

Development Application Guide

Introduction

This Guide is prepared to assist Council, applicants and interested parties in understanding the process for making and considering Development Applications for local development.

This Guide is not designed to assist with more complicated development applications such as designated development or State significant development. In these cases Council would expect the proponents to liaise early with Council to determine the likely processing requirements.

Introduction to a Development Application

What is a Development Application?

A Development Application (or DA) is a formal request to Council for development.

A Development Application will be required for most types of Local Development. A development is considered local development if a Local Environmental Plan (LEP) or State Environmental Planning Policy (SEPP) states that development consent is required before the development can take place.

When is a Development Application Required?

A Development Application will be required if a proposal is a type that requires the consent of Council under the Greater Hume Local Environmental Plan (LEP) or a State Environmental Planning Policy (SEPP) and/or the proposal doesn't meet the requirements for Exempt Development or Complying Development specified in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP) or the Greater Hume LEP 2012.

The LEP or any applicable SEPP will determine whether a proposed development:

- does not need consent.
- needs consent, or
- is prohibited.

If a development for a type listed as 'permitted without consent' in the relevant land use table of the LEP zone or the Codes SEPP or Schedule 2 or 3 of LEP, and which meets the requirements to be classified as exempt or complying development, a Development Application is not required.

If a development is for a type listed as 'permitted with consent' in the relevant land use table of the LEP zone or the Codes SEPP or Schedule 2 or 3 of LEP but does not meet the requirements to be classified as exempt or complying, a Development Application will be required.

What does a Development Application Consist Of?

Generally, a development application will need to include the following information, at a minimum:

- Plans, drawings or sketches of the proposed development, including site plan, floor plan, elevations and sections as appropriate.
- A Statement of Environmental Effects containing a description of what the proposed development involves, a description of the environmental impacts of the development and the steps to be taken to protect the environment or to lessen any potential harm to the environment.
- A completed application form.
- The estimated cost of works.
- Landowners consent.

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Council may require additional information depending on the type of development being proposed. Council's [Checklist of Requirements for Development Application Lodgement](#) sets out the minimum level of information required for a Development Application, and applicants should complete the checklist prior to lodgement with Council.

Applicants are encouraged to contact Council's Planning and Environment Department on (02) 6029 8588 to discuss what information may be required to support a Development Application.

Lodging a Development Application

Check Relevant Policies

In addition to requiring Council's consent, there may be other codes and policies that apply to a particular development. These may be specified in the LEP, the [Greater Hume Development Control Plan 2013](#) or other relevant State Government policies.

Council's [Checklist of Requirements for Development Application Lodgement](#) set out the minimum level of information required for a Development Application. For some developments which are of a larger scale or involve community interest, an applicant should obtain pre-lodgement advice from Council's Planning and Environment Department on (02) 6029 8588, including any detail which may be required to support the Development Application.

For assistance in determining any relevant policies, Council's Planning and Environment Department on (02) 6029 8588 can assist.

Statement of Environmental Effects

Schedule 1 of the Environmental Planning and Assessment Regulation 2000 requires that a development application be accompanied by a Statement of Environmental Effects (except for "designated development" which must be accompanied by an Environmental Impact Statement).

Council's [Statement of Environmental Effects Form](#) can be used for minor impact development such as dwellings, alterations and additions, outbuildings, small scale commercial and industrial developments and minor subdivisions. Larger scale developments should be accompanied by a more detailed and specific Statement of Environmental Effects.

For further information, refer to Council's Fact Sheet on the Preparation of a Statement of Environmental Effects.

Completing the Development Application Form and Lodging with Council

The [Application for Development/Construction](#) must be completed, identifying the applicant, subject property and proposed development. All registered owners of the property must sign the form.

The Statement of Environmental Effects, along with copies of plans and other information required by Council's checklist must also be provided to Council with the completed application form.

Application fees must be paid upon lodgement. The NSW Government regulates the main fee that Council charges, however there are a number of other fees set by Council that apply to Development Applications.

Processing the Application

Receiving the Application

Council staff will check that the application includes all the documentation listed in the development application checklist, that the application form has been completed and signed by all landowners and that the correct application fee has been paid.

Acknowledgement

Once the application is lodged, Council will write to the applicant and acknowledge that the application has been received. Each application will be given a reference number and assigned to an **officer in Council's Planning and Environment** Department who will be responsible for undertaking the technical assessment of the application.

More Information

A Council officer will then undertake a preliminary assessment of the Development Application. It may be determined by the officers that more information is required to properly assess the application.

If more information is required, Council will contact the applicant by telephone or email as soon as possible after receiving the application. A letter will also be sent detailing the further information required.

Public Notification

Most development applications are notified to immediately adjoining neighbours of the proposal. Some applications may also be advertised in the local newspapers. This notification and advertising period is to enable interested persons to submit any comments to the Council on the particular proposal.

The minimum notification period is generally 14 days, but can be advertised for longer periods of up to 30 days or more.

Some applications may also require State agencies, such as the NSW Rural Fire Service or Roads and Maritime Service, to make comments or provide conditions for a particular proposal.

In some circumstances, Council officers may request further information from the applicant to address issues raised in submissions.

Assessment Process

After the completion of the notification period, the Council officers undertake a final assessment of the application with the information presented. Officers will also take into account comments made in any submissions received.

Development Applications that comply with all relevant standards are generally determined by the Council officers under delegated authority of the Council. Some applications, such as those that have received significant objections or that are of a contentious nature, or that involve Council interests are referred to the Council for determination.

Council Meetings take place once per month. If your application is to be considered by Council a letter will be sent to you detailing the operation of the Council Meeting.

Determination

Council will acknowledge in writing whether the application has been approved or refused. If the application is approved, the applicant will be issued with a Development Consent, which will detail the proposed development which has been approved, when the approval will expire and set out the conditions of the approval, which must be adhered to by the applicant.

If the application is refused, the letter will list the reasons why Council determined to refuse the application. The letter will also explain the applicant's right of appeal to the Land and Environment Court.

Conditions of Consent

An applicant must ensure that the development is carried out in accordance with the relevant conditions attached to the Development Consent. The proposed development or the conditions of a Development cannot be changed unless the applicant requests these to be modified.

Section 94 Contributions

A Development Consent may include a 'Section 94 or Section 94A Contribution'. This is a condition requiring a payment towards the capital cost of providing community facilities such as public open space, car parking etc. The contribution is applicable to applications for development consent and applications for complying development certificates under Part 4 of the EP&A Act

Applicable contributions are determined in accordance with the [Greater Hume Shire Council S94A Levy Development Contributions Plan 2014](#). The amount to be levied is 0.5% of development cost where the proposed cost of carrying out the development is between \$100,001 and \$200,000, or 1.0% of development cost where the proposed cost of carrying out the development is more than \$200,000

Other section 94 contributions may be applicable to certain areas of the Shire.

Certificates

If the proposal involves building or subdivision work the applicant or landowner will need to obtain a Construction Certificate from Council. This must be obtained from either the Council, or an accredited certifier.

The applicant must also appoint a 'principal certifying authority' and notify Council in writing before starting any construction work.

Planning Proposal

Rezoning for

Low Density Residential Development

161-185 Pioneer Drive, Jindera

February 2016

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INTRODUCTION

This is a Planning Proposal relating to a 16.5 hectare parcel of land (see Figures 1 & 2) described as Lot 7 in DP 240938 and addressed as 161-185 Pioneer Drive, Jindera (“the subject land”).

The Planning Proposal seeks to change the zoning of the subject land from R5 Large Lot Residential with a minimum lot size of 2 hectares to R2 Low Density Residential with a minimum lot size of 2,000m².

The Planning Proposal has been prepared in accordance with the Department of Planning’s *A Guide to Preparing Planning Proposals* (“the Guide”).

PART 1. INTENDED OUTCOMES

The intended outcome of this planning proposal is to take advantage of available urban services and undertake development on the subject land for low density urban residential purposes. This Planning Proposal seeks to add to the supply of residential land in Jindera and provide additional choice in location and living environments for future residents.

PART 2. EXPLANATION OF THE PROVISIONS

The intended outcomes will be achieved by amending the following elements of *Greater Hume Local Environmental Plan 2012* (GHLEP):

- Change the Land Zoning Map LZN 002C as it relates to Lot 7 in DP 240938 from R5 Large Lot Residential to R2 Low Density Residential.
- Change the Lot Size Map LSZ 002C as it relates to Lot 7 in DP 240938 from a Minimum Lot Size of 20,000m² to 2,000m².

PART 3. JUSTIFICATION

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

3.1. Need for the Planning Proposal

- **Is the Planning Proposal a result of any strategic study or report?**

No.

- **Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The objective and intended outcome is to facilitate the development of the subject land for low density residential purposes consistent with the theme of adjoining land uses.

The Lot Size Map as applied to the subject land would prevent the creation of lots down to 2,000m² as it currently limits lots created by subdivision to 20,000m². Consequently the intended outcome can only be achieved by a Planning Proposal to change the minimum lot size for subdivision.

The current R5 zone itself would not prevent the creation of 2,000m² lots if the minimum lot size was changed as arguably the proposal can still meet the objectives of the zone. However, the R2 zone is a better 'fit' for the proposal as it is more aligned to development on an urban scale and that envisaged on the R2 zoned land adjoining to the east. So whilst a change in zoning is not required to achieve the outcome, it is appropriate to do so.

➤ **Is there a net community benefit?**

There is an overall net community benefit to be gained from the Planning Proposal by providing for an additional choice of residential environments in Jindera. An increase in the town's population supports existing and creates opportunities for new local community and commercial services.

3.2. Relationship to strategic planning framework

➤ **Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including exhibited draft strategies)?**

There is no adopted regional strategy applicable to the Planning Proposal.

However the *draft Murray Regional Strategy* (draft MRS) was prepared by the former Department of Planning in October 2009 and despite it not having been finalised in the six years since, it remains a matter to be considered in this Planning Proposal. It is noted that no progress has been made on the draft MRS since its exhibition more than four years ago.

One of the aims of the draft MRS is to:

Protect the rural landscape and natural environment by limiting urban sprawl, focussing new settlement in areas identified on local strategy maps and restricting unplanned new urban or rural residential settlement.

The Planning Proposal will create an opportunity for residential development within an area strategically identified for this purpose in Jindera. The subject land is therefore not isolated or unplanned within the context of the draft MRS.

In conclusion, the proposal is considered to be consistent with the draft Strategy.

➤ **Is the Planning Proposal consistent with the local Council's community strategic plan or other local strategic plan?**

Community Strategic Plan

There is no reference to low density residential development or development in Jindera generally within Council's *Community Strategic Plan - Greater Hume 2030*.

Strategic Land Use Plan 2007-2030

The *Strategic Land Use Plan 2007-2030* (SLUP) was completed in 2009 as a precursor to the new GHLEP. The purpose the SLUP was stated as "to guide the future development and use of land within the Shire for the next 20 to 30 years and beyond". Specifically it was to assist in:

- *preparing a new Shire-wide Local Environmental Plan;*
- *providing the community with a degree of certainty for the location of various land uses in the future;*
- *maintaining in production agricultural land not required for urban expansion;*
- *protecting the natural environment from use and development detrimental to it;*
- *separating incompatible land uses;*
- *reducing development speculation; and*
- *considering development proposals*

Within the section of the SLUP for Jindera, one of the strategic land use planning responses for future residential development is stated as:

create greater opportunity for development of a range of residential lot sizes by varying development control provisions and zoning appropriate land.

Figure 3 is an extract from the strategic plan for Jindera in the SLUP which clearly shows the subject land as part of an area proposed to “*expand existing low density residential with urban services*”.

Having regard for the above, the Planning Proposal to allow low density residential development on serviced lots down to 2,000m² on the subject land is entirely consistent with the strategic directions expressed in the SLUP.

➤ **Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

Attachment ‘A’ provides an assessment of the Planning Proposal against all current State Environmental Planning Policies (SEPP’s). In summary, many of the SEPP’s are either not applicable to the Greater Hume Shire or the circumstances of the Planning Proposal. The assessment concludes that the Planning Proposal is not inconsistent with any relevant SEPP.

➤ **Is the Planning Proposal consistent with applicable Ministerial Directions (S.117 Directions)?**

Section 117 of the EP&A Act enables the Minister for Planning to give directions to Councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of draft LEPs. A Planning Proposal needs to be consistent with the requirements of the Direction but can be inconsistent if justified using the criteria stipulated such as a Local Environmental Study or the proposal is of “*minor significance*”.

An assessment of the Planning Proposal against all S117 Directions is undertaken in Attachment ‘B’. In summary, there is just one relevant Direction (3.1 Residential Zones) for which the Planning Proposal is inconsistent. This inconsistency is justified because of the strategic support for the proposal offered by the SLUP.

3.3. Environmental, social & economic impact

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

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

➤ **Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

There are few environmental effects anticipated as a result of the Planning Proposal. Land to the north of the subject land on the opposite side of Pioneer Drive features a stand of remnant vegetation but it will be unaffected by the type of development envisaged by the provisions of the proposed R2 zone.

A portion of the subject land is subject to inundation in a major flood event (see Figure 4). With the exception of an existing dam in the south west corner, in a 1 in 100 year event the depth of flooding will be less than 300mm placing it within the hydraulic category of 'flood fringe' and the hazard category of 'low'. These flooding characteristics are of a minor nature and consequently can be addressed in the civil design of the subdivision to ensure there are no detrimental impacts from flooding.

➤ **How has the Planning Proposal adequately addressed any social and economic effects?**

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

3.4. State & Commonwealth interests

➤ **Is there adequate public infrastructure for the Planning Proposal?**

Yes, the site can be provided with all required urban infrastructure.

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

Having regard for the circumstances of the subject land and nature of the Planning Proposal, no public authority consultation has been undertaken.

It is acknowledged that the Gateway determination may specify consultation with some public authorities.

PART 4. MAPS

The following maps and diagrams assist are provided to assist in addressing the matters required of the Planning Proposal.

Figure 1 – Location of subject land within the context of Jindera (Source: Google Maps)

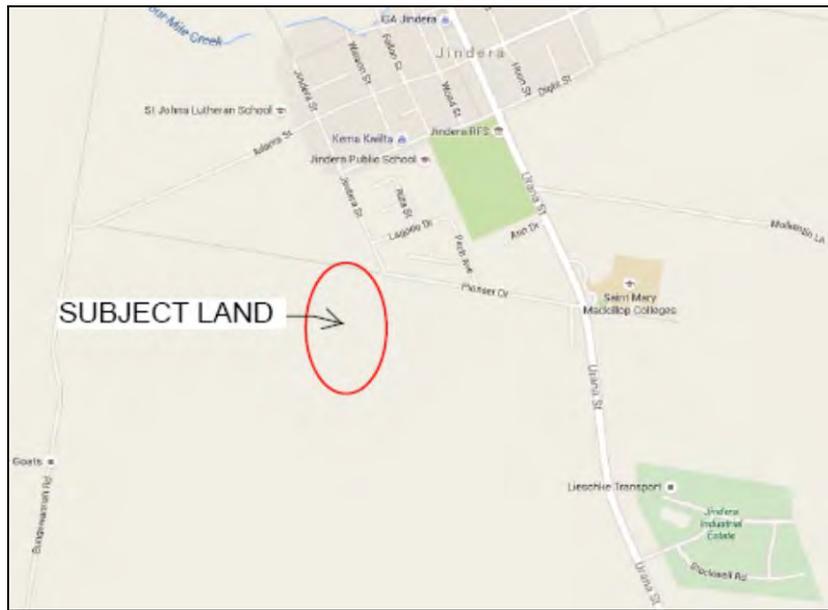


Figure 2 – Subject land and immediate surrounds (Source: SIX Maps)

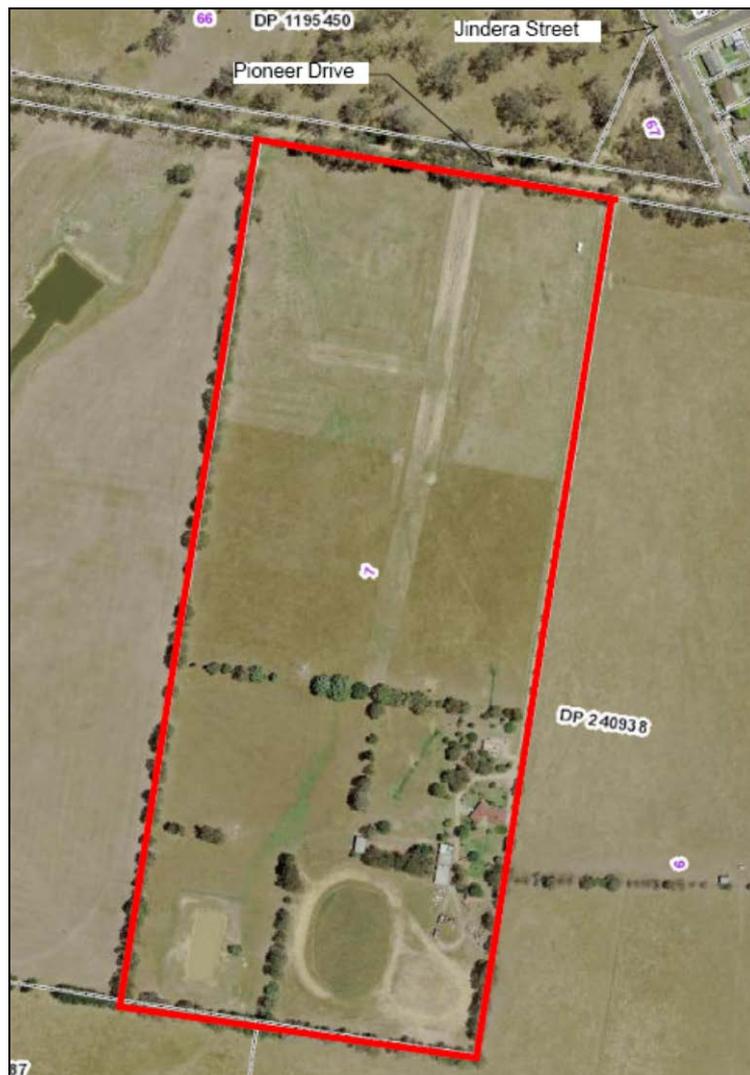
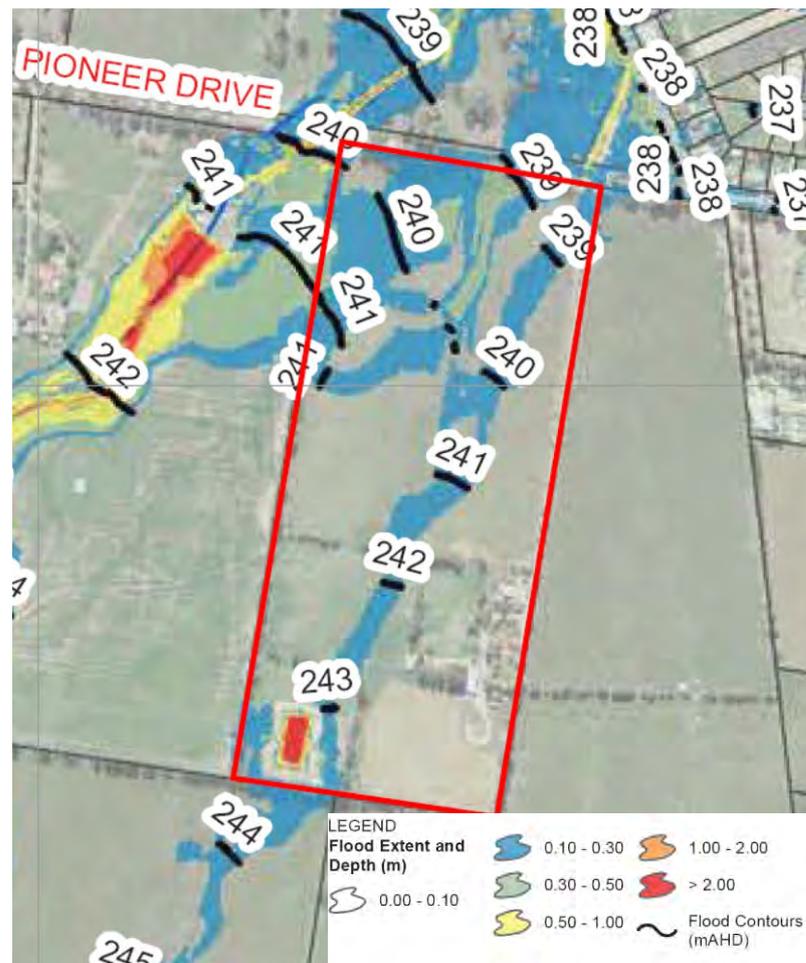


Figure 3 – Extract from the SLUP relating to the subject land



Figure 4 –Extract from the Jindera Flood Study



PART 5. COMMUNITY CONSULTATION

The Planning Proposal will be subject to public exhibition and agency consultation as part of the Gateway process. The gateway determination will specify the community consultation that must be undertaken on the planning proposal. As such, the exact consultation requirements will be determined upon receipt of the Gateway determination.

This Planning Proposal is considered to be on a minor scale given it will result in only a relatively small area of land being rezoned for low density residential purposes. As such, the proposal will be exhibited for a period of 28 days in accordance with the requirements of section 57 of the EP&A Act and the NSW Department of Planning's: *A guide to preparing local environmental plans* (April 2013).

At a minimum, the future consultation process is expected to be in accordance with the consultation requirements set out the Department's guide, being:

- written notification to adjoining and surrounding landowners who may be directly or indirectly impacted by the proposed development, with a minimum notification period of 28 days;
- consultation with relevant Government Departments and agencies, service providers and other key stakeholders, as determined in the gateway determination;
- public notices to be provided in local media, including in a local newspaper and on Councils' website;
- static displays of the Planning Proposal and supporting material in the Council offices at Jindera;
- electronically available via Council's website including provision for electronic submissions; and
- electronic copies of all documentation being made available to the community free of charge.

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

It is considered unlikely that a Public Hearing will be required for the proposal although this can't be conformed until after the exhibition/notification process has been completed.

PART 6. PROJECT TIMELINE

The project timeline for the planning proposal is as follows. There are many factors that can influence compliance with the timeframe including the cycle of Council meetings, consequences of agency consultation and consequences of public exhibition. Consequently the timeframe should be regarded as indicative only.

Milestone	Date/timeframe
<i>Anticipated commencement date (date of Gateway determination)</i>	May 2016
<i>Anticipated timeframe for the completion of required studies</i>	2 months from Gateway determination
<i>Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)</i>	2 months from Gateway determination
<i>Commencement and completion dates for public exhibition period</i>	Commence within a month of the Gateway determination and complete in 5 weeks
<i>Dates for public hearing (if required)</i>	Within 2 weeks of public exhibition completion
<i>Timeframe for consideration of submissions</i>	2 weeks following completion of exhibition
<i>Timeframe for the consideration of a proposal post exhibition</i>	1 month following completion of exhibition
<i>Anticipated date RPA will make the plan (if delegated)</i>	2 weeks following consideration of proposal
<i>Anticipated date RPA will forward to the department for notification (if delegated).</i>	1 month following consideration of proposal

CONCLUSION

The Planning Proposal is to rezone a parcel of land in Pioneer Drive, Jindera to R2 Low Density Residential consistent with an adopted strategic plan for the future growth of the township. An amendment to the GHLEP is necessary as the current planning regime for the subject land does not permit development at the density sought (min 2,000m² lot size).

In summary, the Planning Proposal is considered to have merit because:

- the subject land is within the town boundary of Jindera;
- the land can be fully integrated with residential development on the adjoining land;
- the density of development is sustainable for the subject land;
- there will be a net benefit for the Jindera community;
- it is consistent with planning strategy;
- it is consistent with the broader planning framework (e.g. State provisions);
- there will be no detrimental environmental effects; and
- the subject land can be provided with all urban services.

Attachment 'A'

Consistency with relevant State Environmental Planning Policies

No.	Title	Applicable to Greater Hume Shire?	Consistency
1	Development Standards	Not since gazettal of GHLEP	
14	Coastal Wetlands	No	
15	Rural Landsharing Communities	No	
19	Bushland in Urban Areas	No	
21	Caravan Parks	Yes	Not relevant to the Planning Proposal because 'caravan parks' are prohibited in both the existing and proposed zones.
26	Littoral Rainforests	No	
29	Western Sydney Recreation Area	No	
30	Intensive Agriculture	Yes	Not relevant to the Planning Proposal because 'intensive agriculture' (as a sub-set of 'agriculture') is prohibited in both the existing and proposed zones.
32	Urban Consolidation (Redevelopment of Urban Land)	Yes (just 'urban land')	Whilst the SEPP requires consideration for land that Council considers to be " <i>no longer needed or used for the purposes for which it is currently zoned or used</i> ", the subject land is not suitable for multi-unit housing development having regard for its location on the urban fringe and the housing market in Jindera. In addition, the SEPP will not apply once the land is rezoned to low density residential.
33	Hazardous & Offensive Development	Yes	Not relevant to the Planning Proposal because 'industries' are prohibited in both the existing and proposed zones.
36	Manufactured Home Estate	Yes	The Planning Proposal does not derogate from the aims, strategies, development consent, assessment and location provisions as provided in the SEPP.
39	Spit Island Bird Habitat	No	

No.	Title	Applicable to Greater Hume Shire?	Consistency
44	Koala Habitat Protection	Yes	The area of the former Hume LGA is listed in Schedule 1 of the SEPP and therefore applicable. The SEPP relates to development applications rather than LEP's and therefore it does not require consideration as part of the Planning Proposal. In any case the subject land is devoid of vegetation that might form part of Koala habitat.
47	Moore Park Showground	No	
50	Canal Estate Development	Yes	The Planning Proposal does not derogate from the aims and canal estate development prohibitions as provided in the SEPP.
52	Farm Dams and Other Works in Land and Water Management Plan Areas	No	
55	Remediation of Land	Yes	<p>As the Planning Proposal will create the opportunity for residential development, Clause 6 of this SEPP requires Council to consider whether the subject land is potentially contaminated. However as there is a high degree of confidence that none of the subject land has been used for an activity listed in Table 1 of the Contaminated Land Planning Guidelines, a preliminary investigation as potential contamination is not necessary.</p> <p>It is noted this SEPP also applies to development applications and if there is any doubt as to whether a particular development site is potentially contaminated, the provisions of the SEPP can be brought to bear.</p>
59	Central Western Sydney Regional Open Space and Residential	No	
62	Sustainable Aquaculture	Yes	Not relevant to the Planning Proposal because 'aquaculture' (as a sub-set of 'agriculture') is prohibited in both the existing and proposed zones.
64	Advertising & Signage	Yes	The Planning Proposal does not conflict with the aims, development consent requirements and assessment criteria for advertising and signage as provided in the SEPP.
65	Design Quality of Residential Flat Development	Yes	The Planning Proposal does not conflict with the aims, development consent, assessment, information and notification requirements as provided in the SEPP.

No.	Title	Applicable to Greater Hume Shire?	Consistency
70	Affordable Housing (Revised Schemes)	No	
71	Coastal Protection	No	
	Affordable Rental Housing 2009	Yes	The Planning Proposal does not conflict with the aims and functions of this SEPP as the proposed changes do not discriminate against the provision of affordable housing (and consequently affordable rental housing). The CLEP cannot influence the provision of rental housing.
	Building Sustainability Index (BASIX) 2004	Yes	The Planning Proposal does not conflict with the aims and development consent requirements relating to BASIX affected building(s) that seeks to reduce water consumption, greenhouse gas emissions and improve thermal performance as provided in the SEPP.
	Exempt & Complying Development Codes 2008	Yes	The Planning Proposal does not conflict with the aims and functions of this SEPP with respect to exempt and complying development provisions.
	Housing for Seniors & People with a Disability 2004	Yes	The Planning Proposal does not conflict with the aims, development consent, location, design, development standards, service, assessment, and information requirements as provided in the SEPP.
	Infrastructure 2007	Yes	The Planning Proposal does not conflict with the aims, permissibility, development consent, assessment and consultation requirements, capacity to undertake additional uses, adjacent, exempt and complying development provisions as provided in the SEPP.
	Kosciuszko National Park – Alpine Resorts 2007	No	
	Kurnell Peninsula 1989	No	
	Major Development 2005	Yes	Not relevant to the Planning Proposal as the subject land is not a nominated State significant site.
	Mining, Petroleum Production & Extractive Industries 2007	Yes	The Planning Proposal does not conflict with the aims, permissibility, development assessment requirements relating to mining, petroleum production and extractive industries as provided in the SEPP.

No.	Title	Applicable to Greater Hume Shire?	Consistency
	Miscellaneous Consent Provisions 2007	Yes	The Planning Proposal does not conflict with the aims, permissibility, development assessment requirements relating to temporary structures as provided in the SEPP.
	Penrith Lakes Scheme 1989	No	
	Murray Regional Environmental Plan No. 2 – Riverine Land	Yes (in part)	The subject land to which the Planning Proposal relates is not within the area to which MREP2 applies. Consequently this SEPP is not relevant.
	Rural Lands 2008	Yes	Whilst applicable to Greater Hume Shire, this SEPP is not relevant as the Planning Proposal does not involve rural land.
	SEPP53 Transitional Provisions 2011	No	
	State & Regional Development 2011	Yes	Not applicable as the Planning Proposal is not for State significant development.
	Sydney Drinking Water Catchment 2011	No	
	Sydney Region Growth Centres 2006	No	
	Three Ports 2013	No	
	Urban Renewal 2010	No	The subject land is not within a nominated urban renewal precinct.
	Western Sydney Employment Area 2009	No	
	Western Sydney Parklands 2009	No	

Attachment 'B'

Consistency with Section 117 Directions

No.	Title	Applicable to Planning Proposal?	Consistency
1. Employment and Resources			
1.1	Business & Industrial Zones	No	
1.2	Rural Zones	No	
1.3	Mining, Petroleum Production & Extractive Industries	No	
1.4	Oyster Aquaculture	No	
1.5	Rural Lands	No	
2. Environment and Heritage			
2.1	Environment Protection Zones	No	
2.2	Coastal Protection	No	
2.3	Heritage Conservation	No	
2.4	Recreation Vehicle Areas	No	

No.	Title	Applicable to Planning Proposal?	Consistency
3. Housing Infrastructure and Urban Development			
3.1	Residential Zones	Yes	<p>This Direction is applicable because the Planning Proposal affects land in an existing residential zone. This Direction requires the Planning Proposal to include certain provisions relating to housing in residential zones. As these provisions are not included, it is technically inconsistent with the Direction. There are a number of means by which such an inconsistency can be justified. In this case it is justified on the basis of the objectives of the Direction being met through a strategy (SLUP) that supports:</p> <ul style="list-style-type: none"> • additional land for residential use is being created; • additional choice of housing in Jindera; • the land being fully serviced; and • there being no environmental constraints to the land. <p>In addition clause 6.7 of the GHLEP already requires consideration of services and the Planning Proposal is advocating an increase in residential density by moving to the R2 zone.</p>
3.2	Caravan Parks & Manufactured Home Estates	No	
3.3	Home Occupations	No	
3.4	Integrating Land Use and Transport	No	
3.5	Development Near Licensed Aerodromes	No	
3.6	Shooting Ranges	No	
4. Hazard and Risk			
4.1	Acid Sulphate Soils	No	

No.	Title	Applicable to Planning Proposal?	Consistency
4.2	Mine Subsidence & Unstable Land	No	
4.3	Flood Prone Land	Yes	This Direction is applicable because the Planning Proposal will alter a zone within a flood planning area. The Planning Proposal is inconsistent with the Direction because it will permit a “ <i>significant increase in the (potential) development of the land</i> ”. The inconsistency with the Direction is justified on the basis that the proposal is of minor significance. This is because most of the land is flood free and the minor flood characteristics of the small portion that is flood prone (flood depth, hydraulics and hazard categories) can be easily accommodated in a civil design for future low density residential subdivision and development.
4.4	Planning for Bushfire Protection	No	
1.	Regional Planning		
5.1	Implementation of Regional Strategies	No	
5.2	Sydney Drinking Water Catchment	No	
5.3	Farmland of State & Regional Significance on the NSW Far North Coast	No	
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	
5.5	Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	
5.6	Sydney to Canberra Corridor	No	

No.	Title	Applicable to Planning Proposal?	Consistency
5.7	Central Coast	No	
5.8	Second Sydney Airport: Badgerys Creek	No	
5.9	North West Rail Link Corridor Strategy	No	
6.	Local Plan Making		
6.1	Approval and Referral Requirements	No	
6.2	Reserving Land for Public Purposes	No	
6.3	Site Specific Provisions	No	
7.	Metropolitan Planning		
7.1	Implementation of A Plan for Growing Sydney	No	

Hall	Rating	Item for repair / install	Work required	Sq.meter	Removal costs	Approx cost	Cm3 Square mtr Lm Cost \$\$	Work Completed	NEW Rating	2016 Maintenance completed	Outstanding Maintenance items identified	Routine maintenance items -2016	User Complaints
Brocklesby	4	Gutters	Gutters and downpipes required in the next 5 years		\$500	\$2,772.00	\$36.00	Completed	3	Floor waste repaired	Nil	Test tag completed	Nil
		Roof	New roof cladding and sarking on old part of building	288	\$3,000	\$18,720.00	\$65.00	Completed				Fire Ext testing - Completed	
		Concrete	concrete perimeter path to preserve footings	111		\$9,990.00	\$90.00	Completed					
		Foundations	Further inspections required by engineer for back corners and left side of building-slumping evident			\$1,000.00		Completed					
		Brickwork	certain areas require re-pointing			\$1,000.00		Completed					
			Repair structural issue as per report	est.		\$30,000.00		Completed					
Burrumbuttock	3	Roof	New roof cladding & sarking required in the next 5 years - - gutters OK	164	\$3,000	\$10,660.00	\$65.00	Completed	3	Window repair	Window frame painting	Test tag completed	Nil
		Gutters								Gutter repair		Fire Ext testing - Completed	
		Concrete	concrete perimeter path to preserve footings	49		\$4,410.00	\$90.00	Completed		major internal wall repairs			
		Foundations	Drainage work required			\$1,000.00		Completed		Gutters cleaned			
		Stormwater	All stormwater downpipes require lengthening to divert water from building			\$1,400.00		Completed		Locks upgraded			
Culcairn	3	Roof	Major roof repair required in next 5 years -(replace			\$15,000.00		Under review	3	Toilet cistern repaired	Nil	Test tag completed	1

Hall	Rating	Item for repair / install	Work required	Sq.meter	Removal costs	Approx cost	Cm3 Square mtr Lm Cost \$\$	Work Completed	NEW Rating	2016 Maintenance completed	Outstanding Maintenance items identified	Routine maintenance items -2016	User Complaints
			certain sections)										
		Floor	required nail punching sanding and sealing	261		\$9,135.00	\$35.00	Completed		Paper towel dispenser repaired		Fire Ext testing - Completed	
			possible roof replacement in old section	324		\$16,200.00	\$50.00	Under review					
Gerogery	3	Concrete	remainder of perimeter required concreting- as well as tank area	35		\$3,150.00	\$90.00	Completed	3	Fixed roof leak	Nil	Test tag completed	1
		Floor	required nail punching sanding and sealing	236		\$8,260.00	\$35.00	Budget item		A/C repairs		Fire Ext testing - Completed	
										New stove			
										Septic repairs			
Holbrook	3		roof painting			\$10,000.00		2017 budget	3	Major project Ongoing	nil	Test tag completed	nil
			concrete rear of hall footings between building and retainer wall	40		\$3,600.00	\$90.00	Completed		New hot water unit		Fire Ext testing - Completed	
			Possible footing work required est			\$30,000.00		Hall project		Supper room repair ongoing			
			Structural inspection rear of hall			\$1,000.00		Completed		Trees cleaned up			
Jindera	4	Roof	Roof requires replacing in next 3 years	302		\$19,630.00	\$65.00	TBC	4	internal clean out		Test tag completed	1
Consideration for re-newal. IE Demolish		Gutters	Gutters	80		\$2,880.00	\$36.00	TBC		fixed cisterns	perimeter vermin guards	Fire Ext testing - Completed	
		Windows	Replace	est	\$1,000	\$15,000.00		TBC					

Hall	Rating	Item for repair / install	Work required	Sq.meter	Removal costs	Approx cost	Cm3 Square mtr Lm Cost \$\$	Work Completed	NEW Rating	2016 Maintenance completed	Outstanding Maintenance items identified	Routine maintenance items -2016	User Complaints
		Concrete	perimeter requires concreting	66		\$5,940.00	\$90.00	TBC					
		Foundations	possible re-stumping required			\$25,000.00		TBC					
		Cladding	re-cladding of right hand side of building			\$22,000.00		TBC					
		Doors	3 new double doors and jams and sill and 3 single doors and jams + fitting			\$5,000.00		TBC					
		Floors	Requires punching and sanding	238		\$8,330.00	\$35.00	TBC					
		Painting	Hall will require full painting inside and out			\$20,000.00		TBC					
Walbundrie	3	Roof							3	Roof leak-to be completed	complete works	Test tag completed	nil
		Gutters	New gutters and downpipes needed in next 2 years	80	\$1,500	\$2,880.00	\$36.00	Completed				Fire Ext testing - Completed	
		Concrete	perimeter requires concreting	28		\$2,520.00	\$90.00	Completed		Door repairs			
		Foundations	Front north west corner requires structural assessment now			\$1,000.00		Completed		New septic system installed			
			Repair structural issue as per report	est.		\$30,000.00		Completed					
		Doors											
		Misc	new tank and stand next 3 years			\$2,000.00		demolished					
Walla Walla	4	Roof							3		Fix sagging ceiling panels	Test tag completed	
		Gutters	New gutter required next 5 years	85	\$1,500	\$3,060.00	\$36.00	Completed			address rising damp issue	Fire Ext testing - Completed	
		Concrete	perimeter requires	55		\$4,950.00	\$90.00	Completed					

Hall	Rating	Item for repair / install	Work required	Sq.meter	Removal costs	Approx cost	Cm3 Square mtr Lm Cost \$\$	Work Completed	NEW Rating	2016 Maintenance completed	Outstanding Maintenance items identified	Routine maintenance items -2016	User Complaints
			concreting										
		Foundations	Nth side wall at exit door and front right side wall requires further structural assessment			\$1,000.00		Completed			Windows Nth side need replacing		
		Brickwork	bricks require re-pointing in places			\$2,000.00		Completed					
			Repair structural issue as per report	est.		\$30,000.00		Completed					
		Misc	Rear door awning requires structural work now.			\$3,000.00		Completed					
Woomargama	3		Concrete path at rear of building to assist drainage	15		\$1,350.00	\$90.00	Completed	3	repaired water leak	Nil	Test tag completed	Nil
												Fire Ext testing - Completed	
Carabost	2		Rebuilt to as new						2	Water leak fixed	Nil	Test tag completed	Nil
			Requires perimeter fencing					Completed				Fire Ext testing - Completed	
Cookardinia	3		foundations at front of hall require structural assessment by eng.			\$1,000.00		Completed	3	New rear roof	repair to door awning	Test tag completed	Nil
			Repair structural issue as per report	est.		\$30,000.00		Completed		Repair floor boards		Fire Ext testing - Completed	
			Hall requires perimeter edging with concrete	51		\$4,590.00	\$90.00	Completed					
Lankeys Creek	4		Requires Toilet facilities upgrade			\$20,000.00		Budget item	4	Check pump wiring	line interior walls	Test tag completed	Nil

Hall	Rating	Item for repair / install	Work required	Sq.meter	Removal costs	Approx cost	Cm3 Square mtr Lm Cost \$\$	Work Completed	NEW Rating	2016 Maintenance completed	Outstanding Maintenance items identified	Routine maintenance items -2016	User Complaints
			Decide future of hall- patronage etc							Toilets repaired		Fire Ext testing - Completed	
										Replaced landing decking			
										Repaired water pipe			
										Repaired toilet roof			
Little Billabong	3		Roof will need replacing	256	\$3,000	\$12,800.00	\$50.00	Completed	3	white ant treatment	Fix white ant damage	Test tag completed	1
			wall needs major repair work due to white ants					TBC		exit lights installed	Supper room wall repair	Fire Ext testing - Completed	
			requires a perimeter concrete path to preserve footings	76		\$6,840.00	\$90.00	TBC			install new kitchen		
			Fascia and gutters need replacing	70	\$1,500	\$2,520.00	\$36.00	Completed					
Mullengandra	3		No major work identified						3	electrical repairs	structural investigation	Test tag completed	1
										Door repairs		Fire Ext testing - Completed	
Wymah	2		No major work identified						2		new door required on canteen	Test tag completed	Nil
												Fire Ext testing - Completed	

HALLS	Fire protection	Emergency evac	Interior	Exterior	Access	Ammenities	Test & Tag	Urgent Action list	Completed actions
Brocklesby	Extinguishers need checking	Needs procedures- requires follow up	OK	OK	OK	OK	Up to Date	Exit light - follow up	
Burrumbuttock	OK	Needs procedures- requires follow up	OK	OK	OK	OK	Up to Date	OK	
Carabost	Extinguishers need checking	Needs procedures- requires follow up	OK	OK	OK	OK	Up to Date	Extinguishers need checking	Completed
Cookardinia	OK	Needs procedures- requires follow up	OK	OK	OK	OK	Up to Date	2 x exit lights not working	Completed
Culcairn	OK	Needs procedures- requires follow up 1 x exit light not working	OK	OK	OK	OK	Up to Date	1 exit light - flat battery	Completed
Gerogery	Extinguishers need checking	Needs procedures- requires follow up	OK	OK	OK	OK	Up to Date	Ckeck extinguishers	Completed
Holbrook	OK	Needs procedures- requires follow up	OK	OK	requires ramp at front door	OK	Up to Date		
Jindera	OK	Needs procedures- requires follow up	OK	OK	ramp required at step into kitchen	OK	Up to Date		
Lankeys Creek	Extinguishers need checking	Needs procedures- requires follow up exit lights not working	OK	OK	ramp required into kitchen area	requires disabled amenities	Up to Date	repair exit lights- extinguishers need testing	Completed
Little Billabong	OK	Needs procedures- requires follow up	OK	OK	requires ramp into Kitchen	toilets require disabled facilities	Up to Date	repair/install exit lights	Completed
Mullengandra	OK	Needs procedures- requires follow up	OK	OK	steps incorrect height between treads- site requires disability assessment		Up to Date	steps incorrect height between treads- site requires disability assessment	To action
Walbundrie	OK	Needs procedures- requires follow up	OK	driveway is washed and needs filling with gravel	OK	toilets require disabled facilities	Up to Date	Exit lights require batteries	Completed
Walla	OK	ok	requires some work on panic handles	OK	OK	OK	Up to Date	requires some work on panic handles	Completed
Woomargama H	OK	ok	OK	OK	OK	OK	Up to Date	OK	
Wymah	Requires fire extinguishers	Needs procedures- requires follow up	OK	OK	OK	OK	Up to Date	Requires fire extinguishers- test and tagging	Completed
							Up to Date		



NSW RURAL FIRE SERVICE

GREATER HUME	
2 JUN 2016	
OFFICE:	
Office:	Activity:
GM	✓
DCCS	
DE	
DEP	



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

Your ref:
Our ref: F15/0035

30 May 2016

Dear Mr Pinnuck

Amendment to Rural Fire Fighting Fund Allocation Methodology

As you will be aware, the *Rural Fires Act 1997* (the Act) establishes a contributory scheme to meet the annual estimated expenditure of the Rural Fire Fighting Fund (RFFF). Local Government make an 11.7% contribution towards the RFFF based on the estimated expenditure in each Rural Fire District.

For many years, the estimated expenditure in a Rural Fire District has been calculated through a complex methodology that has resulted in a number of concerns being raised by both Local Government NSW and individual Councils. To address these concerns, the NSW Rural Fire Service (NSW RFS) has developed an alternate methodology. Following consultation and agreement with Local Government NSW, this methodology will be implemented for the 2016-17 financial year and future years.

The revised methodology is to determine the estimated expenditure in a Rural Fire District as a percentage of the overall RFFF based on the 20 year history of allocations to that District. PricewaterhouseCoopers actuarial practice was engaged to prepare these figures based on information held by the NSW RFS. The use of such a long term average has been adopted to ensure that Districts will have been through fleet and infrastructure replacement cycles, and the estimated expenditure will therefore reflect more fairly the expected expenditure in the District over time.

The benefits of this methodology for Local Government include:

- The annual contribution will be a fixed percentage of the overall RFFF, and will therefore only move by the annual percentage change in the overall RFFF. This will reduce the volatility of movements in contributions, and allow Councils to better anticipate and budget for movements in their statutory contribution.

Previously, when Councils requested a large allocation in a single budget bid for items such as Stations, fire fighting appliances or Fire Control Centres, the resulting impact on the overall allocation and contribution could be difficult to predict resulting in budget uncertainty;

- Timeliness of formal allocations will be improved, with an expectation that allocation letters will be able to be produced in August of each year immediately following the State Budget announcement and finalisation of the previous financial year results; and

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
15 Carter Street
LIDCOMBE NSW 2141

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



- The NSW RFS will be able to provide Council the full allocation for approved infrastructure projects in a single allocation without affecting the overall statutory contribution paid.

The NSW RFS will continue to work closely with Councils across NSW to determine the needs of Brigades, and in order to ensure transparency, will be developing over the next twelve months, medium to long term replacement programs for fleet and infrastructure which will be prioritised and annually reassessed before being finalised through the annual approval of the RFFF.

An annual allocation letter and contribution will continue to be provided by the NSW RFS to each relevant Council in accordance with the requirements of the Act, and detail of specific allocations such as maintenance and repairs grants, building infrastructure, fleet and other firefighting equipment will be maintained.

To assist Councils in their planning, I can advise that the 2015-16 RFFF was \$314.609 million. Recent annual movements in the Fund have included both increases and decreases, with the five year average change being 3.72%.

It should be noted that past movements should not be considered to be necessarily representative of future movements in the RFFF.

The percentage allocation of the RFFF based on the 20 year average for your Council is 1.417% as lead Council for the Hume Zone within the Southern Border Team.

To calculate what your contribution for 2015-16 would have been under this methodology simply multiply your percentage by the RFFF to reach the allocation, and then by 11.7% to reach the Council contribution.

Example 1:

Council A has a 20 year average RFFF percentage of 2.000%. Based on the 2015-16 RFFF of \$314.609 million, Council A's statutory contribution is calculated as follows:

$$\$314.609 \text{ million} \times 2.000\% = \$6,292,180 \text{ (Rural Fire District Allocation)}$$

$$\$6,292,180 \times 11.7\% = \$736,185 \text{ (Statutory Contribution)}$$

Where your Council is the lead Council for a Team or Zone and administers the financial arrangements for the Team or Zone on behalf of all Councils, this percentage is for the Team/Zone.

Example 2:

Councils W, X and Y are parties to a single budget known as Team/Zone Z. The Team/Zone 20 year average RFFF percentage is 3.819%. Based on the total RFFF for the 2015-16 financial year of \$314.609 million, Team/Zone Z's statutory contribution is calculated as follows:

$$\$314.609 \text{ million} \times 3.819\% = \$12,016,805 \text{ (Rural Fire District Allocation)}$$

$$\$12,014,918 \times 11.7\% = \$1,405,745 \text{ (Team/Zone Statutory Contribution)}$$

The disbursement of the Team/Zone contribution across Councils W, X and Y is undertaken in accordance with the specific agreement between the parties, and remains managed by the lead Council.

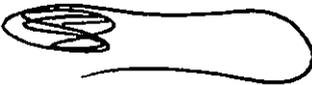
I would take this opportunity to remind Councils that the NSW RFS is constrained by NSW Budget confidentiality and the requirements of the Act to adjust for over/under expenditure in the prior year in

framing the current year RFFF estimate. Combined, these factors mean that formal notification of the annual RFFF allocation cannot be made earlier than August of each year.

The NSW RFS would like to thank Local Government NSW for its engagement in facilitating this improvement to the allocation methodology.

The NSW RFS intends to conduct some question and answer sessions on the changes in the near future, and dates of these sessions will be provided once scheduled. We would welcome comment and feedback through this process. However, should you require further information in the meantime, please contact Mr Stephen O'Malley, Chief Financial Officer, on 02 8741 5523 or by email at stephen.omalley@rfs.nsw.gov.au.

Yours sincerely



**Shane Fitzsimmons AFSM
Commissioner**

cc: Clr Heather Wilton
Mayor, Greater Hume Shire Council

District Manager, NSW RFS

30 May 2016

Mr Steven Pinnuch
General Manager
Greater Hume Shire Council
P O Box 99
HOLBROOK NSW 2644

Submission on Greater Hume Shire Draft Delivery Plan 2013-2017 and
Operational Plan 2016-2017

Dear Steve

We are able to accept the Special Rate Variation for Greater Hume Shire for 2015-2017 as being a means to amass funds to further improve the Shire, in particular the community roads. These roads badly need improving and are used by our customers, and to a smaller extent by us in carrying out our day to day business.

We strongly object to the rating structure which is being proposed for 2016/17, particularly in relation to Jindera, as it represents a 14.6% increase in residential rates due to the increase in land valuations issued in 2015 (approx 10% increase). As business owners and residents, this means that we are hit twice with an increase in rates for which we do not see any immediate benefits.

The community meeting to discuss the rate increase for 2016/17 held on Tuesday, May 24 2016 at the Jindera School of Arts was more successful than originally anticipated with some 80 people in attendance. We hope that the sheer number of people in attendance has indicated to the Mayor, and other Councillors, that Jindera is not happy with paying such high rates. It was disappointing that the Mayor in attendance on the night did not even address the meeting and acknowledge the message being sent to Council.

Although Jindera has increased land values, we certainly do not have a full complement of services, and even when considering the services we do have, it has not been the Council who initially provided these services, it has been the community working together to build and/or maintain the services (eg Preschool, swimming pool, Village Green, sporting club rooms and especially the continual maintenance of the sporting grounds). There is no comparison with Albury in providing most of these services (as outlined in the meeting of May 24), as if Jindera were in the Albury City Council, these services would normally be provided by Council, not by the community groups.

With land values in Jindera increasing so much in the last 12 years, the assumption now is that people who live in Jindera are relatively well off, however, that is not always the case. People who came here in earlier days did so because land was cheap and some were looking for a cheaper retirement option than Albury. As a result we now have many retired people who are struggling to pay rates and other charges and for whom the only time they will benefit from increased land values is when they sell their home (much the same as the farming community).

Surely there is a fairer way of calculating the rates, across the Shire, according to the services received in each area. One would assume that this would mean a return to the differential rating system which was in place previously. A land valuation based rating system does not ensure that services are provided according to land value, it only ensures that Council receives more rates without justification.

We hope that Council will take on board the general community unrest with paying increased rates within Jindera, and that the entire Shire area needs to have a fairer rate calculation in place that is more relevant to the services provided.

Yours sincerely

Neil and Kathy Anderson
NA Auto
94-96 Urana Street (P O Box 27)
JINDERA NSW 2642

Submission by Pat Hayes Postmaster Jindera LPO

From my unique position within the Jindera community as a sounding board for many Jindera residents it is the overwhelming belief of the Jindera ratepayers, that the proposed increases in our rates for the 2015/16, 2016/17, 2017/18 rating period are manifestly unjust and an unfair financial burden on new and existing ratepayers of Jindera. This was demonstrated by the attendance numbers at the recent meeting to discuss this subject.

Many of our ratepayers were not privy to both the WRI report or the I-Part determination, these show that the council has gone outside the i-part determinations and has put undue pressure on the Jindera ratepayers. Many ratepayers believe the increase in rates will have a detrimental and deteriorating effect on buyer demand in the Jindera area, the decrease in these values will have a potential detrimental effect for the broader GHSC income.

One of the main points from the WRI report was the ability of ratepayers to pay, when looking at a potential rate increase. Across Australia the average income increase in the last 12 months has been 2.1% for general PAYE worker, the lowest in 18 years. While on the other hand Rural landholders who earn a living from their rated land have experienced some of the best commodity prices for many years and would have the ability to absorb a modest increase in land rates. Jindera community forum members who have looked at the IPART determination and the LTFP of the GHSC and found that the SRV income over the next 10 years will raise \$9.7M above the pegged rate, of this \$9.2M will be sent on Rural Road resheeting & resealing while ratepayers understand that it is in the interest of ratepayers generally to have improved gravel and sealed roadways we believe that there should be some equity in the burden of paying for these improvements

On behalf of the Jindera ratepayers we would like to endorse Peter and Jenny Whites Submission and hope we can get a favourable and equitable outcome to this Situation.

Pat Hayes
Jindera Village Post Office
Jindera

Peter & Jenny White
 PO Box 186
 Jindera NSW 2642

30th May, 2016

Mr Steven Pinnuck
 General Manager
 Greater Hume Shire Council
 PO Box 99
 Holbrook NSW 2644

Submission on Greater Hume Shire Draft Delivery Program 2013-2017 and Operational Plan 2016-2017

Dear Sir,

We recognised the need for a Special Rate Variation for Greater Hume Shire to be Fit for the Future. IPART have approved increases of 7.21% for 2015/16, 7.46% for 2016/17 and 7.15% for 2017/18.

We strongly objected to the rating structure for the year 2016/2017 to come into effect from 1 July 2016.

For Jindera residents the rate increase was around \$90 (11.78%) for 2015/16 and around \$125 for 2016/17 (14.61%). It is difficult to calculate what the Greater Hume Shire Council (GHSC) intends to increase Jindera residential rates by in 2017/18.

	2015-2016 SRV Yr 1	2016-2017 SRV Yr 2	2017-2018 SRV Yr 3	Cumulative SRV Yrs1to3
IPART Approved % Increases	7.21%	7.46%	7.15%	23.45%
GHSC - WRI - Community Engagement Guide				
Residential	11.64%	10.74%	9.99%	35.98%
Farmland	5.72%	5.57%	5.43%	17.67%
Business	11.24%	10.41%	10.45%	35.65%
Actual GHSC % Increases				
Residential	11.87%	12.99%	7.06%	35.33%
Farmland	5.17%	5.03%	7.11%	18.32%
Business	10.46%	10.56%	7.39%	31.15%
Actual GHSC % Increases				
Residential - Jindera	11.78%	14.60%	9.99%	40.90%
Actual GHSC \$ Rate Levy				
Residential	2,289,852	2,587,242	2,769,921	7,647,015
Farmland	4,471,335	4,696,459	5,030,559	14,198,353
Business	333,046	368,205	395,426	1,096,677
	<u>7,094,233</u>	<u>7,651,906</u>	<u>8,195,906</u>	<u>22,942,045</u>

We were extremely pleased with the turnout by the residents and ratepayers of Jindera at a special Jindera Community Forum meeting on Tuesday 24 May 2016. Hopefully the feeling of the Jindera community was made known to Greater Hume Shire Councilors.

We recall when the Council proposed the single ad valorem rate for 2011/12 in the Draft Management Plan Council had reduced the residential base rate to \$180. The effect for Jindera would have been a \$214 or 35.3% rate increase. Following the community consultation period, the Council increased the residential base rate to \$230, which resulted in a lower and more acceptable increase for Jindera of \$157 or 25.9%.

Perhaps something similar could be considered for 2016/2017 rating year.

The Council has capacity to assist Jindera residents by complying with the IPART determination, its own Western Research Institute report and community engagement guide on the Special Rate Variation.

Our suggestion would be for the Council to increase the Farmland Ordinary Base Rate by the IPART 7.46% and modify the Farmland rating yield increase to around 6.00%. This is mid-point of the 5% to 7% range as detailed in the IPART determination and should generate around \$4,739,200.

Then recalculate and maintain the Residential Base Rate to 49.7% and recalculate Residential ad valorem rate so that the Residential rating yield increase is around 11%. This is mid-point of the 10% to 12% range as detailed in the IPART determination and should generate around \$2,544,500.

Our suggestion would be to leave the Business rates and yield at the current Draft and should generate around \$368,200.

Council's overall rating yield would still be maintained at around \$7,651,900.

<u>Alternative GHSC \$ Rate Levy</u>	<u>Alternative % Increase</u>	<u>Alternative Rate Levy SRV Yr2</u>	
Residential	11.12%	2,544,500	-42,740
Farmland	5.99%	4,739,200	42,740
Business	10.56%	368,200	0
		7,651,900	0

This would result in a modest increase to Farmland rates, still be in line with the IPART determination, its own Western Research Institute report and community engagement guide and achieved a modest reduction and more acceptable increase in the proposed 2016/17 Residential rates.

Mr Pinnuck mentioned at the meeting the percentage increases in the IPART determination, being Residential in the 10% to 12% range and Farmland in the 5% to 7% range was only for the first year. In reading the IPART documentation and community engagement guide reports we believe these percentages apply for each of the 3 years of the Special Rate Variation.

The disparity of the Draft rating structure for the year 2016/2017, to be effective from 1 July 2016, is that land values of Jindera residential properties have increased by 10.00% to \$84,200 yet the rates for Jindera residential properties will rise by a massive 14.60%. The Residential Base Rate has been increased even further by \$49 or 17.4% to \$331. The planned increase in Residential rates for 2016/17 according to its own Western Research Institute report and community engagement consultation was **10.74%**.

In comparison land values of Farmland properties have increased by 5.08% yet the rates for Farmland properties will rise by only 5.03%. The Farmland Base Rate has been increased marginally by \$14 or only 4.86% to only \$302. The planned increase in Farmland rates for 2016/17 according to its own Western Research Institute report and community engagement guide was **5.57%**.

We do not believe this fair and equitable, particularly when the IPART approved Special Rate Variation for 2016/17 is **7.46%**.

In one of the slides in Mr Pinnuck's presentation on Rating in NSW he explained rates were based in a **Benefit Principle** and an **Ability to Pay Principle**.

We maintain that even though residential land values in Jindera may be two or three times those of Holbrook, Culcairn, Henty and Walla Walla it does not mean we are two or three times as wealthy as residents of other townships. In fact, Jindera residents have had to take out higher mortgages to purchase their properties than those of other townships.

We believe a fairer example of the ability to pay is to review the ATO annual statistics on taxable salaries within the Greater Hume Shire area. These statistics show the annual salaries are very similar across the Greater Hume Shire area.

We believe Council should disclose within its Statement of Revenue Policy all of the rate percentage increases per category and not just the headline IPART SRV of 7.46%. This would make it more transparent to ratepayers reading the Operational Plan and the Statement of Revenue Policy the impact of Council's decision affecting all ratepayers.

We also believe Council should make publically available through the normal monthly business papers the impact of the revaluation by town and category. This would make it more transparent to ratepayers reading the Operational Plan and the Statement of Revenue Policy the impact of Council's decision affecting all ratepayers.

Yours sincerely,

Peter & Jenny White
Jindera NSW 2642

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Jindera Public Meeting

From : Suryan & Therese Chandrasegaran 'restitutus@gmail.com'

To : ";

Sent : 4 June 2016 22:30:44

Dear Steven,

Thank you for attending the public meeting held in Jindera to discuss future rate rises.

Whilst I was not able to attend, my wife did attend and told me what happened at the meeting.

From what she told me, it appears that Jindera residents will face large rates increases for the foreseeable future to pay for council services and capital upgrades (such as to the sewerage system).

I understand that the major focus of people at the meeting concerned dissatisfaction about the high level of the council's income (being the income generated by rates).

I am not sure there is much which can be done about higher rates continuing onwards into the future unless council's expenditure can be addressed.

In my work as an accountant, I am sometimes asked by clients to review their business operations and identify savings to make their businesses more profitable and sustainable.

Has council considered engaging an external accountant to conduct a review of its operations to identify ongoing and future savings which council could implement to reduce its expenditure without significantly impacting service delivery?

The council could negotiate a contract with the accountant with an agreed hourly rate but with a cap to ensure the accountant's fees do not exceed a percentage (say 50%) of the savings identified. That way, the council should get some guaranteed benefit from the exercise.

Regards,
Suryan Chandrasegaran
123 Pioneer Drive,
Jindera NSW 2642

GREATER HUME SHIRE COUNCIL

UPDATED LONG TERM FINANCIAL PLAN

IS ENCLOSED SEPARATELY