way will benefit from a rail trail as has been the case along existing rail trails.

It's been proven by the many rail trails that are now in existence across Australia (most are in Victoria) that the economic benefits are immense. Right now, the Culcairn to Corowa rail line is a bad state being overrun by weeds, tress and tall grass. It's an eyesore and it's going to waste. Both Culcairn and Walla Walla have a lot of heavy truck traffic going through town on a daily weekday basis plus there are many school buses going through these towns as well. That makes cycling on the road dangerous and not very appealing. Turning the railway line into a recreational cycling/walking track makes it an asset that keeps on giving back. It would provide employment opportunities and encourage new businesses to start up. This rail trail would be advertised on the Rail Trails Australia website, council website and it could even have its own website. Once it is completed, the cyclists will come!! With a revived interest in cycling across the country, tourists now actively seek out rail trails and make the most of their time on the trail by also visiting cafes, bakeries, pubs, painted silos/water towers, historical buildings, lookouts, farms offering agritours and many stay overnight. The longer the trail and the more there is to see and do on the way, the longer visitors will stay. That will encourage more options being made available in terms of bed & breakfast accommodations as well as farmstays or expansions of caravan parks.

The rail trail is not only for tourists. Schools can use it for cross country carnivals and physical education classes. Mums and dads with children can go on family outings by bike in a safe environment. There are quite a few young families in Walla Walla with small children who would preferably use a rail trail rather than ride bikes on the road amongst the traffic. Dedicated locals who exercise by jogging or cycling as well as those who prefer to walk, likewise have a safe place to do so on the rail trail away from traffic noise and pollution. Please check out the links below for more information. I sincerely hope this rail trail will become a reality as daily cycling around Walla Walla amongst the many trucks in 100 km/hr zones is not fun! Thank you very much for your positive feedback so far. We look forward to your responses. Kind regards, Francoise

https://www.transport.nsw.gov.au/operations/active-transport/regional-cycling-and-tourism

	Regional cycling and tourism - Transport for NSW Many of regional NSW's non-operational rail lines are being converted into 'rail trails'. Rail trails unlock scenic public land in regional areas offering visitors and local residents a safe option to walk, cycle, jog or use other non-motorised forms of transport such as horse riding. www.transport.nsw.gov.au			
https://www.railtrails.org.au/management-resources-overview/				

https://northernriversrailtrailsupporters.org.au/vision/rail-trails-work-2/rail-trails-work/

https://bicyclensw.org.au/rail-trails-building-local-economies/

https://www.railtrails.org.au/wp-content/uploads/2022/02/Rail-Trails-Benefiting-Local-Communities-2021.pdf

Rail Trails Benefiting Local Communities A snapshot of the economic impact Rail Trails have on their communities

Rail Trails Benefiting Local Communities Cycling Vine Tours Location: Red Hill Rail Trail, Lilydale to Warburton Rail Trail, Bellarine Rail Trail Business type: Tour Operator – self-guided and guided cycle tours Established: 2010 People employed: Two – Owner/Operators Allison Hatton and Libbie Geason Business from the rail trails: 50% related to cycle route, 50% related to expert guides ... www.railtrails.org.au

Rail Trails Building Local Economies – Bicycle NSW Over 20,000 people have visited the Tumbarumba to Rosewood Rail Trail since it opened in April 2020, and the whole region is thriving. Tourists have flocked to the area to soak up the lovely scenery, with many staying multiple nights and spending money in the local stores. bicyclensw.org.au

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From: Françoise McPherson

Sent: Tuesday, April 8, 2025 11:41:50 AM

To: Annette Schilg; farrer@aph.gov.au; albury@parliament.nsw.gov.au; MailMailbox; Lea Parker; Benjamin Hooper; Kerry Morton; Brian Liston; Ashley Lindner; Jenny O'Neill; Matt Hicks; Tony Quinn; Emily Jones

Subject: Re: Culcairn to Corowa Rail Trail

Dear Annette,

Thank you for your reply. I have attached the NSW Rail Trails framework which has more information about rail trails. While I acknowledge that rail trails are expensive to create, they are an asset to the council and especially all the towns and villages along the route. The economic benefits have been well documented with rail trail visitors spending lots of money. Painted silos tend to be visited once but rail trails attract repeat visitors as well as locals. And there are many opportunities for people to set up businesses that complement rail trails so that visitors have somewhere to stay overnight, eat/drink and experience everything there is to do and see in the area such as farm stays, bike rental shops, farm tours, restored historical buildings, reviving a closed down pub (Balldale Hotel is a prime example of what can be achieved with a rundown hotel) and the list goes on. I remain hopeful that one day soon, we can have a rail trail in our area. Maybe the solar farms can contribute funding and maybe the NSW State Government can commit money as well like they did for the Tumbarumba to Rosewood rail trail. Thanks very much. Kind regards, Francoise

From: Françoise McPherson

Sent: Monday, 7 April 2025 7:35 PM

To: farrer@aph.gov.au; albury@parliament.nsw.gov.au; MailMailbox; Lea Parker; Benjamin Hooper; Kerry Morton

; Annette Schilg; Brian Liston; Ashley Lindner; Jenny O'Neill; Matt Hicks; Tony Quinn; Emily Jones

Subject: Culcairn to Corowa Rail Trail

Dear Councillors, Members of Parliament and tourism officer,

I am writing to you in response to the Greater Hume Community Strategic Plan 2025-2035 that was recently published. I, along with a few other rail trails enthusiasts in Greater Hume, believe that a rail trail from Culcairn to Corowa ticks many boxes raised in this strategic plan. We will be forming a subcommittee under the umbrella of the Walla Walla Community Development Committee in the hope that this proposed rail trail is approved. We have been receiving guidance from Rail Trails Australia and the vision statement attached here is the result of our meetings so far. This proposed rail trail will be beneficial in many ways and is positively aligned with the Community Strategic Plan as shown below:

P18: Strategies:

No.2 Seek opportunities to develop recreational facilities including walking and bike (rail) trails.

No.3 Maintain local heritage.

No.4 Support sporting groups to strengthen community spirit.

No.5 Advocate and promote connectivity between towns & regional towns.

No. 6 Advocate and support provision of social activities for retirees and senior citizens.

P21: Our Economy Strategies:

No.2 Invest in tourism development, agritourism and nature-based attractions.

P23: Our Environment:

No.1 Implement stronger protections for agricultural land and noxious weed management.

No.2 Expand tree planting initiatives.

ANNEXURE 8

No.5 Support development of sustainable tourism opportunities that celebrate regional natural beauty, indigenous heritage and history.

P27: Our Infrastructure:

No.6 Develop safer pedestrian and cycling infrastructure including bike trails connecting communities.

Thank you very much for considering this proposal. We look forward to your response. Kind regards, Francoise

4

Have Your Say Form - Greater Hume Community Strategic Plan 2025 - 2035



Submitted on 8 April 2025, 9:20AM

Receipt number HYSCSPWEB1

Related form version

Have Your Say - please provide your comments/suggestions/opinions on the following	Greater Hume Community Strategic Plan 2025 - 2035			
What is your name (first and surname)?	Claire Lawson			
What is your phone number?	0424721648			
What is your email address?	treechangetherapist@gmail.com			
What is your address? (inc Street/Rural Number)	1839 Holbrook Wagga Road Cookardinia			
I live in	Cookardinia			
If other, name town/village/area				

Your Suggestions and/or Comments

Acknowledgement of Country pg 4

The plan starts by elevating and acknowledging the cultural heritage of less 5% of our population. This is not respectful, not community minded and not inclusive. Over 95% of the community who, through no fault of their own, do not share this heritage. We have all contributed to our community. We pay equal rates. Our settlers provided the framework and infrastructure for our buildings, healthcare, education, and prosperity. They should be equally acknowledged on that same page. This is respectful, community minded and inclusive.

Our Economy pg 23

I know of people who would like to start and develop small businesses in our community but won't - solely due to the difficulty of dealing with council. I hope that "support small business..."support with approval process... reduce red tape". means that your staff will actually improve their service provision. This includes being timely and efficient (time is money for small businesses), automatically providing relevant forms when needed, providing written contact details when unexpectedly entering workplaces to deal with matters, providing accurate information.

Our Environment pg Content 24

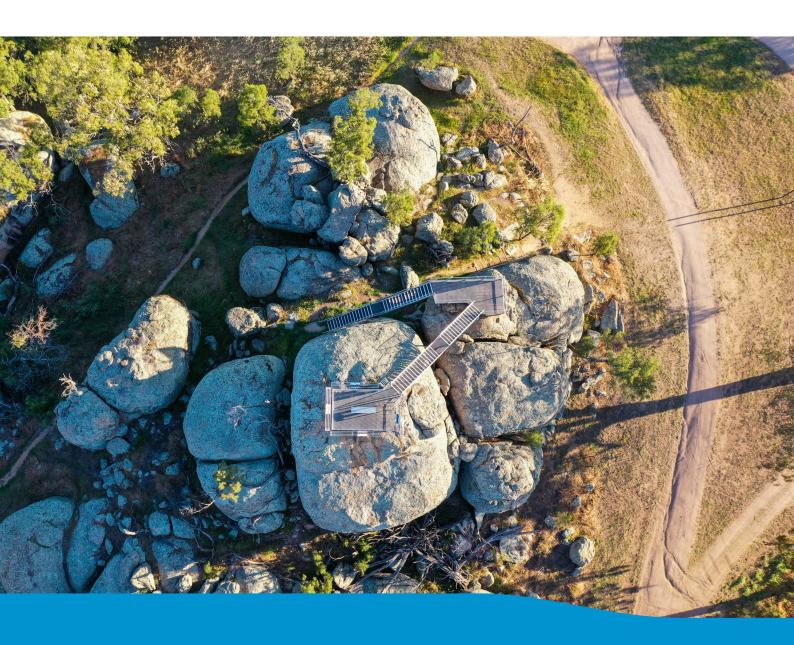
Point 5 - "support sustainable tourism... indigenous heritage..." We all have a heritage that should be valued. NO person should be discriminated against or have their heritage devalued, because their heritage is not Aboriginal. Aboriginal people are just one of many people groups that have contributed to our communities history. Please respect us all

ANNEXURE 8

Our Infrastructure pg 29

I welcome this. As a physiotherapist, I treat elderly clients who would love to walk to the shops but. cannot because there is no footpath. I would love to lobby council for this, but both the clients and myself know it will be just too hard, take too much energy and be too frustrating. So please fix footpaths around Henty, so our elders folks (who have faithfully paid their rates for many many decades) can do their daily exercise of walking to the shops.





Community Strategic Plan 2025 - 2035

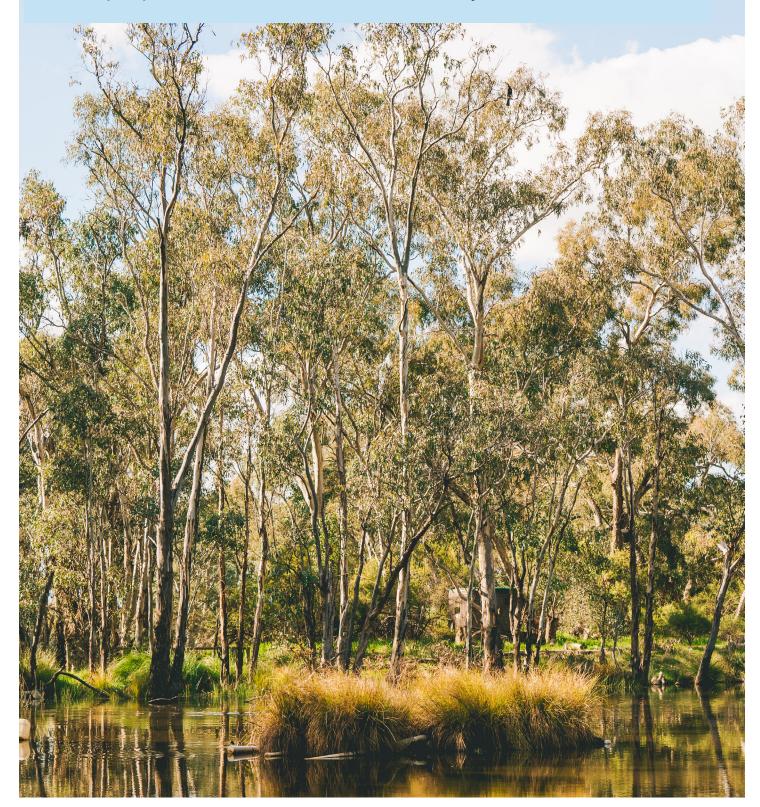
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Acknowledgement of Country

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



Message from the Mayor

It is with great pride and optimism that I present the Greater Hume Community Strategic Plan, a vision shaped by the voices of our residents, businesses, and community leaders. This plan is not just a roadmap—it is a commitment to ensuring that Greater Hume remains a thriving, connected, and liveable region for generations to come.

Through extensive community engagement, it is clear that our community value the strong sense of belonging, rural charm, and natural beauty that define our region. Greater Hume is a wonderful place to live, with its welcoming communities, rich agricultural history and growing local economy. We recognise there are challenges we must address; the need for improved infrastructure, better access to essential services, stronger economic opportunities and balancing the distribution of resources across all towns and villages.

Our community has spoken, and we have listened. This plan sets out five key pillars that will guide our progress over the next decade:

- Our Community A connected, inclusive and liveable region.
- Our Economy A strong, diverse and resilient economy.
- Our Environment A sustainable and beautiful natural region.
- Our Infrastructure Reliable, safe and future ready.
- Our Civic Leadership A Council that listens, engages and delivers.

Importantly, this plan recognises that each of our towns and villages is unique, with its own strengths and aspirations. Whether it's supporting small business, enhancing infrastructure, improving connectivity,

growing tourism, or advocating for better services - this plan ensures that every community has a voice and a role in shaping our future.

We are committed to fostering inclusive decision-making, fair and equitable investment and an unwavering focus on delivering real results for our residents. The coming years will bring both challenges and opportunities, and we will face them together; with determination, collaboration, and a shared vision for a Greater Hume.

I encourage all residents to stay engaged, continue sharing your ideas, and work with us to build a strong and resilient future. Together, we will make Greater Hume a place where families flourish, businesses thrive, and communities remain connected and proud.

Thank you.

Cr Lea Parker, Mayor



Our Vision

A thriving and connected rural region that fosters sustainable growth and enhances the well-being of all residents while preserving its rich heritage, the natural beauty and character of our community.

Our Mission

Provide strong civic leadership through collaboration, advocacy, genuine community engagement and innovation; invest in sustainable infrastructure, support local businesses, and foster a vibrant, inclusive community where people of all ages can live, work, and thrive.

Our Core Values

- 1. Community First Supporting strong, connected and inclusive communities.
- Integrity and Transparency Open and honest decision-making that reflects the needs of all residents.
- **3. Sustainability and the Environment** Preserve the rural character and unique attributes through environmental stewardship and sustainable land use whilst protecting and enhancing our natural resources for future generations.
- **4. Economic Development, Innovation and Growth** Encouraging sustainable development, supporting local business, employment and tourism.
- **5.** Collaboration Working together with residents, businesses and government partners for shared success.
- **6. Resilience and Adaptability** Preparing for future challenges while preserving our rural identity.

Our Plan

Greater Hume Council's Community Strategic Plan captures the ambitions and priorities of our community, laying out a roadmap through to 2035.

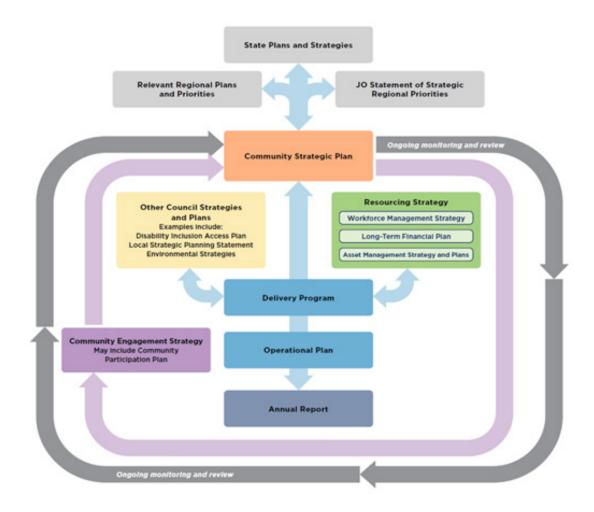
The Plan identifies where we are now and our strategic objectives for achieving our vision and goals, giving consideration to social, environmental, economic and civic leadership issues. It is underpinned by the social justice principles of access, equity, participation and equal rights, seeking to provide a healthy, prosperous and sustainable future for all of us who live, work and play in Greater Hume.

The Plan becomes Councils' guide for short-term projects and a longer-term program of works, as well as known maintenance and renewal works to be delivered across our community. This is further broken down through our Resourcing Strategy, Four-Year Delivery Program and Yearly Operational Plans.

This plan is truly a community effort, encompassing external agencies strategic plans, and consultation with stakeholders to accomplish our shared strategic priorities.

Our Framework

All NSW Councils are required to deliver their operations based on the Integrated Planning and Reporting (IP&R) Framework. The Framework allows Councils to draw together their various plans, strategies and reports, understand how they interact and get the maximum influence from their efforts by planning and taking a big-picture-view of the future.



Our Region, Our Community

Greater Hume is located in the southern NSW transport corridor between the regional centres of Albury and Wagga Wagga. It borders Victoria and local government areas of Wagga Wagga, Albury, Federation, Lockhart and Snowy Valley Councils. Greater Hume is linked by the Hume Freeway, Riverina and Olympic Highways. The Main Southern Railway Line traverses the region. Greater Hume has proximity to the Ettamogah Rail Hub, regional airports are nearby at Albury and Wagga Wagga and offer frequent direct flights to Sydney, Brisbane and Melbourne.

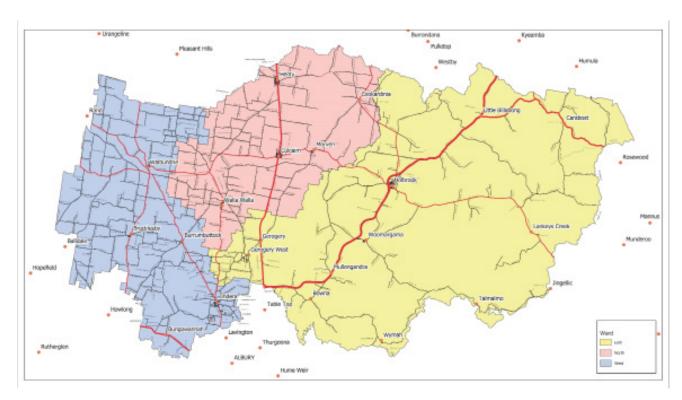
The five towns and six villages dispersed across Greater Hume play a key role in servicing traffic between regional and metropolitan centres while also servicing surrounding agricultural industries and meeting economic and social needs of local residents.

With a population of 11,157 (ABS 2021) and an area spanning 5,939km, Greater Hume is connected, attractive, safe and prosperous. There is a strong sense of community identity, resilience and respect for Country. Generally, residents can access a range of jobs, housing, events, festivals, education, health, recreational and other community services, all within a beautiful natural and rural environment. The population is growing due to its location. Albury, Wodonga and Wagga Wagga have a major influence on Greater Hume through employment and access to higher level goods and services. There are growing numbers of residents who work in Wagga Wagga or Albury / Wodonga who have chosen an affordable rural and community lifestyle in Greater Hume.









What Makes Greater **Hume a Great Place** to Live?

"Rural lifestyle, slow and peaceful"

> "Bird life and natural landscape"

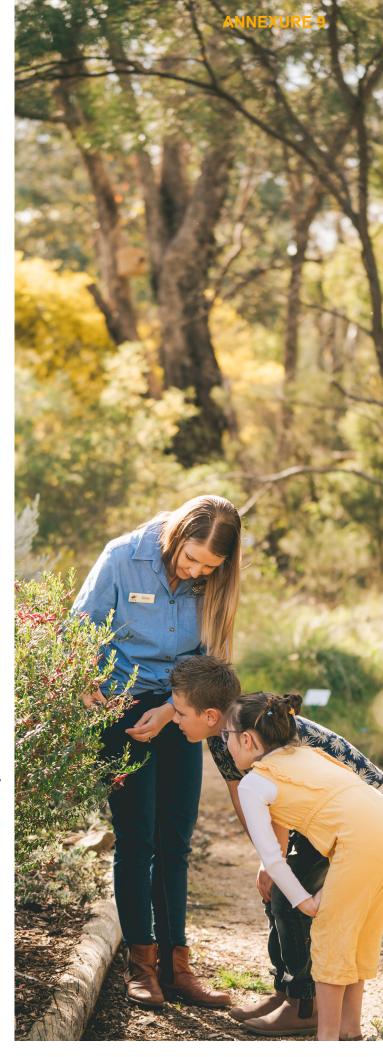
"Local trees and Aboriginal heritage"

> "Nothing beats the strong sense of community"

"Affordable housing"

"So many things make our area a great place to live"

"Sense of community yet close to Albury for complex health, employment and education opportunities"





Our Community

Greater Hume Council is made up of five towns and six villages dispersed across the area, Jindera, Holbrook, Henty, Culcairn and Walla are the key towns.

With a median age of 37 years, Jindera is the youngest locality in Greater Hume. The oldest is Henty with a median age of 51 years (ABS, 2021).

Population

In 2021, the percentage of the community 60 years or older was 29.6%, the 70-74 years cohort recorded the largest change in Greater Hume, with an additional 167 people, a 31.2% increase from 2016 (ABS, 2021).

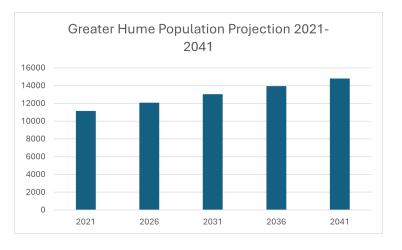
Population Projections 2021-2041

The population projections for Greater Hume shows an increase of approximately 182 people per year (NSW Planning accessed February 2025).

- Total Greater Hume population expected to increase to 14,801 by 2041.
- By 2041, the share of 65+ year olds in Greater Hume will be 21.2%.
- By 2041, the median age in Greater Hume will be 42.3.

The drivers of change, considering demographic components of population change, babies born, people dying and people moving in and out of the area, are;

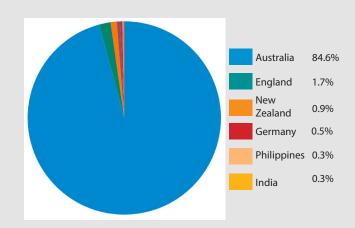
- Natural change = +734
- Migration = +2,965



Birthplace

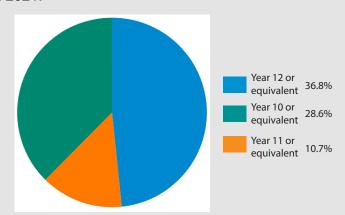
This profile provides insights into multiculturalism and ethnic diversity.

Of the 11,157 residents in Greater Hume in 2021:



Education

Of the 8,907 applicable residents in Greater Hume in 2021:



An additional 542 people completed year 12, a 19.8% increase from 2016.

Socio-economic Indexes for Areas (SEIFA)

The Australian Bureau of Statistics (ABS) broadly defines relative socio-economic advantage and disadvantage in terms of people's access to material and social resources, and their ability to participate in society, this measurement is known as the SEIFA score. Greater Hume's SEIFA score of Relative Socio-Economic Disadvantage in 2021 was 999 (Decile 7) up from 987 (Decile 6) in 2016.

In 2021, the least disadvantaged locality was Table Top, whereas Henty was the most disadvantaged (ABS).

Our Economy

Key industries include agriculture and a thriving small to medium manufacturing sector with well established and emerging work opportunities. Greater Hume is an attractive location for storage and distribution logistics. The Holbrook Industrial Estate offers fully serviced allotments with close proximity to the Hume Freeway. Jindera Industrial Estate, located just north of Albury at Jindera, offers an affordable and convenient location for business.

Tourism

A summary of the visitation year ending 2024

Visitors: 155.4K

Visitor Nights: 131.8K

Average Length of Stay: 1.7 days

Total Expenditure: \$46.1M

Expenditure per night: \$220.90

Expenditure per trip: \$295.80

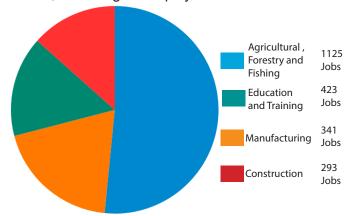
Greater Hume Ranks (2021)

- No. 1 in NSW for Broadacre crops - Cereal crops - All other cereals for grain or seed \$3,465,146
- No. 1 in NSW for Hay & Silage -Pasture (including lucerne), cereal & other crops cut for silage - Area (ha) 4,960
- No. 1 in NSW for Cereal crops All other cereals for grain or seed - Area (ha) 3,035

Sourced from NSW Department of Primary Industries 2025.

Employment

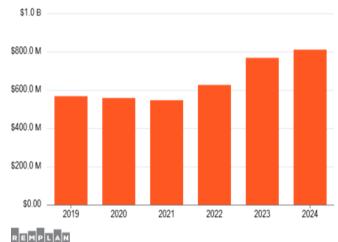
In 2021, the 4 largest employment sectors were:



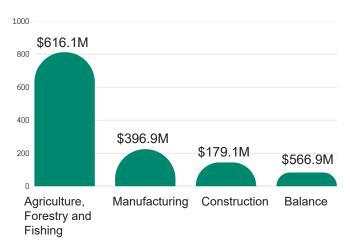
Economic Output 2023-2024

The Gross Regional Product (GRP) for 2023-2024 was \$810M, the top 4 sectors gross value of goods and services transacted in 2023-2024 (REMPLAN 2024)

Gross Regional Product



Total Output in Greater Hume is estimated at \$1,759.042 million (REMPLAN, 2024).



Our Environment and Climate Change

The NSW Riverina Murray Regional Plan 2041 describes that before colonisation, Aboriginal people lived in the region for at least 60,000 years, the environment was sustainable, threatened only by natural hazards which were met with resilience gained from generations of life on Country. The Aboriginal economy was tied to the land, which provided spiritual, cultural and physical sustenance.

Since colonisation, land has been cleared, new flora and fauna have been introduced and the movement of water across the landscape has been modified. The region is now considered an agricultural area of national significance and the value of the land for cropping and grazing has led to widespread clearing of native vegetation. Much of the remaining vegetation is located on steeper, rocky or infertile soils and some on travelling stock routes and railway lines.

Natural disasters and climate change

Recent years has seen people in Greater Hume continue to confront natural disasters such as drought, bushfires and floods highlighting the need to maintain and improve the resilience of the region's important natural assets that underpin its communities and economy.

Varying climate conditions adversely impact vulnerable regional systems such as small communities, agricultural productivity, water, transport, energy, the visitor economy and telecommunications and digital connectivity.

The NSW Riverina Murray Regional Plan 2041 describes climate projections indicating warmer temperatures and considerable seasonal and annual rainfall variability for our region.

"The changing climate is increasing or likely to increase the frequency, intensity and extent of floods, bushfire and droughts and could bring about cumulative or concurrent largescale events or new hazards such as urban heat islands and increases in extreme poor air quality events. These changes could affect resilient and sustainable future development outcomes" (The Riverina Murray Regional Plan 2041, p13).

Temperature Projected Changes	Rainfall Projected Changes
Maximum temperatures are projected to increase: • Near future by 0.4 - 1.0C • Far future by 1.5 - 2.5C	Rainfall is projected to decrease in spring and to increase in summer and autumn
Minimum temperatures are projected to increase: • Near future by 0.4 - 0.8C • Far future by 1.3 - 2.4C	Average fire weather is projected to increase in summer and autumn. Severe fire weather is projected to increase in summer and spring.
The number of hot days will increase and cold days will decrease.	

Landcare

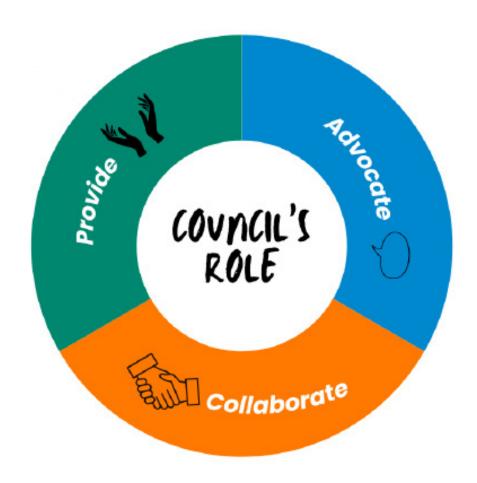
Across Greater Hume, West Hume Landcare and Holbrook Landcare Network are working with landholders, the community, peak bodies, and universities to reduce carbon emissions: increase the uptake of technologies; support innovation and best-practice land management; tackle salinity and soil health issues; implement erosion intervention projects; improve biodiversity and water quality; protect remnant grassy woodlands; and plant native species to create habitats for native animals.



Council's Role

While Greater Hume Council serves as the steward and facilitator of the Community Strategic Plan, achieving our long-term community goals will require a shared commitment from all levels of government, businesses, industry groups, community organisations, and individuals.

The Plan outlines the Council's role in the delivery of each priority, and these roles are described below using the following terms:



Provide -

Services, facilities, infrastructure, programs, planning and engagement.

Advocate -

Amplify the voice of our community to get the best possible outcomes.

Collaborate -

Partner with the community, business and industry, other councils and other tiers of government.

Our Community Engagement Strategy

Aim

Our aim was to consult and engage with the Greater Hume community to inform and support the Community Strategic Plan (the Plan) and the development and implementation of the Council's Delivery Program (DP) and Operational Plan (OP) activities.

Objectives

Our objectives were to:

- Adopt a strengths-based approach focusing on identifying, celebrating, and leveraging the unique strengths, talents, and resources of Greater Hume community members.
- Utilise a variety of engagement methods to reach different community groups, business owners, service providers and visitors.
- Work towards empowering the community to play an integral role in shaping the Plan and valuing their input in decision making processes.

Strategies

We used several strategies, these included:

- Online survey with QR code posted on social media, Flyers on Notice Boards and sent by email to business, community groups and committees of council
- 3 ZOOM Sessions
- 20+ Cuppa with Councillor sessions across **GHC**
- Customer service assistance with paper based or online surveys
- Mail out of surveys to ratepayers

What we asked

- 1. What makes Greater Hume a great place to live?
- 2. What do you think are the main challenges facing your community?
- 3. What have you seen in another small rural council that you think would work well in your community?
- 4. Please rate what you would like to see achieved in your community in the next ten years.
- 5. Please rate your satisfaction with Greater Hume Council's communication and engagement with the community.
- 6. Imagine your community in 10 years! How would you like the community of Greater Hume to evolve? Please share your vision and any additional thoughts for the Council's 10-year Community Strategic Plan.

Summary

The community engagement and consultation was conducted over a 13-day period, gathering insights from 1,014 respondents across Greater Hume. With a total population of 11,157, this represents an engagement rate of almost 10%, providing a strong and representative sample of community sentiment.

The engagement process demonstrated strong community pride, a commitment to preserving the region's rural character, and a desire for sustainable growth that enhances liveability, economic opportunity, and essential services. While Greater Hume is valued for its sense of community, affordability, and natural beauty, significant challenges remain in infrastructure maintenance, healthcare access, economic development, and council engagement. Key tensions were identified, highlighting the need to balance growth with preservation, development with sustainability, and investment with equitable distribution.

The findings provided a clear roadmap for shaping the Community Strategic Plan 2025-2035.

Our Community Engagement Strategy



Many state and regional plans were considered when developing this Community Strategic Plan.

These included:

Commonwealth

Regions 2030 Unlocking Opportunity

NSW State

20 Year Economic Vision for Regional NSW

Net Zero Plan

Future Transport Strategy

Staying Ahead: State Infrastructure Strategy 2022-2042

Visitor Economy Strategy 2030

Aboriginal Health Plan 2024-2034

NSW Regional Health Strategic Plan 2022-2032

Staying Ahead: State Infrastructure Strategy 2022-2042

Create NSW Strategy 2024-2033

NSW 24-Hour Economy Strategy

NSW Office of the Cross Border Commissioner Strategy

NSW Exceptional Rural Healthcare: Strategic Plan 2021-2026

NSW Local Aboriginal Land Councils Strategic Plan 2022-2026

Regional

Murray Regional Economic Development Strategy 2023

RAMJO Statement of Strategic Priorities 2022

Murrumbidgee Health District Strategy

Murrumbidgee Primary Health Network Strategy

Destination Riverina Murray Strategic Plan

NSW Riverina Murray Regional Plan 2041

Southern NSW Drought Resilience Adoption and Innovation Hub Strategic Plan

Holbrook Landcare Network Strategic Plan

Murray and Riverina Local Land Services Strategies 2021-2026

Our Community Engagement Strategy

The Greater Hume Community Strategic Plan consists of five pillars:

Our Community

A Connected, Inclusive and Liveable Region

Our Economy

A Strong, Diverse and Resilient Economy

Our Environment

A Sustainable and Beautiful Natural Region

Our Infrastructure

Reliable, Safe and Future Ready

Our Civic Leadership

A Council that Listens, Engages and Delivers

Each pillar outlines strategic objectives based on community feedback, envisages where we want to be, how we will get there, Council's role, and essential partners and collaborators.

Understanding this Document

Strategies

The strategies define the specific actions to achieve the outcomes. The strategies will form the basis of Council's delivery plan.

Measure

These measures will help to determine how we have progressed towards achieving the strategies.

"At Start of Plan" Results

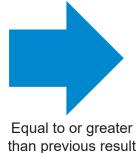
These indicators are the result of the Greater Hume Council 2024 Community Satisfaction Survey.

These indicators will serve as a benchmark for the 2025 - 2035 plan.

"Desired Change"

The 2035 target is measured against the 2024 survey result. The arrows indicate the desired trend for the life of the plan.









Our Community

A Connected, Inclusive, and Liveable Region

Our Community

Objective: Enhance liveability, support community well-being, advocate for access to essential services, recreational opportunities, diverse housing options and provide quality services that meet the diverse needs of all residents.

	Strategies	Councils Role	Our Partners
1	Improve access to healthcare, aged care and continue to improve access to children services and youth programs across our communities.	Provide Advocate Collaborate	 Australian Government NSW Government Department of Education Not for Profits Health providers Murrumbidgee Local Health District Murrumbidgee Primary Health Network Albury Wodonga Health UPA Community Holbrook Meals on Wheels YES Services Intereach
2	Seek opportunities to develop recreational facilities, walking, rail and bike trails, inclusive playgrounds and family-friendly spaces.	Provide	 Community groups and sporting clubs National Parks Wildlife Services Landcare Australia Rail Track Corporation
3	Maintain local heritage and respect, promote, support and promote cultural diversity, and inclusivity and embed Aboriginal culture and stories in our community through events, festivals, and community programs.	Advocate Provide	 Albury Local Aboriginal Land Council Landcare Local Land Services Traditional owners First Nations People Community members Community groups Wagga Wagga Local Aboriginal Land Council Crown Lands
4	Support volunteer and sporting groups to strengthen community spirit and inclusive participation.	Provide Collaborate	 Community groups Community leaders Sporting groups Regional Disability Access Service (RDAS) Not for Profits
5	Advocate and promote public transport access and connectivity between towns and regional centres.	Advocate Collaborate	 Local bus and coach service operators NSW Train Link Community Groups Taxi Uber Transport NSW
6	Advocate and support provision of more social activities and support networks for retirees and seniors.	Advocate Provide	 Holbrook Meals on Wheels Intereach Murrumbidgee Local Health District Murrumbidgee Primary Health Network Not for Profits Clubs Service Clubs
7	Maintain aged care housing and encourage investment in affordable housing, monitor rental availability.	Provide Advocate	Homes NSW

Our Community Measures

Measure	Source	At Start of Plan	Desired Change
The region offers a good mix of entertainment options	Community Satisfaction Survey	3.0	1
There is good access to sporting and recreational services	Community Satisfaction Survey	4.1	
I live in an inclusive community	Community Satisfaction Survey	3.7	-
Residents have an option to have a say on important issues	Community Satisfaction Survey	3.1	1
Affordable housing	Community Satisfaction Survey	3rd Top issue from 2% in 2019 to 13% in 2024	1
Access to health, aged care and children services	Community Satisfaction Survey	12th Top issue from1% in 2019 to 4% in 2024	1
Community pride	Community Satisfaction Survey	4.1	•
I feel safe where I live	Community Satisfaction Survey	4.4	
There is good access to open spaces like parks and playgrounds	Community Satisfaction Survey	4.3	
Appearance of towns and villages	Community Satisfaction Survey	3.6	-
Provision of childrens services	Community Satisfaction Survey	3.4	1
Provision of services and facilities for older people	Community Satisfaction Survey	3.4	1
Provision of services and facilities for youth	Community Satisfaction Survey	3.1	1

Greater Hume Council's supporting documents, plans or strategies

- Disability Inclusion Action Plan 2021-2025
- Community Satisfaction Survey 2024
- Children Services Strategic Plan
- Greater Hume Local Strategic Planning Statement 2020

Our Economy

A Strong, Diverse, and Resilient Economy



Our Economy

Objective: Build a strong and diverse economy, support local businesses, attract investment, grow tourism and create job opportunities that retain young people and families.

	Strategies	Councils Role	Our Partners
1	Invest in economic development to support small business development and support with approval processes and reducing red tape.	Provide	Business NSWEnterprise PlusNSW Government
2	Invest in tourism development, to promote tourism and opportunities for silo art, facilitate nature-based attractions, and town beautification and encourage agri-tourism.	Collaborate Provide	 Destination Riverina Murray Murray Regional Tourism Community Groups Landcare Crown Lands Destination NSW
3	Support the expansion of local industries, including agriculture, manufacturing and small business, taking into consideration the importance of preserving valuable agricultural land.	Provide Advocate	Business NSWLocal businessLocal Land ServicesPrivate developersNSW Government
4	Encourage innovation and advocate for digital connectivity, improving Internet access for home-based and remote workers.	Advocate Collaborate	NBN Telco providers
5	Strengthen partnerships with regional universities, TAFEs, and training providers to enhance job skills, attract skilled workers and opportunities to retain young people.	Collaborate	UniversitiesTAFE/RTOsLocal business and industry

Our Economy Measures

Measure	Source	At Start of Plan	Desired Change
Greater Hume is a better place to work	Community Satisfaction Survey	3.5	
Range of employment and business opportunities	Community Satisfaction Survey	3.2	1
Affordable to live in the region	Community Satisfaction Survey	3.8	
Promoting economic development	Community Satisfaction Survey	3.0	1
Promotion of tourism	Community Satisfaction Survey	3.3	1
Town planning and timely processing building applications	Community Satisfaction Survey	2.6	1
There is a range of employment and business opportunities	Community Satisfaction Survey	3.2	1
Gross Regional Product	REMPLAN	\$810.4 M	1
Social Economic Indexes for Areas	ABS	999 (2021)	<u></u>
Unemployment	REMPLAN	1.8% September 2024	•
Jobs	REMPLAN	3512	1
Building Approval	REMPLAN	\$44.5M	1
Visitation	Destination Riverina Murray	\$46.1M Exp 2024	1

Greater Hume Council's supporting documents, plans or strategies

- Greater Hume Council Local Strategic Planning Statement 2020
- Economic Development and Social Plan 2017-2022
- Workforce Development Management Plan 2022-2026
- Visitor Experience Plan 2018

Our Environment

A Sustainable and Beautiful Natural Region



Our Environment

Objective: Protect natural assets, promote sustainable development, invest in resilience to climate change and enhance Greater Hume's natural landscapes, biodiversity, and environmental resilience.

	Strategies	Councils Role	Our Partners
1	Implement stronger protections for agricultural land, noxious weed management, and ensuring responsible development and land use.	Collaborate Provide	Local Land ServicesLocal landholdersNSW FarmersEnergy CoSoftwoods Managers
2	Expand tree-planting initiatives and green spaces in towns and villages.	Provide	Local communityCrown LandsLandcareNSW Government
3	Improve waste management and recycling facilities, including better access for rural residents.	Provide Collaborate	NSW GovernmentLocal communityEPA
4	Advocate for climate resilience through water conservation, renewable energy projects, and responsible land use.	Advocate Provide	Adapt NSWLandcareNSW WaterRiverina WaterCommunity
5	Support the development of sustainable tourism opportunities that celebrate the region's natural beauty, Indigenous heritage, and history.	Provide Collaborate	 Destination Riverina Murray Murray Regional Tourism Local vendors Aboriginal Elders Albury and Wagga Wagga Local Aboriginal Land Councils
6	Enhance flood mitigation efforts and disaster preparedness planning to protect homes and businesses.	Provide	REROC NSW Government

Our Environment Measures

Measure	Source	At Start of Plan	Desired Change
Protection of wetlands, natural environment, and wildlife	Community Satisfaction Survey	3.5	•
Waste collection	Community Satisfaction Survey	3.5	•
The natural environment in the region is protected	Community Satisfaction Survey	3.7	•
Promotion of tourism	Community Satisfaction Survey	3.3	•
Noxious weeds and control of public land	Community Satisfaction Survey	2.8	•

Greater Hume Council's supporting documents, plans or strategies

- Visitor Experience Plan 2018
- Waste Strategy 2019- 2023
- Local Strategic Planning Statement 2020
- Water Supply Management Plan 2017
- Asset Mangagement Strategy (Resourcing Strategy 2022-2026)
- **Energy Savings Action Plan 2021**



Our Infrastructure

Reliable, Safe and Future Ready

Our Infrastructure

Objective: Deliver, maintain and advocate for essential infrastructure, prioritising roads, transport, digital connectivity, and essential services to support growing communities.

	Strategies	Councils Role	Our Partners
1	Continue to invest in better road maintenance, drainage, and footpaths across all towns and communities.	Provide Advocate Collaborate	Transport NSWAustralian GovernmentDevelopersNSW Government
2	Work towards improving sewerage and water infrastructure, particularly in smaller villages to support growth.	Provide Collaborate	Australian GovernmentDevelopersNSW GovernmentRiverina WaterEPA
3	Promote public transport options, including commuter buses linking to Albury and Wagga Wagga.	Advocate	 On Demand Bus Service NSW Rail Transport NSW Local Bus Proprietors Australian Rail Track Corporation
4	Continue to upgrade sporting facilities, pools, and parks to enhance recreation opportunities.	Provide	Community GroupsNSW GovernmentLandcare
5	Advocate and maintain affordable housing developments with well-planned infrastructure and open spaces.	Advocate Provide	Developers Not for Profits Homes NSW
6	Develop safer pedestrian and cycling infra- structure, including bike trails connecting communities.	Provide	 Transport NSW Community Groups Australia Rail Track Corporation NSW Government Australian Government

Our Infrastructure Measures

Measure	Source	At Start of Plan	Desired Change
Appearance of towns and villages	Community Satisfaction Survey	3.6	
Maintaining sealed roads	Community Satisfaction Survey	2.4	
Maintaining unsealed rural roads	Community Satisfaction Survey	2.3	1
Maintaining town roads	Community Satisfaction Survey	3.0	
Provision and maintenance of sporting fields	Community Satisfaction Survey	3.9	-
Provision and maintenance of parks, playgrounds and reserves	Community Satisfaction Survey	3.7	-
Provision and maintenance of swimming pools	Community Satisfaction Survey	3.9	-
Provision of footpaths and walking paths	Community Satisfaction Survey	3.3	1
Protection of heritage buildings	Community Satisfaction Survey	3.5	-
Maintenance of public toilets	Community Satisfaction Survey	3.5	-

Greater Hume Council's supporting documents, plans or strategies

- Roads Strategy 2023-2027
- Transport Asset Management Plan 2017
- Asset Mangagement Strategy (Resourcing Strategy 2022-2026)





Our Civic Leadership

A Council that Listens, Engages and **Delivers**

Our Civic Leadership

Objective: Strengthen trust in Council through transparency, proactive community engagement, responsiveness, and inclusive decision-making.

	Strategies	Councils Role	Our Partners
1	Enhance communication and engagement, ensuring residents have a voice in decision-making.	Provide	Community Community Groups Local Government NSW Office of Local Government NSW NSW
2	Invest in supporting the streamlining of approvals and services, making it easier for businesses and community projects to succeed.	Provide	NSW Government Community Groups
3	Communicate how funding is distributed fairly across all our communities.	Provide	Community groups
4	Increase Councillor visibility and accessibility, with regular local meetings and face-to-face engagement.	Provide	Community Community groups
5	Invest in professional development for Council staff to improve communication, community engagement and service delivery.	Provide	Local Government NSW Private providers
6	Advocate for regional funding and part- nerships to bring more investment into Greater Hume.	Advocate	 Regional Development Australia - Murray Riverina Eastern Region Of Councils Business NSW – Riverina
7	Strengthen accountability, ensuring projects are completed on time and within budget.	Provide	ContractorsSuppliers

Our Civic Leadership Measures

Measure	Source	At Start of Plan	Desired Change
Consulting with community	Community Satisfaction Survey	2.7	1
Council responsiveness to community needs	Community Satisfaction Survey	2.8	1
Informing community of Council decisions	Community Satisfaction Survey	2.7	1
Council leadership and advocacy	Community Satisfaction Survey	2.7	
Residents have the opportunity to have a say on important issues	Community Satisfaction Survey	3.1	1
Promoting economic development	Community Satisfaction Survey	3.0	1
Community service provided to residents by Council staff	Community Satisfaction Survey	3.5	
Town planning and timely processing of building applications	Community Satisfaction Survey	2.6	

Greater Hume Council's supporting documents, plans or strategies

Community Engagement Strategy 2025

The Future of Greater Hume

Through collaborative leadership, smart investment, and strong community connections, Greater Hume will continue to develop into a thriving and sustainable region that retains its rural character while embracing new opportunities for prosperity and well-being.

By focusing on people, place, and progress, Greater Hume will be a leading example of a wellbalanced, liveable, and forward-thinking rural community.

Reporting Our Progress

Reporting is a key element of the IP&R Framework. Council uses a variety of tools to report back to our community about our progress in achieving the Community Strategic Plan and implementing the Delivery Program, as well as our financial performance against the annual and longer-term budgets, these include:

- Annual Report: Within five months of the end of each financial year, Council prepares an Annual Report, which includes a copy of our audited financial reports. The Annual Report details our progress in implementing the Delivery Program and the activities we have undertaken to deliver on the objectives of the Community Strategic Plan.
- End of Term Report: Tabled at the last meeting of the outgoing Council, the End of Term Report provides an update on our progress in implementing the Community Strategic Plan over the term of the Council, as well as the results and outcomes the implementation of the Community Strategic Plan has had for our community.
- State of the Environment Report: Included in the Annual Report in the year in which an ordinary election is held is a State of the Environment Report. This document reports on environmental issues relevant to the objectives for the environment established by the Community Strategic Plan.
- Delivery Program Progress Reports: Every six months, Council prepares a report detailing our progress in achieving the principal activities detailed in the Delivery Program.
- Budget Review Statement: Council prepares a Budget review statement three times each year which shows, by reference to the estimate of income and expenditure set out in the statement of Council's Revenue Policy in the Operational Plan for the relevant year, a revised estimate of the income and expenditure for that year.

Glossary

Term	Explanation	
ABS	Australian Bureau of Statistics	
REMPLAN	REMPLAN are specialists in providing area-specific data	
EPA	Environment Protection Authority	
NSW	New South Wales	
REROC	Riverina Eastern Region of Councils	
RTO	Registered Training Organisation	
TAFE	Technical and Futher Education	
NBN	National Broadband Network	
UPA	United Protestant Association	
The Plan	Community Strategic Plan	
DP	Delivery Plan	
OP	Operational Plan	
IP&R	Integrated Planning and Reporting	

Acknowledgements

The Greater Hume Council Community Strategic Plan 2035 has been developed in partnership with the Greater Hume Council and Karoo Consultancy.

Greater Hume Council wish to thank the community members who gave their time and thoughts during the engagement process to inform the strategy.



Cr Lea Parker Mayor



Cr Ben Hooper **Deputy Mayor**



Cr Kerry Morton



Cr Annette Schilg



Cr Brian Liston



Cr Jenny O'Neill



Cr Ashley Lindner



Cr Matt Hicks



Cr Tony Quinn





Children Services Safe Arrival and Transportation of Children Policy – Centre Based Care

Document Name	Document Version Number	Review Date
Safe Arrival and Transportation of Children	1.0	April 2027
Date Adopted	Minute Number	Status
Click Here to Enter Date	DRAFT	New Policy

Purpose

The purpose of this policy is to ensure the safe transportation of children that are enrolled as part of childcare service within our community. This includes but is not limited to excursions, single trips and regular transportation and to ensure the safe arrival of children travelling between services.

The Education and Care Services National Regulations mandates approved providers to ensure their services have policies and procedures in place in relation to the safe transportation of children and take reasonable steps to ensure those policies and procedures are followed (Reg. 170) [ACECQA, 2021].

Scope

This policy applies to children, families, primary care giver, approved provider, nominated supervisor, staff, educators and managers of the service.

Definitions

Excursion	An outing organised by an education and care service
Regular Outing	In relation to an education and care service, means a walk, drive or trip to and from a destination that the service visits regularly as part of its educational program; and where the circumstances relevant to the risk assessment are substantially the same on each outing
Regular Transportation	In relation to an education and care service, means the transportation by the service or arranged by the service (other than as part of an excursion) of a child being educated and cared for by the service, where the circumstances relevant to a risk assessment are the same for each occasion on which the child is transported.
Transportation	Transportation forms part of an education and care service if the service remains responsible for children during the period of transportation. The responsibility for, and duty of care owed to, children applied in scenarios where services are transporting children, or have arranged for the transportation of children, including between an education and care service premises and another location, for example their home, school or a place of excursion.
Transition	In relation to the day-to-day process of moving between the service and a range of different education and care settings or from the education and care setting to a school setting. Written authorisation: authorisation given by a parent or other person named in the child's enrolment record as having authority to authorise the child being transported by the service or on transportation arranged by the service. If the transportation is regular transportation, the authorisation is only required to be obtained once in a 12-month period.



Children Services Safe Arrival and Transportation of Children Policy – Centre Based Care

Policy Content

We acknowledge Greater Hume Council's duty of care obligations by adhering to relevant legislation including Care and Education Regulations, Workplace Health and Safety Regulations, Service NSW and Vic Roads requirements for vehicle use and licensing.

Our Service aims to ensure the safe and secure arrival and departure of all children into our service who may be travelling to or from another early childhood service or education facility.

We are committed to identifying and minimising risks and potential hazards to ensure children are not placed at risk of harm or hazard when travelling between educational facilities and our Service, and ensure they arrive safely at their destination.

Every reasonable precaution is taken to protect children from harm and from any hazard likely to cause injury. Appropriate safety measures have been implemented through our comprehensive risk assessment process to ensure supervision is adequate at all times, including when children are travelling between our service and another educational facility.

Precautions may include:

- supervision
- maintaining correct educator to child ratios
- maintaining accurate attendance record
- ensuring vehicles are well maintained, fit for purpose
- appropriate child restraints are in place for children in our care
- staff are suitably trained and aware of their responsibilities.

Examples of travel between education and early childhood services may include, but is not limited to:

- A child travelling to or from our Service to school or from school to our Service
- A child travelling to or from our Service to an Out of School Hours Service (OSHC) or from the OSHC Service to our Service
- A child travelling to or from our Service to a Family Day Care Service (FDC) or from the FDC Service to our Service.
- A child travelling to or from our Service and a residential address.

Continuous Improvement

Our Safe Arrival and Transportation Policy will be reviewed regularly and updated as required in consultation with children, families, staff, educators and management. If amendments are made by the Education and Care Services National Regulations the policy will be reviewed and updated to be in line with new requirements.

Links to Policy

Child Safe
Delivery and Collection of Children
Providing a Child Safe Environment
Enrolment and Orientation

Links to Procedure

Delivery and Collection of Children Providing a Child Safe Environment Enrolment and Orientation

Links to Forms

Risk assessment and management plan for safe arrival and transporting children Transporting Children Authorisation Form (other than excursions)



Children Services Safe Arrival and Transportation of Children Policy – Centre Based Care

References

The Australian Children's Education & Care Quality Authority (ACECQA)

ACECAQ (2023) Guide to the National Quality Framework.

NQF Review 2019 ACECQA 2023 Policy and Procedure Guidelines - Safe Transportation of Children

NQF Review 2019 ACECQA 2023 Fact sheet. Changes to Regular Transportation of Children

ACECQA (2023) Risk Assessment and management- Safe Transportation of children safety checklist and regular transportation record form.

NQF 2019 Review ACECQA (2023) Guidance for Adequate Supervision during Transportation.

NQF 2019 Review ACECQA (2023) Minimising the Risk of Children Being Left Behind in Vehicles.

<u>Australian Government Department of Education - My Time, Our Place- Framework for School Age Care in Australia.V2.0, 2022</u>

Early Childhood Australia ECA Code of Ethics

Children (Education and Care Services) National Law (NSW) 2010 (Amended 2023)

Education and Care Services National Regulations (modified January 2025)

Kids and Traffic Early Childhood Road Safety Education Program

National Quality Standard (Revised 2018)

NSW Road Transport (Safety and Traffic Management) Act 1999

Responsibility

Director Corporate and Community Services

Document Author

Children Services Manager

Relevant Legislation

NSW Education and Care Services National Regulations (Modified January 2025))

Associated Records

Nil