



Greater
Hume
Council

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

Name
Address
Town State Postcode

Dear Sir/Madam,

Re: Commercial Collection Garbage Proposal Options

We refer to the recent commencement of Council's new ten year contract with Cleanaway for kerbside collection within Greater Hume.

Your commercial premise has been identified as one of those which were historically receiving a collection of your red lidded general waste bins twice per week. As you would now be aware, under the new contract, this twice weekly service will not be available.

Council has met with Cleanaway to discuss possible options for commercial collection and to address concerns that have been raised by businesses. We have been advised of the following options for our businesses transitioning from the historical collection of twice weekly, to the new collection schedule of fortnightly for general waste. The proposed costs below for Option 1 are based on the pricing Cleanaway has provided to Council, due to the truck running costs, waste collection and disposal of the waste for a weekly collection.

Option 1

- Weekly collection by Cleanaway of general waste red lidded bins – this will add approximately \$400.00 to annual rates and charges to have the waste collected each week *per bin*. This is in addition to the Business Garbage collection of \$470.00 for businesses in the 2024-2025 rating period.

Option 2

- Continue with the new fortnightly only collection under the new Cleanaway contract. If additional bins are required, businesses can request additional Red Lidded General Waste Bin/s at \$200 *per additional bin per year*, in addition to the Business Garbage collection of \$470.00 for businesses in the 2024-2025 rating period.

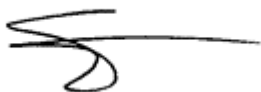
Council requires you to complete and return the attached form, advising what your preference is prior to close of business 5pm Wednesday 24 July 2024.

The form can be returned to mail@greaterhume.nsw.gov.au or to any of our Customer Relation Centre's in person by the above date.

Once all preference submissions are received, a report will prepared for the August 2024 Council Meeting with the preferred option provided by businesses. This is why the submissions are required urgently. We do apologise for the short notice.

Please note that the majority preference for collection based on responses will be recommended in the Council Report. We will not be able to have a mix of the above two options due to increase in costs by Cleanaway for the collection and disposal of the waste.

If you have any questions regarding these options, please call Council's Approvals Coordinator Barbara Campbell by email at bcampbell@greaterhume.nsw.gov.au or on 02 6036 0125.



Sharyn Coulston
Environmental Health & Building Surveyor
Greater Hume Council

19 July 2024



Greater
Hume
Council

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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

Commercial Collection Garbage Preferred Option Form

Business Name:

Contact Person:

Address:

Phone Number:

Preferred Collection Option – *please tick*

1

2

Option 1

- Weekly collection by Cleanaway of general waste red lidded bins – this will add approximately \$400.00 *per bin* to annual rates and charges to have the waste collected each week. This is in addition to the Business Garbage collection of \$470.00 for businesses in the 2024-2025 rating period.

Option 2

- Continue with the new fortnightly only collection under the new Cleanaway contract. If additional bins are required, businesses can request additional Red Lidded General Waste Bin/s at \$200 *per bin, per year*, in addition to the Business Garbage collection of \$470.00 for businesses in the 2024-2025 rating period.

Please completed and return to Council by 5pm Wednesday 24 July via email at mail@greaterhume.nsw.gov.au or in person at any of our Customer Relations Centres by 5pm Wednesday 24 July 2024.

Signature:

Date:

Business	Town	Response	Option 1	Option 2
Culcairn Bowling Club	CULCAIRN	22/07/2024		
Foodworks Culcairn	CULCAIRN	23/07/2024		
Mumma J's Food Hub	CULCAIRN	23/07/2024		
Culcairn Butchery	CULCAIRN	24/07/2024		
Culcairn Bakery	CULCAIRN			
D G Browning & S K Browning - Culcairn Chemist	CULCAIRN	23/07/2024		
D G Browning & S K Browning - Culcairn Takeaway	CULCAIRN	24/07/2024		
St Josephs Primary School	CULCAIRN			
Biti Motors	CULCAIRN	22/07/2024		
Billabong High School	CULCAIRN			
Culcairn Public School	CULCAIRN	25/07/2024		
Culcairn Hospital	CULCAIRN	24/07/2024		
Culcairn Caltex	CULCAIRN			
Henty Community Club	HENTY			
Henty Public School	HENTY	25/07/2024		
St Pauls Lutheran School	HENTY	23/07/2024		
Henty Bakery	HENTY			
Trav's Henty Butchery	HENTY			
Dales Electrical	HENTY	25/07/2024		
Dales Hardware	HENTY	25/07/2024		
Dales IGA	HENTY	25/07/2024		
Henty Medical Centre	HENTY			
Doodle Cooma Arms Hotel	HENTY	24/07/2024		
Westside Petroleum	HENTY			
United Protestant Association Myoora Hostel	HENTY	22/07/2024		
Henty Physiotherapy	HENTY			
Henty Hospital	HENTY	24/07/2024		
Henty Funeral Service	HENTY			
Holbrook Motor Village	HOLBROOK			
Byer Fountain Motor Inn	HOLBROOK	23/07/2024		
Town Centre Motor Inn	HOLBROOK			
Riverina Hotel	HOLBROOK			
J & B's Gourmet Café	HOLBROOK	24/07/2024		
Holbrook Butcher	HOLBROOK			
Holbrook Pharmacy	HOLBROOK			
United Protestant Association Holbrook	HOLBROOK	24/07/2024		
St Patricks School	HOLBROOK	23/07/2024		
Jolly Swagman Motor Inn	HOLBROOK	23/07/2024		
Holbrook Vet Centre	HOLBROOK	24/07/2024		
D E Lieschke & Son Pty Ltd	HOLBROOK	23/07/2024		
Holbrook Returned Soldiers Club	HOLBROOK			
Holbrook Early Learning Centre	HOLBROOK			
Holbrook Public School	HOLBROOK	22/07/2024		
Glenross Antiques	HOLBROOK			
Holbrook Tyre Service	HOLBROOK			
Holbrook Hotel	HOLBROOK	23/07/2024		
Holbrook Newsagency	HOLBROOK			
Holbrook Settlers Motel	HOLBROOK	23/07/2024		
Holbrook Hospital	HOLBROOK	24/07/2024		
United Protestant Association Jindera	JINDERA	24/07/2024		
Fox & Brew Café	JINDERA	30/07/2024		
Jindera Vet Clinic	JINDERA	24/07/2024		
St Johns Lutheran School	JINDERA			
Jindera Public School	JINDERA			
St Mary MacKillop College	JINDERA	26/07/2024		

Jindera IGA Plus Liquor	JINDERA			
Jindera Medical Centre	JINDERA	24/07/2024		
CP Wiesner Pty Ltd	WALLA WALLA	23/07/2024		
Walla Walla Food Mill	WALLA WALLA			
Kotzur Group Pty Ltd	WALLA WALLA			
PJN Steel Fabrication	WALLA WALLA	25/07/2024		
St Pauls College	WALLA WALLA	24/07/2024		
Walla Walla Public School	WALLA WALLA			
Walla Walla Hotel	WALLA WALLA	23/07/2024		

23/07/2024
Barbara Cambell
Greater Hume Council
PO Box 99 Holbrook NSW 2644

Dear Barbara,

Thank you for your recent communication regarding the changes to garbage collection services at Culcairn, Holbrook & Henty Hospitals. We appreciate your attention to this matter.

Given the health concerns associated with garbage remaining onsite for an extended period, we kindly request that the current garbage collection frequency be maintained. The fortnightly collection schedule poses challenges for our hospital, and we believe that continuing the weekly / twice weekly service is essential for maintaining a clean and safe environment.

We understand that the new contract with Cleanaway has necessitated adjustments, but we urge you to consider the health implications. The accumulation of waste over two weeks could pose risks to patients, staff, and visitors. Therefore, we kindly ask that you prioritize health and safety in your decision-making process.

We appreciate your prompt attention to this matter and apologize for any inconvenience caused by the short notice.

Should you have any further questions or require additional information, please feel free to contact our Peter Harpley, peter.harpley@health.nsw.gov.au or phone 0427108368

Thank you for your understanding and cooperation.

Regards

Peter Harpley

Maintenance Manager | Hume & Snowy Region Workcentre.

Asset Management.

Murrumbidgee LHD.

Edward St, Wagga Wagga NSW 2650

Tel. 0259433040 Mobile 0427108368

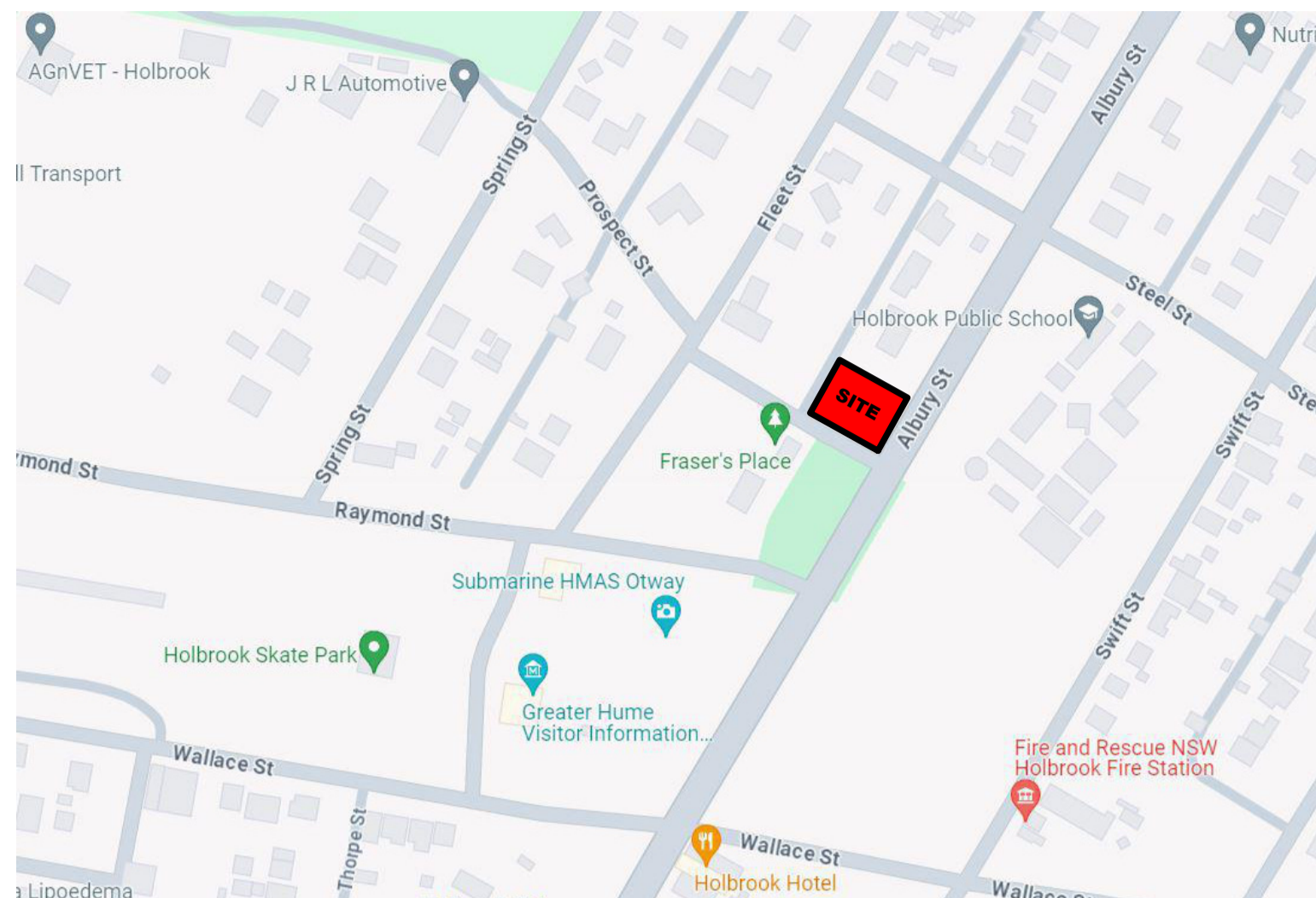
Email. peter.harpley@health.nsw.gov.au

DRAWING REGISTER	
SHEET No	SHEET NAME
A01	LOCALITY, SITE PLANS
A02	LANDSCAPING & STORMWATER
A03	FLOOR PLAN - GROUND
A04	FLOOR PLAN - FIRST
A05	ELEVATIONS

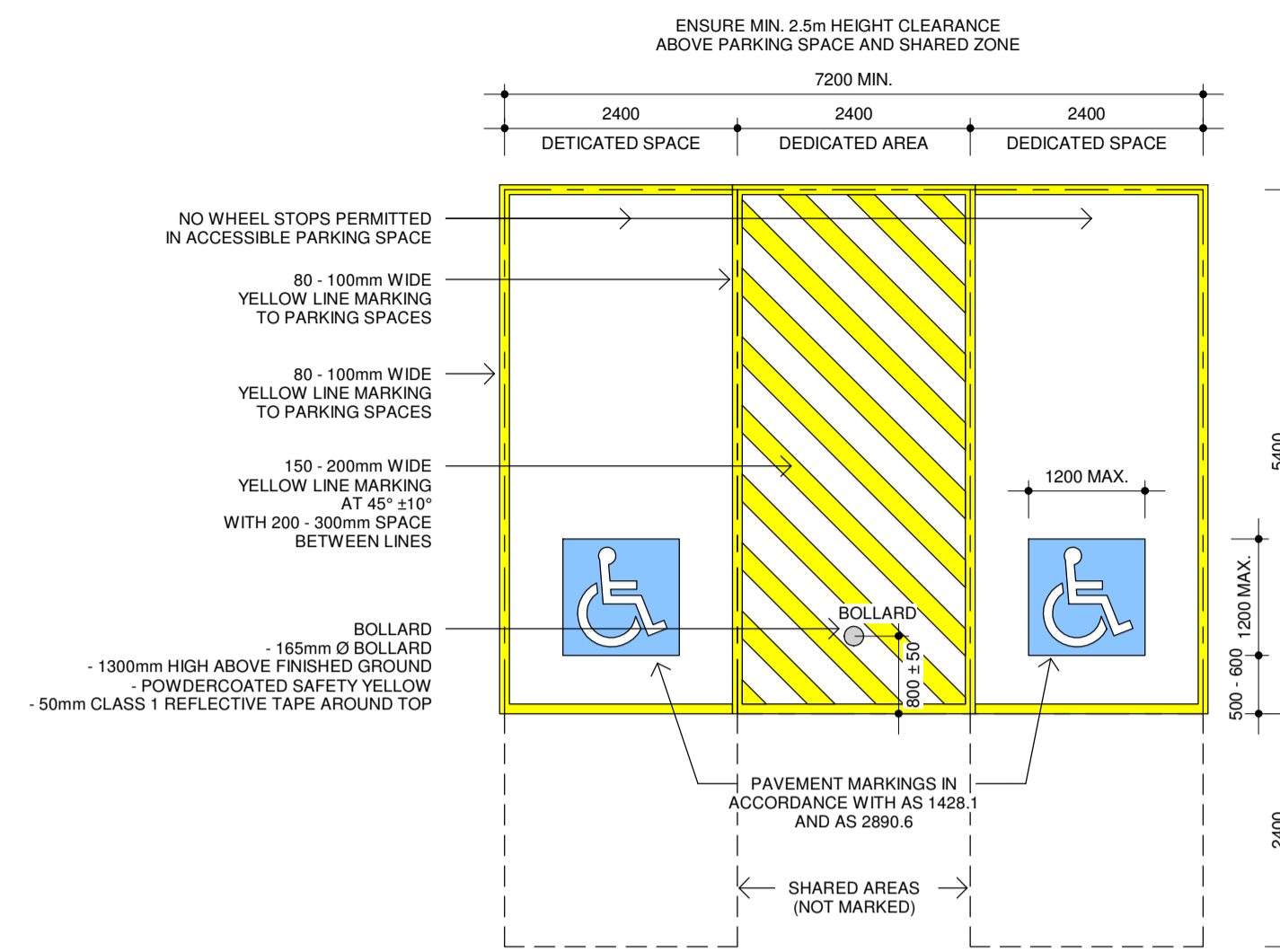
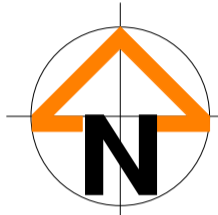
SITE DATA:-

ADDRESS: ...165 ALBURY STREET
 HOLBROOK NSW 2644
 LOT NUMBER: ...1
 DP NUMBER: ...301684
 SITE AREA: ...1518m²
 CLIMATE ZONE: ...4
 LAND ZONE: ...RUS - VILLAGE

AREA TABULATION (GROSS)		
NAME	AREA	SQUARES
STAGE 1 - DISABLED UNITS 1&2	53.49 m ²	5.75
STAGE 1 - DWELLING	98.89 m ²	10.63
STAGE 1 - RECEPTION	10.03 m ²	1.08
STAGE 1 - STORE 1	20.00 m ²	2.15
STAGE 1 - UNITS 3-7	146.28 m ²	15.73
STAGE 1 - VERANDAH	51.77 m ²	5.57
STAGE 2 - BALCONY	65.40 m ²	7.03
STAGE 2 - STORE 2	22.38 m ²	2.41
STAGE 2 - STORE 3	21.88 m ²	2.35
STAGE 2 - UNIT 17	29.02 m ²	3.12
STAGE 2 - UNITS 8-16	258.89 m ²	27.84
	778.01 m ²	83.66

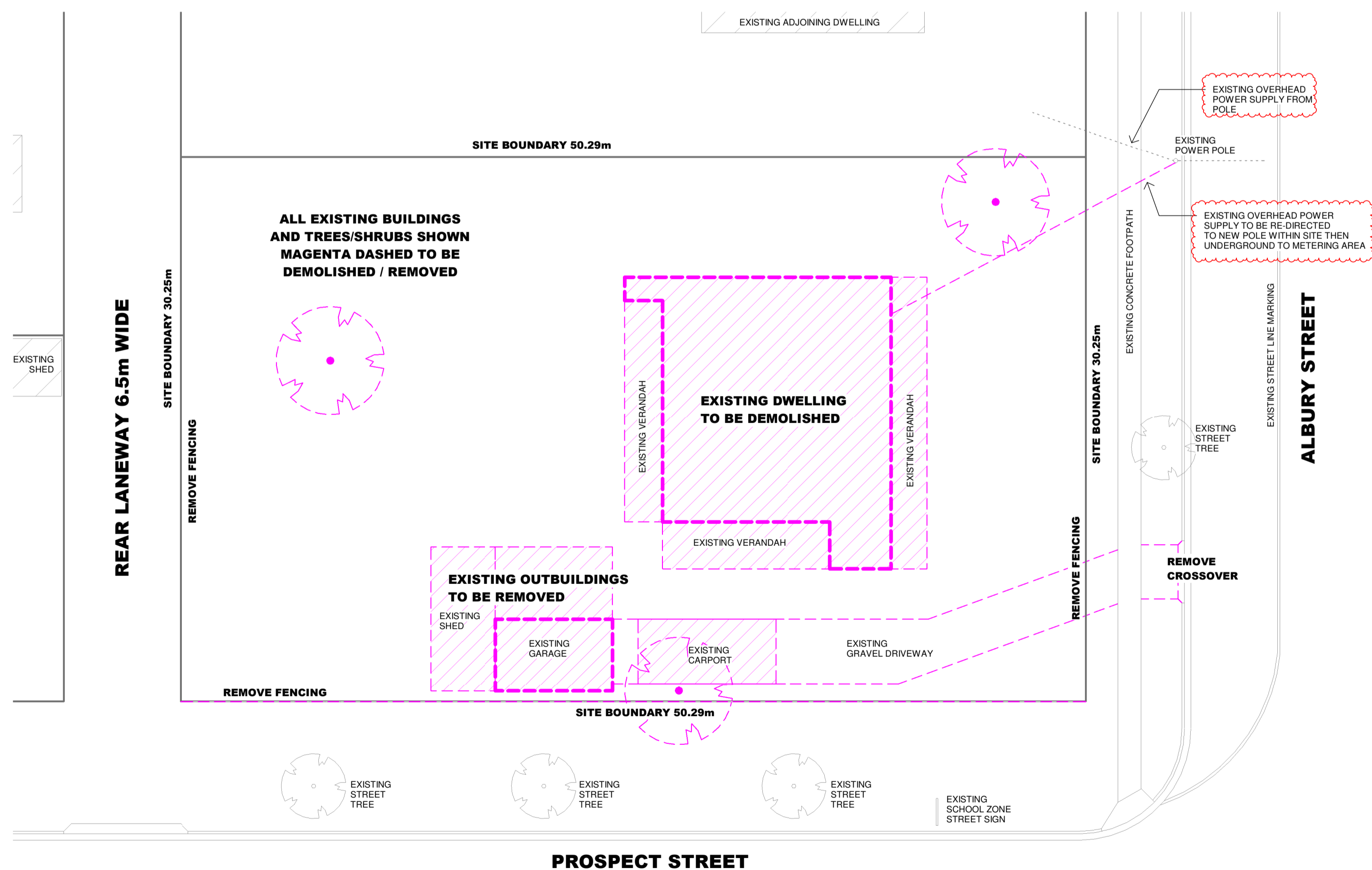


LOCALITY MAP



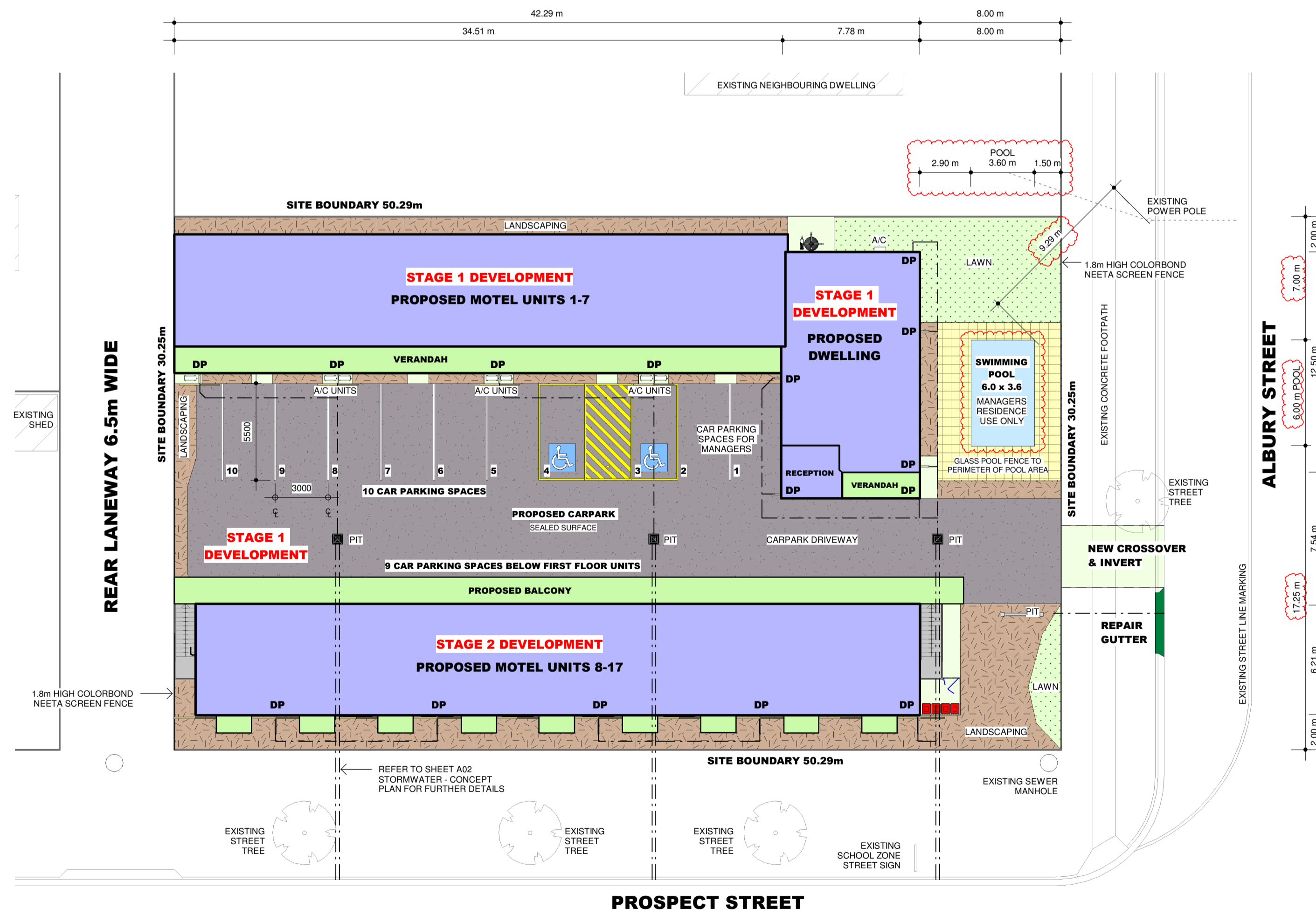
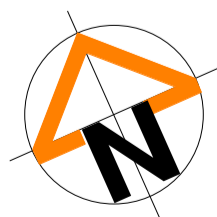
DISABLED PARKING SPACE

1 : 70



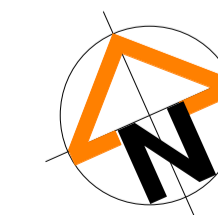
SITE PLAN - EXISTING

1 : 200



SITE PLAN - PROPOSED

1 : 200

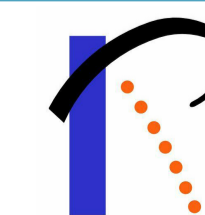


SHEET SIZE "A1"
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 NO PORTION OF THESE
 DRAWINGS MAY BE
 REPRODUCED
 BY ANY PROCESS WITHOUT
 THE WRITTEN CONSENT
 OF ROB PICKETT DESIGN.

PROPOSED MOTEL DEVELOPMENT
For: HARDIK UPADHYAY
At: 165 ALBURY STREET, HOLBROOK NSW 2644

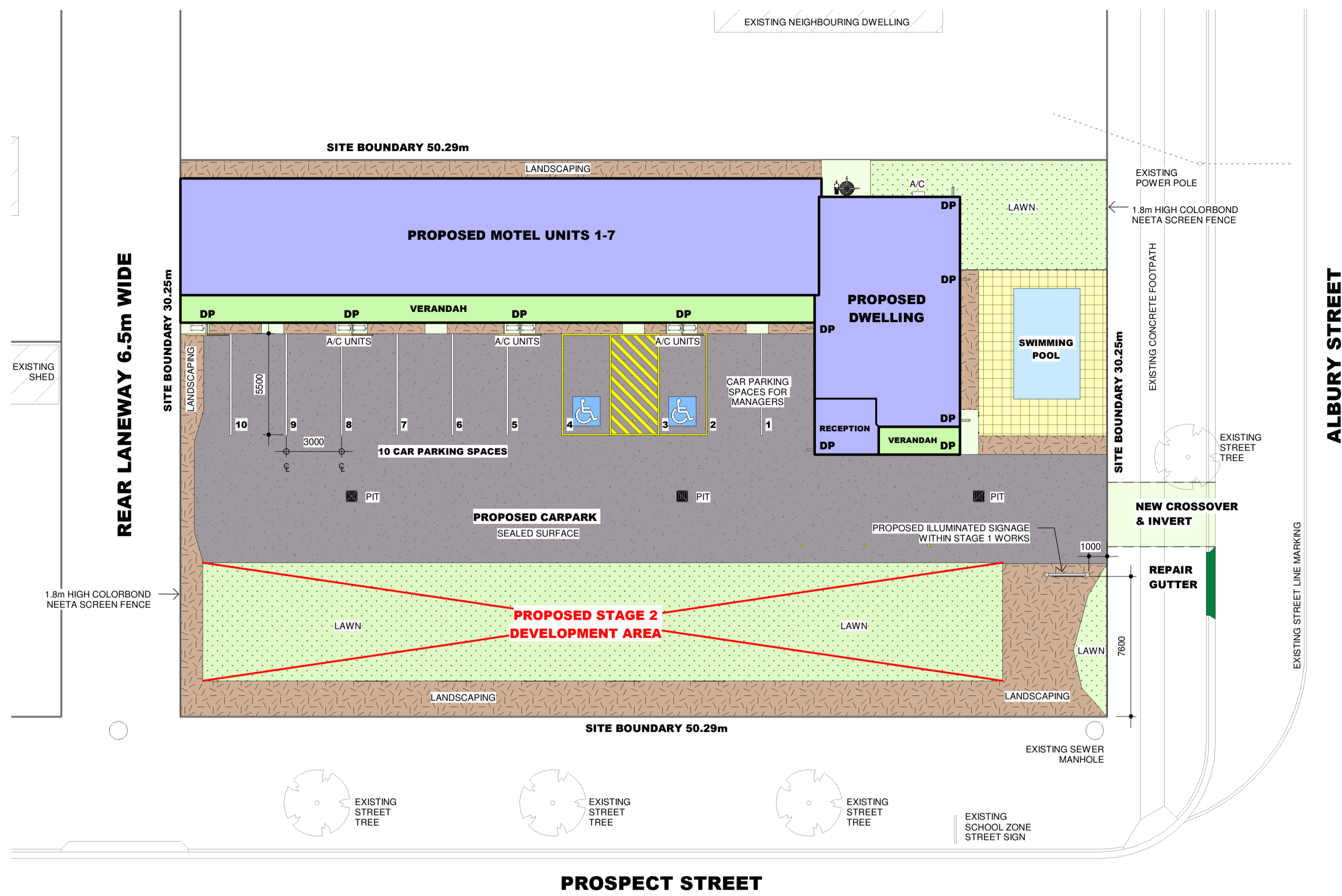


ROB PICKETT DESIGN
 PO Box 3054 Albury NSW 2640
 www.rpdesign.com.au
 Email: euan@rpdesign.com.au
 PHONE 02 6021 1355
 INCREDIBLE IDEAS PTY. LTD. A.B.N. 72 663 725 246

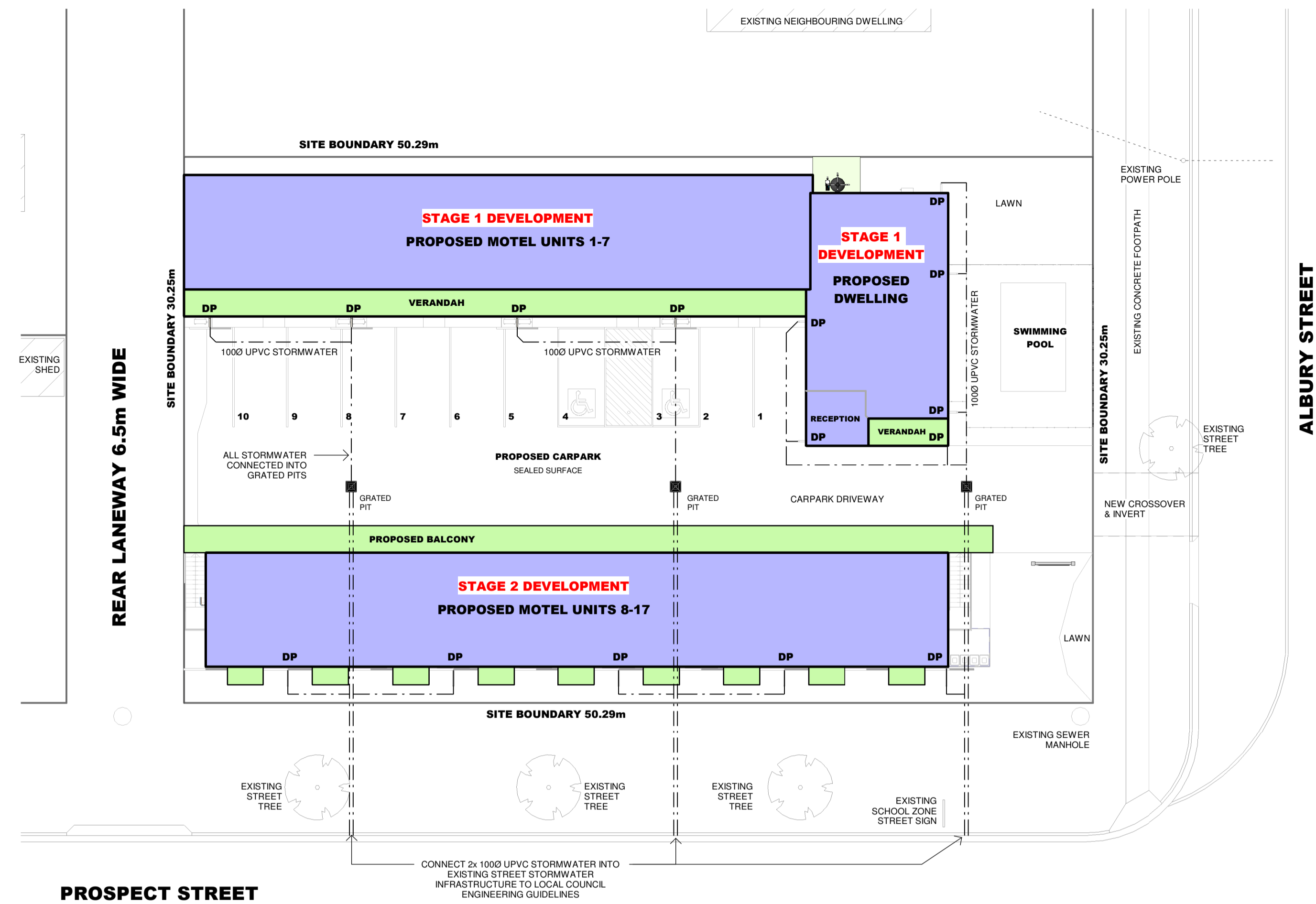


Sketch: DA
Sheet: A01
Date: 13-5-2024
Job No: 7633

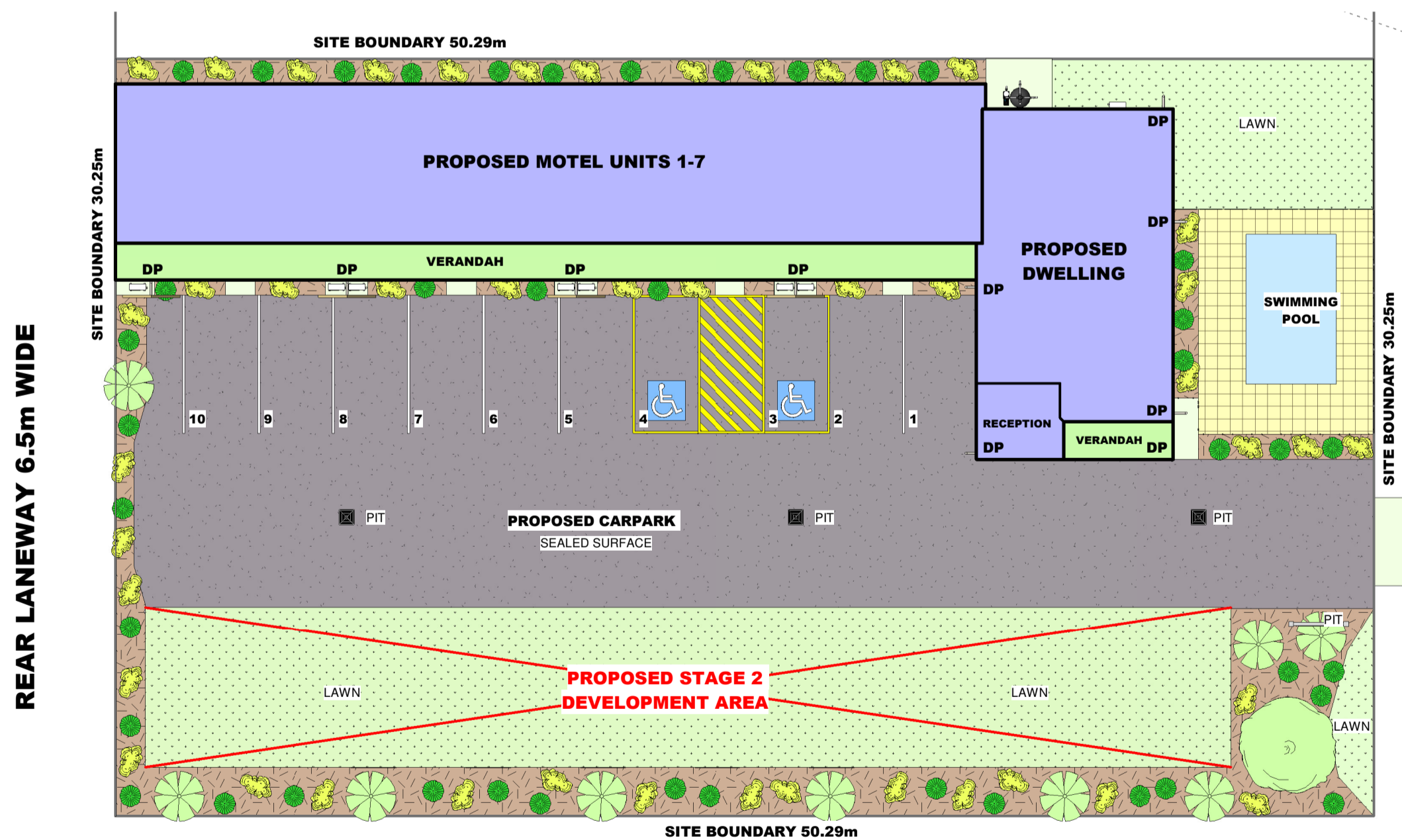
REVISION A 29-5-2024



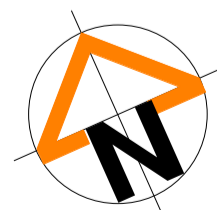
SITE PLAN - STAGE 1
1 : 200



STORMWATER - CONCEPT PLAN
1 : 200



SITE LANDSCAPING PLAN
1 : 200



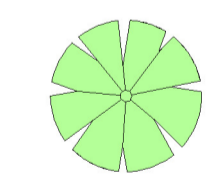
ADVANCED PLANTING HEIGHT OF 1.2m

<i>Callistemon citrinus</i> 'Kings Park Special'	Kings Park Bottlebrush	4m x 2m	Native cultivar
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ADVANCED PLANTING HEIGHT OF 1.2m

<i>Corymbia ficifolia</i> 'Baby Scarlet'	Dwarf Red Flowering Gum	3m x 3m	Native cultivar
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Shrubs			
<i>Callistemon viminalis</i> 'Captain Cook'	Captain Cook Bottlebrush	1.5-2m x 1-1.5m	Native cultivar
<i>Correa alba</i>	White Correa	2m x 2m	Native
<i>Correa reflexa</i> var. <i>reflexa</i>	Common Correa	0.5-2m x 1-2m	Endemic
<i>Eremophila glabra</i> 'Silver Ball'	Emu Bush	1m x 1m	Native cultivar
<i>Grevillea alpina</i>	Cat's claws	2m x 1m	Endemic
<i>Grevillea lanigera</i>	Woolly Grevillea	1-1.5m x 1.5-2m	Endemic
<i>Grevillea rosmarinifolia</i> 'Crimson Villea'	Grevillea cultivar	0.8m x 0.8m	Native cultivar
<i>Westringia fruticosa</i>	Coast Rosemary	2m x 4m	Native
Groundcovers, Tufts and Grasses			
<i>Correa pulchella</i> 'Firebells'	Correa cultivar	0.25m x 0.8m	Native cultivar
<i>Dianella revoluta</i>	Spreading Flax-lily	1.0m x 0.75m	Endemic
<i>Hardenbergia violacea</i>	Purple Coral Pea	Spreading	Endemic
<i>Lomandra longifolia</i> 'Tanika'	Spiry-headed Mail-rush cultivar	0.5m x 0.5m	Native cultivar
<i>Myoporum parvifolium</i>	Creeping Boobiala	Spreading	Native
<i>Poa polyformis</i> 'Kingidale'	Blue Tussock Grass	0.45 x 0.45m	Native cultivar

NOTES:

GROUP PLANTING: ASSORTED GROUND COVERS AND SHRUBS TO BE PLANTED IN GROUPS OF 4 - 6

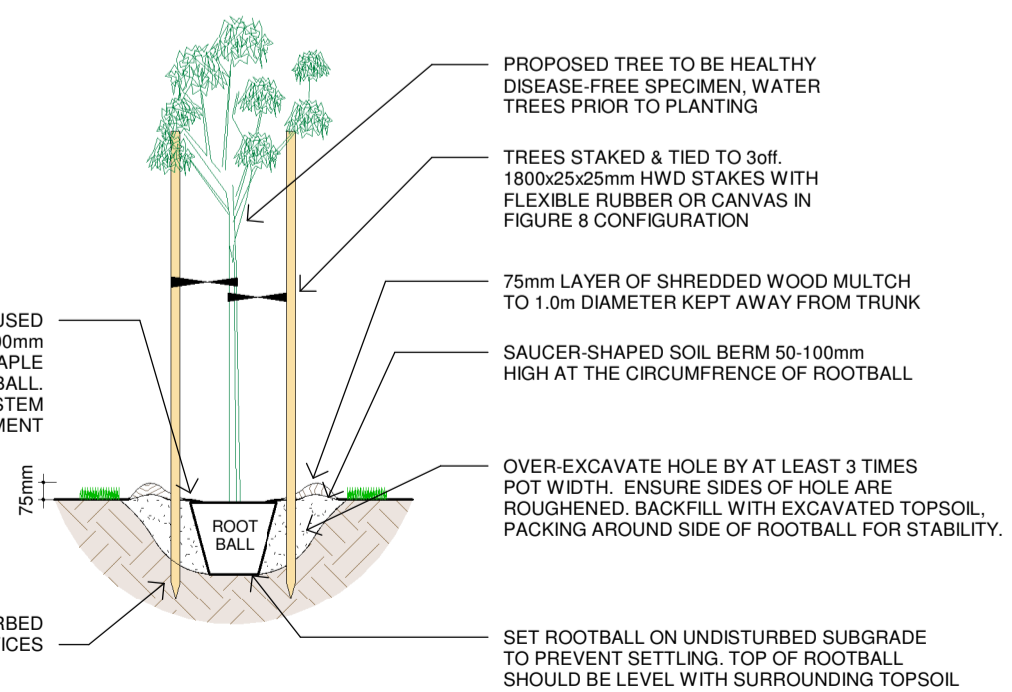
GRASS: GENERALLY NATIVE GRASSES SHADED AREAS TO BE: KIKUYU - RYE MIX

PLANTING: ALL TREES TO BE STAKED AND TIED PROVIDE 100mm BARK MULCH UNDER ALL TREES AND GROUND COVER

WATERING: TIME MONITORED DRIPPER SYSTEM TO BE INSTALLED. ALLOW FOR ONE DRIPPER OUTLET PER PLANT

NOTES: CHECK DRAWINGS AND DISCUSS WITH SITE SUPERVISOR PRIOR TO PLANTING TO PREVENT DAMAGE TO UNDERGROUND SERVICES. PROVIDE TOPSOIL TO LANDSCAPED AREAS

ROOTBALL STAPLES MAY BE USED INSTEAD OF STAKES. USE 25x25x100mm HWD STAKES. INSTALL ONE STAPLE EITHER SIDE OF THE ROOTBALL. ENSURE SPACE FOR STEM CALIPER DEVELOPMENT



NOTES:

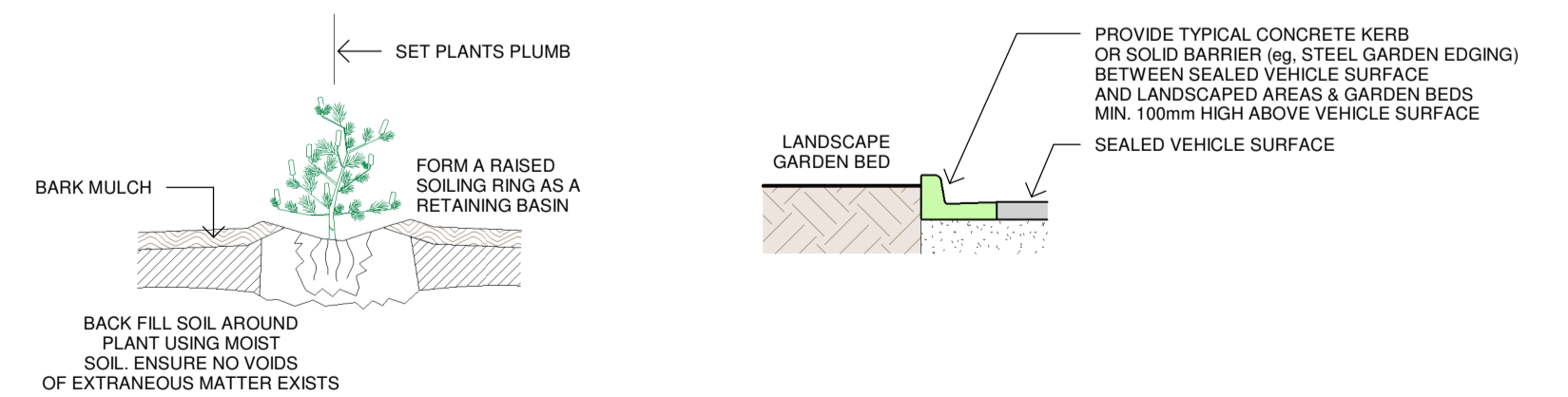
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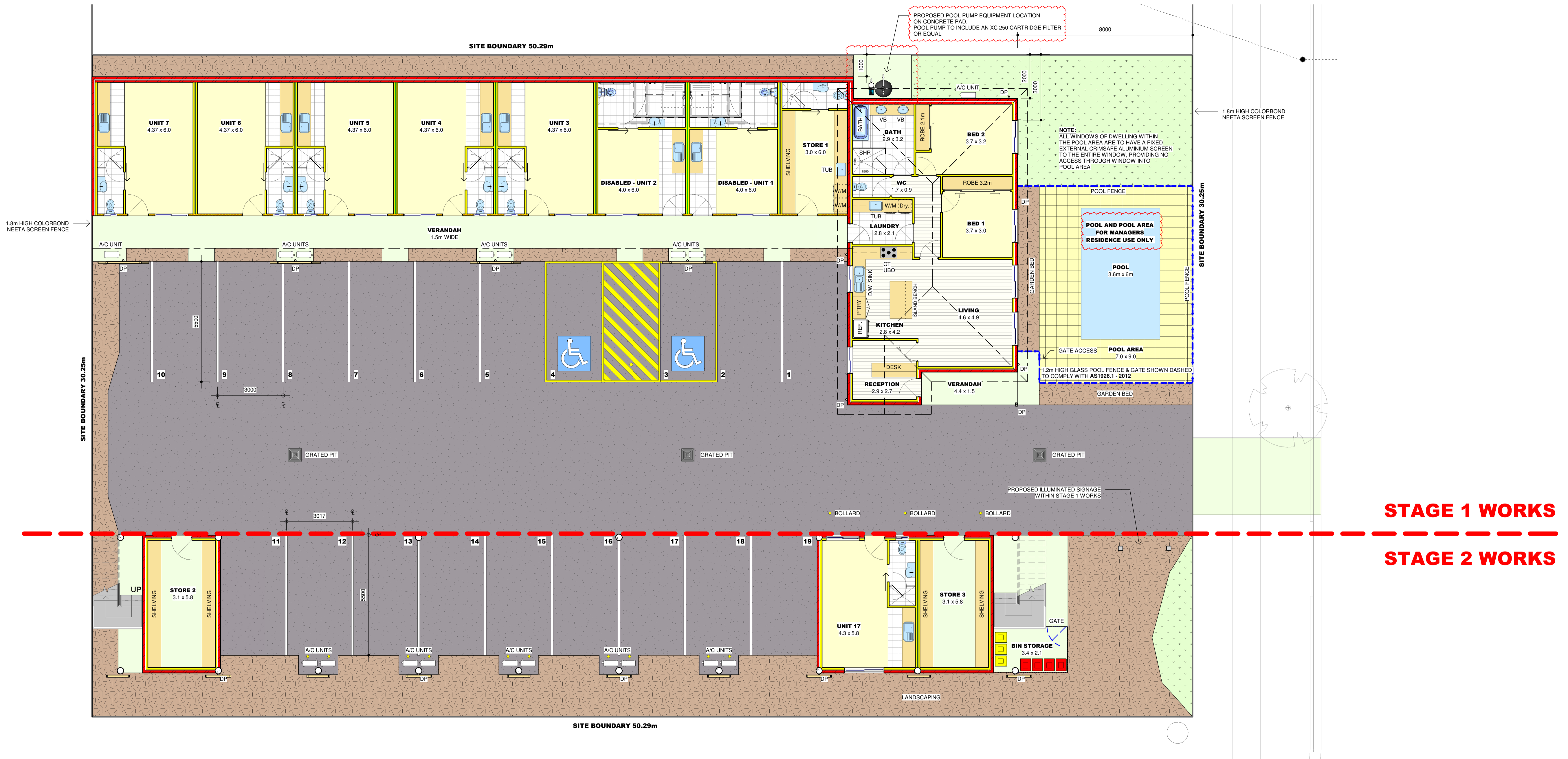
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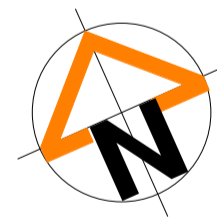
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REVISION A 29-5-2024



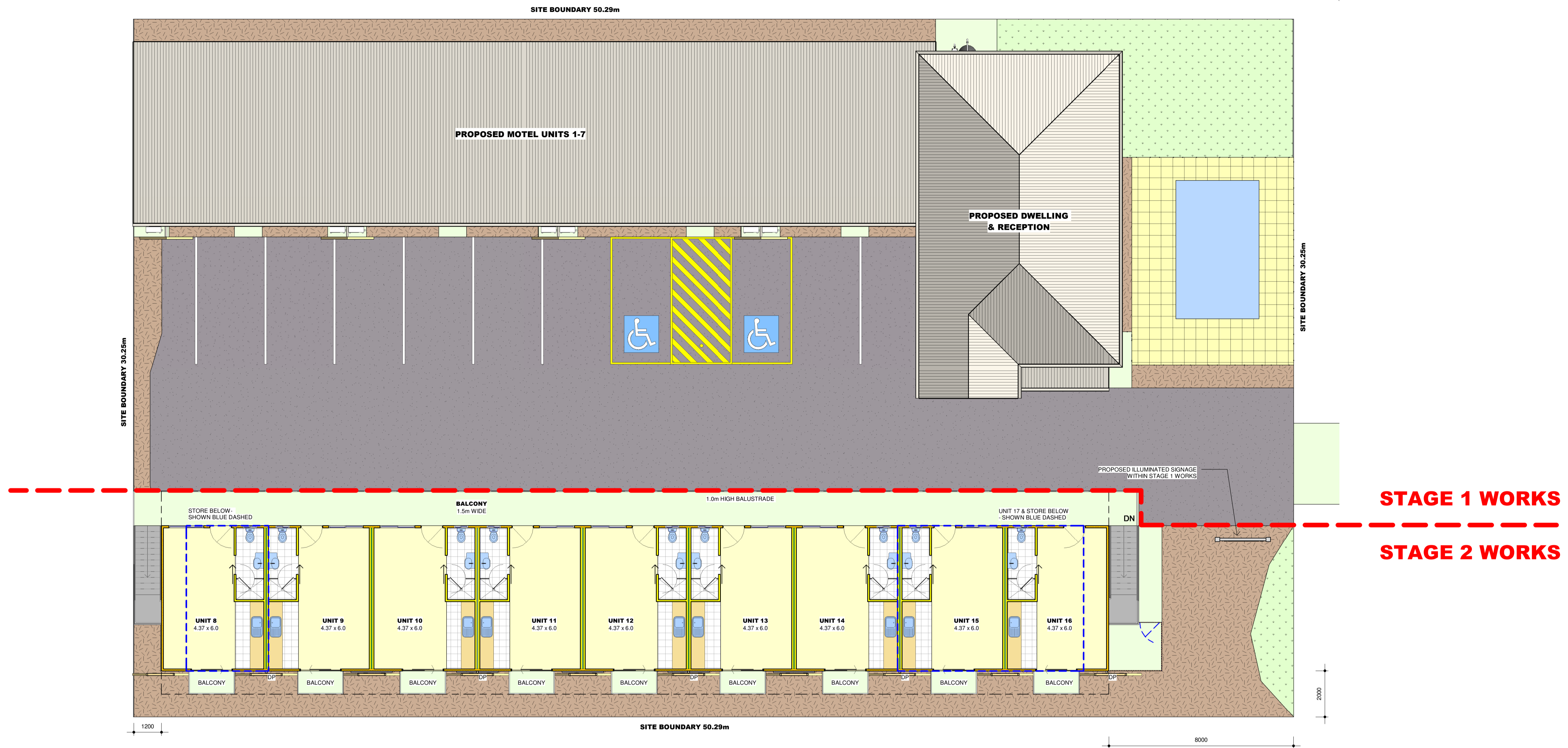
FLOOR PLAN - GROUND
1 : 100



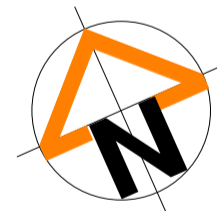
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STAGE 1 WORKS

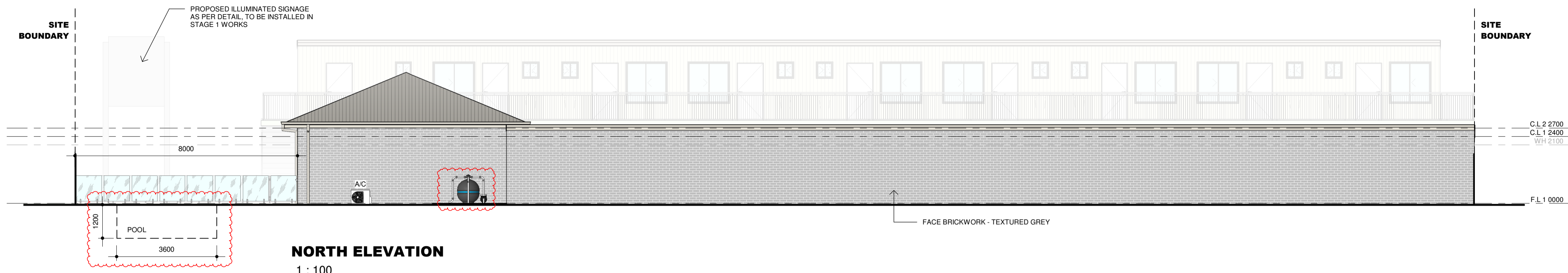
STAGE 2 WORKS



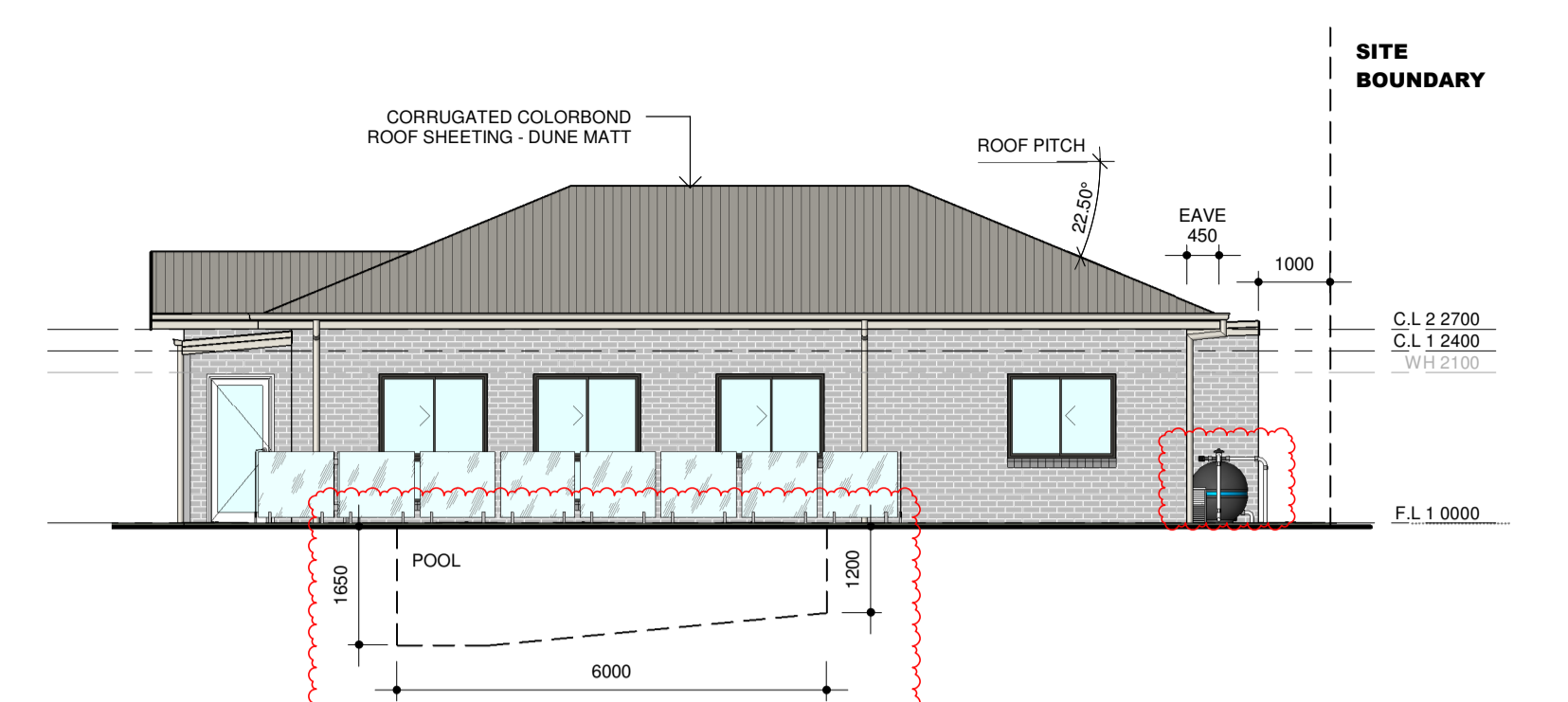
FLOOR PLAN - FIRST
1 : 100



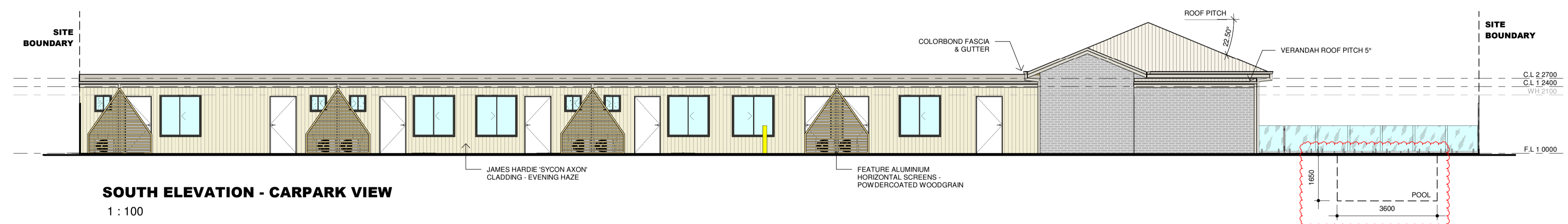
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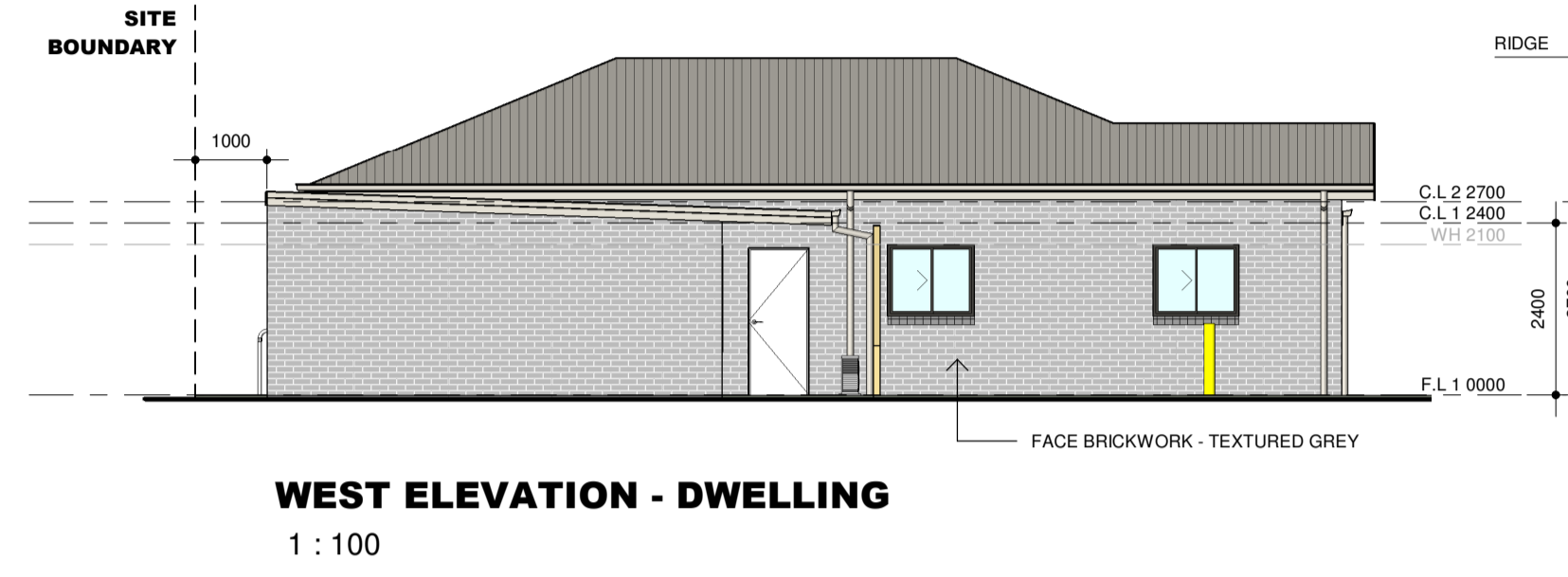
NORTH ELEVATION
1 : 100



EAST ELEVATION - DWELLING - ALBURY STREET
1 : 100



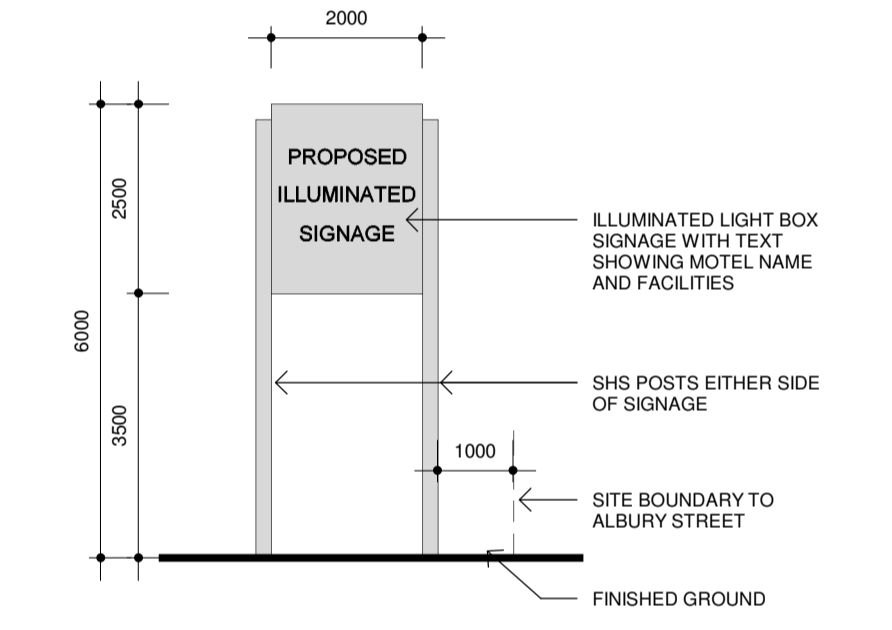
SOUTH ELEVATION - CARPARK VIEW
1 : 100



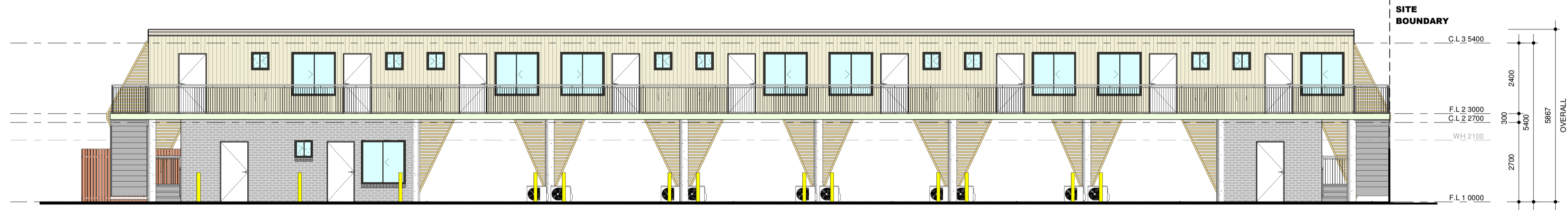
WEST ELEVATION - DWELLING
1 : 100



SOUTH ELEVATION - PROSPECT STREET
1 : 100



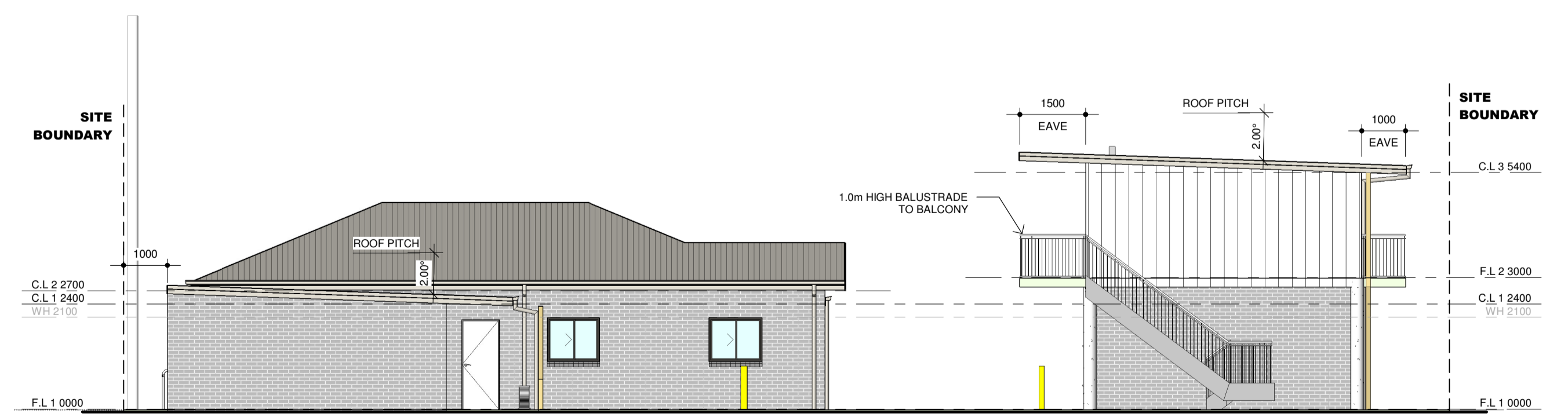
PROPOSED SIGNAGE - STAGE 1 WORKS
1 : 100



NORTH ELEVATION - CARPARK VIEW
1 : 100



EAST ELEVATION - ALBURY STREET
1 : 100



WEST ELEVATION
1 : 100

STAGE 1 WORKS
STAGE 2 WORKS

- MATERIAL / COLOURS :**
- FACE BRICKS - TEXTURED GREY
 - SYCON AXON CLADDING - COLORBOND EVENING HAZE
 - STANDING SEAM CLADDING - COLORBOND SURFMIST
 - WINDOWS - COLORBOND MONUMENT
 - FASCIA - COLORBOND DUNE MATT
 - GUTTER - COLORBOND DUNE MATT
 - ROOFING - COLORBOND DUNE MATT



5-04-2024

Amended 29-5-2024

Job Ref: 7633

ROB PICKETT DESIGN

STATEMENT OF ENVIRONMENTAL EFFECTS

Applicant's Details

Applicant's Name: **Rob Pickett Design**

Location of development: **Lot: 8 of section 39**

DP: 301684

No: 165

Street: Albury St (Cnr Prospect St)

Locality: Holbrook. NSW.

Planning: Greater Hume LEP 2012
-Ru5 Village Zone

Description of development

The subject proposal is to develop a 17-unit Motel on the corner of Albury Street and Prospect Streets, Holbrook.

The Motel will include a Manager's Dwelling and Reception area.

On-site carparking is provided in a 'central court' format with one entry/exit to Albury Street.

Existing timber clad dwelling and class 10 outbuildings shall be demolished.

The proposal allows for the building to be raised above street gutter invert level to allow natural falls to stormwater drains.

Description of site:

The subject site is a corner allotment, relatively level with three non-native trees, as indicated to be removed.

Site access is available via Albury Street and Prospect Streets and is bounded by a Laneway to the west and a residential dwelling to the north.

Context and setting:

The subject proposal is of residential character in scale, texture and design.

The development covers the entire site and exhibiting high regard to setback from boundaries and proposed building unit sections.

Set-back from boundaries are well landscaped with the buildings showing good separation within the site constraints.

BUILDING
DESIGNERS

ARCHITECTURAL
DRAFTING

CONTRACT
ADMINISTRATION



PO Box 3054

Albury NSW 2640

Phone 02 6021 1355

Fax 02 6021 1754

rob@rpdesign.com.au

www.rpdesign.com.au

Incredible Ideas Pty Ltd

T/as Rob Pickett Design

ABN 72 003 725 246

Minimal signage is proposed, lighting proposed is focused within the carparking compound, containing any possible nuisance to neighbours.

Access / Traffic and Utilities:

The subject proposal allows for a two-way driveway access to Albury Street.

The site layout allows good visibility to access and exit onto Albury Street and within the site carparking access exceed standard manoeuvring and parking regulations.

Traffic movements can be expected at approximately 50 movements per day, if the Motel were fully occupied, however, occupancy is expected at 50%:- therefore, traffic movements can be approximately 25 per day.

The subject site has available all utility services adjacent to the site boundaries and is not encumbered by such services.

Environmental Impacts:

There is no perceived or potential form of air pollution from the subject proposal. All site stormwater will be collected and directed to the roadside kerb and gutters. There will be no significant excavation or fill associated with the development and there are no requirements for retaining walls.

The Site has no historical significance and is unlikely to contain aboriginal artefacts. All proposed buildings conform to the current NNC: BCA and section J compliances.

Flora and Fauna Impacts:

The subject site is relatively level and fully grassed. There are three existing trees onsite that are proposed to be removed. The trees are not a native variety.

No disruption to the existing nature strip is proposed, apart from a new concrete crossover concrete kerb invert. The existing invert shall be removed and replaced with a continuation of the gutter system.

Natural Hazards:

The site is within a recognised Flood Zone and design measures have been instigated to allow the building floor area to be above the designated flood height.

No other existing natural hazards exist to the site.

Waste Disposal:

General waste will be collected at regular scheduled times by an external service. This general waste will be stored within outside bins located within the proposed

service yard adjacent to the rear Laneway. This yard will have gate access onto the Laneway where a waste collection truck can conveniently access.

Social and Economic impacts:

The subject proposal shall not cause economic indifference within the neighbourhood nor effect the existing amenity of residents.

The construction is of a domestic style construction, is not bulky and does not impose shadow fall or loss of privacy to neighbours.

Operational and Management details:

- The proposed Motel will operate in the normal expectation within the meaning of a motel operation.
- The Motel will operate with a Husband and Wife cooperative initially and with the addition of up to 2 part time staff members when the site is fully developed.
- There will be no hazardous items stored or used on the proposed development.
- Disabled access Motel rooms are provided at the rate of 1 per 10 suits.
- There will be no service to provide food to Motel guests.
- The pool is designated for use only by the managers residence, not for Motel guests.

Staged Development:

The subject proposal is planned to be undertaken in two stages.

- Stage I. Manager’s Dwelling/Reception 7 ground floor Motel Unites
7.5m wide internal driveway and 10 carparking spaces (including two Disabled spaces).
Commence Landscaping and allow grassed area over proposed second stage between driveway and Prospect boundary.
- Stage II. Two storey Motel Units 8 to 17 and remainder of Carpark below the two story Motel units.

E. Pickett

29-5-2024

Applicant: Date:

Euan Pickett

Name:

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[Exhibition \(EXH-7806\)](#)

Submission-Received

Actions

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Case details

Submission Type

I am making a personal submission

Title

First Name

Family name

Name withheld

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Email

Suburb/ Town

Woomargama

I have made a reportable political donation

I agree to the Privacy statement

submission

I have a child who attends Holbrook Public School and will have another child attending in the future.

I do not feel safe knowing that anyone can be staying across the road from the school and also be able to visually see and potentially take photographs of children playing without consent.

Not only that but it will be detrimental and an invasion of privacy to the surrounding homes.

I am strongly against this proposal.

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I find it absolutely insane that you would feel the need to build a motel and entice potential paedophiles to be staying across from the public school where children play in the playground in full view of what could be the windows of the motel. This will be allowing creeps to have a perfect hiding spot to stalk our children, and get to know where our children walk before and after school. There are suitable places to build a motel than right there.

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I am against a motel being built on this block because it currently has some of the nicest older houses in Holbrook either side and a motel would be out of place here.

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Mrs

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Suburb/ Town

Holbrook

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I agree to the Privacy statement

submission

I WOULD LIKE TO OBJECT TO THE CONSTRUCTION OF A MOTEL AND MANAGERS RESIDENCE AT 165 ALBURY ST HOLBROOK NSW.

FIRSTLY, DEMOLISHING A VERY STRUCTURALLY SOUND HOME, SEEM RIDICULOUS WHEN AFFORDABLE HOME IN HOLBROOK ARE RARE, AND THE RENTAL MARKET IS CRYING OUT FOR HOME SUCH AS THE ONE IN THIS PROPOSAL.

SECONDLY, THE SITE FOR THE PROPOSED NEW DEVELOPMENT SEEM RIDICULOUS, ACROSS THE ROAD FROM THE PUBLIC SCHOOL. WHEN YOU CAN DRIVE DOWN THE OTHER END OF ALBURY STREET AND FIND 3 VERY LARGE BLOCKS, THAT ARE VACANT AND INFACT USE TO BE MOTELS SITES YEARS AGO, AND IF WE COULD REDEVELOPE THESE BLOCK AND THIS IN TURN MAKING OUR ENTRY TO HOLBROOK WELCOMING.

REGARDS VICKI SCHUUR

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I wish to object to the proposed development due to its location compared to the public primary school and other residents. There are plenty of other opportunities in Holbrook for this type of building in a more suitable location.

I am a resident in the greater Hume with business interests in Holbrook. I completely support progress and development such as this within the town however this location is far from suitable for a 2 story hotel.

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Suburb/ Town

2644

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I agree to the Privacy statement

submission

This proposed high rises motel being built right opposite a school playground is absolutely absurd. So sad for a small country town. These days we don't know who could be stalking or creeping about let alone build the perfect hideout for them to stay.

My children attend This school and I would be greatly saddened if this happened. And even consider moving on from the town. There is plenty of other spare blocks about town not near school premises that could be utilised for this proposed building.

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submission

I am a former council employee (City of Sydney) and a current NSW State Law Enforcement employee. It is my considered opinion that locating a motel, especially one with elevated views overlooking the school and school playground would present an unacceptable level of risk to the students.

Holbrook enjoys a high level of tourist and commercial visitors, which is of undeniable benefit to the town. Naturally they will require suitable accommodation. When considering where to site them, I fail to discern a single more important consideration than the area where a high percentage of the town's children are located five days out of every seven.

Because of the high turnover of guests and the inability of motel staff to screen their visitors, there is simply no way to guard against the high probability (and it very definitely is a high probability) that predators will choose to stay there so as to assess the possibility of approaching and/or grooming and/or abducting children which they identify as vulnerable.

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It's the wrong spot for a motel right across the road from public school kids. larger vehicles will have to park along the school crossing? It's already a nightmare at the crossing with no one there to cross the kids in the morning let alone making it more busy. Does Holbrook even need another 2-3star motel? Move it down to new servo end and aim for a 5 star motel to bring more money into the town. Thankyou

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Suburb/ Town

Woomargama

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submission

Not enough room for adequate parking, visitors parking, parking for trailers/boats.

Not enough grassed areas.

Effect the privacy of surrounding homes and reduce house prices.

Effects the housing crisis we are facing negatively, removes a home that people can rent with a motel that doesn't effectively benefit our community.

Having another motel in our community offering the same as any other motel will not be beneficial.

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submission

I object to the developed application for a motel on cr Albury & prospect St due to the following.

1. Concerns about the added pressure on water pipes and sewerage to accommodate 17 motel units and managers residence. There was a major busted water pipe at the beginning of the year between that laneway and the park on prospect Street that needed the road dug up and to be resealed. Over the years we have had 3 major busted water pipes and been told the pipes are old and they all need to be replaced in the area. We would like confirmation from the water authorities that our street will not get worse with this development. Including storm water run off as we are at the lower end of prospect Street.
2. Location of motel is opposite the public school with the entrance and exit going across the footpath on the Albury main street side. This busy footpath is used by young school children on their way to and from school making their way to the school crossing. This entrance will be a dangerous hazard to our children and grandchildren.
3. It is a shame to see a beautiful old house demolished that blended in with the other beautiful resorted houses along that street. Why not build at the old Ampol

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Holbrook

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submission

We already have 5 Motels in the main street of Holbrook and a caravan park. They do not need more competition on their businesses to survive these hard times. How unsafe having that establishment across from the school. Children going to school use that footpath and with cars coming in and existing is an accident waiting to happen. Plus added pressure on water and sewage usage in that area. Of course a two storey 17 units would have a terrible impact on neighbours privacy, noise, air-conditioning, traffic etc.

station where it would not effect the residents. It will affect the neighbourhood with noise, day and night from customers, more traffic coming and going, use of air-conditioners, swimming pool, lights etc etc.

4. There is also five motels in Holbrook along the main street plus accommodation at the two hotels and the caravan park. Why do we need another motel to take away revenue from these other businesses that are going through these hard times.

We would like to thank council for listening to residents concerns regarding consideration to this distressing development application.

Kind regards.

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Holbrook

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submission

Demolishing a house that adds to the character and charm of holbrook to build an ugly motel that's not needed , number two and my biggest concern for the safety of the children and the vantage point this motel Would Provide to Predators

This danger is compounded by the fact that Holbrook parents allow their children to walk or ride bikes to school daily.

It is my earnest advice to locate any proposed motel construction in a location which is not in direct line of sight of the school, ideally several blocks away. Strangers who lurk around outside of school can be swiftly identified by teachers, students, locals and law enforcement, but people inside motel rooms using cameras and binoculars cannot.

Thank you for taking the time to consider my objection.

We the undersigned provide the following points in opposition to the proposed development application 10.2024.60.1 by Rob Pickett Design 165 Albury Street Holbrook – Lot 1DP: 301684 – Demolition of Dwelling & Construction of Motel & Managers Residence. It addresses the issues noted in the Statement of Environmental Effects.

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Claims that the property anticipates 50% occupancy rate raises the question as to the validity of the project in the first instance particularly given the impact to the local community. No viable business operation could be successful if only operating to half of its capacity. Therefore, realistically we would expect to see a much higher estimate of vehicle movement and associated noise at all hours of the day and night but particularly at check in and check out times.

- **Environmental Impact and Incompatibility with Surroundings:** The construction of a two-story motel is incongruous with the residential character of the area, as outlined in the Statement of Environmental Effects. The absence of double-story buildings or flat-roofed houses nearby emphasizes this discordance. The site, formerly abundant with landscaping and wildlife, has undergone substantial alterations, with most greenery removed, including three significant trees slated for removal. The proposed development's landscaping, limited to two small grass patches, fails to adequately replace the lost greenery, posing a threat to displaced wildlife. The expansive nature of the development, spanning boundary to boundary, threatens to disrupt the local ecosystem by eliminating green spaces.
- **Impact on Property Values:** The establishment of a motel complex is likely to diminish property values in the vicinity, particularly affecting residents at 167 Albury Street. Noise, increased traffic, reduced privacy, and security concerns stemming from the presence of transient guests are significant factors contributing to this decline. Prospective homebuyers typically favour neighbourhoods with minimal commercial activity, and the perception of a transient population could deter potential buyers or lead to reduced property valuations.
- **Privacy and Security Risks:** The proposed nine-room, double-story structure overlooks neighbouring properties, including the backyards of residences on Fleet Street and 167 Albury Street. This intrusion compromises the privacy and security of occupants in these properties, especially concerning vulnerable individuals, such as children, who reside in 3 of these properties. Additionally, the unimpeded view from the upstairs balcony raises security

concerns for all affected residents, as access to the backyards via the laneway poses a potential risk.

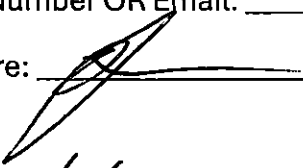
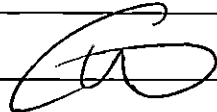
- The statement also asserts that there will be minimal signage and that the proposed lighting will be confined to the parking area to mitigate any potential disturbances to neighbours. However, this portrayal does not align with the legal requirements for operating a motel. The southern building, slated for the second phase, will be elevated 3 meters above ground level with sole access to the proposed nine units along the north facing balcony. Given this configuration, it is imperative that adequate lighting be always provided along this walkway, ensuring the safety and security of customers, staff, and visitors. This light will be viewed directly by the neighbouring property at 167 Albury Street and into the backyards of neighbours on Fleet Street.
- **Cultural Significance and Community Impact:** Contrary to claims of negligible historical significance, the properties at 165 and 167 Albury Streets have historical roots dating back to their origins at Kinross Station in the early 1900s. Their relocation and reinstatement carry cultural significance and contribute to the community's heritage. The proposed demolition of one of these residences to make way for a nondescript motel disregards this historical context and fails to enhance the community's fabric. Furthermore, the proposed motel, characterized by small, minimalist rooms, offers little differentiation from existing budget-friendly accommodations in Holbrook, thus adding minimal value to the town's hospitality offerings.

Moreover, the development fails to address the pressing need for housing and rental properties in Holbrook, undermining the community's diverse needs and priorities. Given the availability of vacant land at either entrance to the town which has previously operated as commercial businesses, it begs the question of the validity of demolishing much needed housing in favour of development that does not directly benefit the community's residents.

Resident: Jessica McCann & Callum McMahon

Address: 175 Albury street Holbrook 2644

Phone Number OR Email: 0427069488

Signature:  

Date: 2/6/24

Case details**Submission Type**

I am making a personal submission

Title

Miss

First Name**Family name**

Name 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**

2644

I have made a reportable political donation

I agree to the Privacy statement

submission

I object to this having syblings and children and family I know across from this establishment in a school is not appropriate.

We also do not need another hotel/motel in holbrook, it will take away from the current businesses.



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Claims that the property anticipates 50% occupancy rate raises the question as to the validity of the project in the first instance particularly given the impact to the local community. No viable business operation could be successful if only operating to half of its capacity. Therefore, realistically we would expect to see a much higher estimate of vehicle movement and associated noise at all hours of the day and night but particularly at check in and check out times.

- **Environmental Impact and Incompatibility with Surroundings:** The construction of a two-story motel is incongruous with the residential character of the area, as outlined in the Statement of Environmental Effects. The absence of double-story buildings or flat-roofed houses nearby emphasizes this discordance. The site, formerly abundant with landscaping and wildlife, has undergone substantial alterations, with most greenery removed, including three significant trees slated for removal. The proposed development's landscaping, limited to two small grass patches, fails to adequately replace the lost greenery, posing a threat to displaced wildlife. The expansive nature of the development, spanning boundary to boundary, threatens to disrupt the local ecosystem by eliminating green spaces.
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Resident: DALE TURNER

Address: 16 FLEET ST HOLBROOK NSW 2644

Phone Number OR Email: 0408 366 548

Signature: 

Date: 7/5/24

07 JUN 2024

P.O. Box 75

Holbrook

NSW 2644

ph: 0419 487170

Email: pitz@y7mail.com

Dear Madam,

I am writing to express my opposition to the proposed DA for a 2 storey Motel to be built at 165 Albury Street, Holbrook. In my opinion there are far more suitable sites for a Motel.

My first reason is that it is in an Historical Residential Site, being aware that the house next door was shifted from Kirross Station on Bullock Drays many years ago. It forms part of Holbrook's History.

Secondly a Motel on this site would certainly alter the Real Estate value of the properties in close proximity.

Thirdly its exactly opposite Holbrook Public School and this raises concerns in this day and age, when one has no idea of the character of some people. I believe that there are far more suitable Motel sites available in the Main Street of Holbrook which should be considered.

Yours sincerely,
Pat Pitzen.

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Moreover, the development fails to address the pressing need for housing and rental properties in Holbrook, undermining the community's diverse needs and priorities. Given the availability of vacant land at either entrance to the town which has previously operated as commercial businesses, it begs the question of the validity of demolishing much needed housing in favour of development that does not directly benefit the community's residents.

Resident: MARILYN HERIOT

Address: 11 KALA CRT. 20/26 FRAMPTON ST HOLBROOK

Phone Number OR Email: 0427 362133 marlynheriot@yahoo.com

Signature: Marilyn Heriot

Date: 6 JUNE 2024

I am very much against the proposal to build another motel when the existing 92 beds plus the 2 hotels plus caravan park plus B+B units in town are only full approx. 30 days in the year!!

Also feel it is inappropriate to have the motel across from the primary school playground
Also the area is zoned residential and would impact on neighbours house values

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Resident: JEAN MACKINLAY

Address: UNIT 10. KALA CRT FRAMPTON ST HOLBROOK.

Phone Number OR Email: 0480242429.

Signature: Jean Mackinlay.

Date: 6 JUNE 2024

I am very much against the proposal to build another MOTEL.
It is too close to school + play grounds.

What we do need is more rental properties in Holbrook

Jean Mackinlay

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Resident: PATRICK GARRAWAY

Address: 167 ALBURY ST

Phone Number OR Email: 04 07 217 866

Signature: 

Date: 7/6/24

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Resident: Mrs Joan Smith.

Address: 22 Fleet St Holbrook.

Phone Number OR Email: 0427595624

Signature: Joan Smith.

Date: 2-6-24.

06 JUN 2024⁴⁵

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Resident: _____

Address: _____

Phone Number OR Email: _____

Signature: _____

Date: _____

Dwight H. Gouyon

3 Fleet St

0602362 507

Dwight H. Gouyon

2/5/24

EMAILED
6-6-24

ANNEXURE 7

06 JUN 2024 LS

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Resident: NO ALEXANDER

Address: 20 FLEET STREET, HOLBROOK NSW 2644

Phone Number OR Email: 0435 920 945

Signature: 

Date: 02/06/24

We the undersigned provide the following points in opposition to the proposed development application 10.2024.60.1 by Rob Pickett Design 165 Albury Street Holbrook – Lot 1DP: 301684 – Demolition of Dwelling & Construction of Motel & Managers Residence. It addresses the issues noted in the Statement of Environmental Effects.

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Resident: MR + MRS D + G. EAMES -

Address: 152 ALBURY ST HOLBROOK N.S.W 2644

Phone Number OR Email: 0408289676 - 0448234726 -

Signature: G. Eames - D. Eames.

Date: 2 JUNE 2024.

We the undersigned provide the following points in opposition to the proposed development application 10.2024.60.1 by Rob Pickett Design 165 Albury Street Holbrook – Lot 1DP: 301684 – Demolition of Dwelling & Construction of Motel & Managers Residence. It addresses the issues noted in the Statement of Environmental Effects.

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Resident: Diane Hilton & Carrie Cook

Address: 16 SPRING ST HOLBROOK

Phone Number OR Email: 0402464169

Signature: D. Hilton & C. Cook

Date: 3-6-24

We the undersigned provide the following points in opposition to the proposed development application 10.2024.60.1 by Rob Pickett Design 165 Albury Street Holbrook – Lot 1DP: 301684 – Demolition of Dwelling & Construction of Motel & Managers Residence. It addresses the issues noted in the Statement of Environmental Effects.

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Address: 18 SPRING ST

Phone Number OR Email: 0411 267772 mckenmori@gmail.com

Signature: Paul Morgan

Date: 2/6/24

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Resident: Peggy Bell

Address: 187 ALBURY ST HOLBROOK

Phone Number OR Email: 0416 986354 Peggy.marree@gmail.com

Signature: P. Bell

Date: 3/6/2024

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
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Resident: Yvonne Threlfall

Address: 183 Albury St. Holbrook, NSW 2644

Phone Number OR Email: 0428 338 602

Signature: 

Date: 4/06/2024

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Resident: SHARON MCCARTHY

Address: 167 ALBURY STREET

Phone Number OR Email: 0402 658 171

Signature: 

Date: 6/6/24

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
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Address: 187 ALBURY ST HOLBROOK

Phone Number OR Email: 0416 986354 Peggy.marree@gmail.com

Signature: P. Bell

Date: 3/6/2024

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Address: 18 SPRING ST

Phone Number OR Email: 0411 267772 mckenmori@gmail.com

Signature: Paul Morgan

Date: 2/6/24

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Resident: Diane Hilton & Carrie Cook

Address: 16 SPRING ST HOLBROOK

Phone Number OR Email: 0402464169

Signature: D. Hilton & Cook

Date: 3-6-24

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Claims that the property anticipates 50% occupancy rate raises the question as to the validity of the project in the first instance particularly given the impact to the local community. No viable business operation could be successful if only operating to half of its capacity. Therefore, realistically we would expect to see a much higher estimate of vehicle movement and associated noise at all hours of the day and night but particularly at check in and check out times.

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- **Cultural Significance and Community Impact:** Contrary to claims of negligible historical significance, the properties at 165 and 167 Albury Streets have historical roots dating back to their origins at Kinross Station in the early 1900s. Their relocation and reinstatement carry cultural significance and contribute to the community's heritage. The proposed demolition of one of these residences to make way for a nondescript motel disregards this historical context and fails to enhance the community's fabric. Furthermore, the proposed motel, characterized by small, minimalist rooms, offers little differentiation from existing budget-friendly accommodations in Holbrook, thus adding minimal value to the town's hospitality offerings.

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Resident: MR + MRS D + G. EAMES -

Address: 152 ALBURY ST HOLBROOK N.S.W 2644

Phone Number OR Email: 0408289676 - 0448234726 -

Signature: G. Eames - D. Eames.

Date: 2 JUNE 2024.

06 JUN 2024

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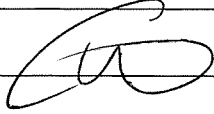
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Resident: Jessica McCann & Callum McMahon

Address: 175 Albury street Holbrook 2644

Phone Number OR Email: 0427068488

Signature:  

Date: 2/6/24

EMAILED
6-6-24

ANNEXURE 7

06 JUN 2024 LS

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Resident: No ALEXANDER

Address: 20 FLEET STREET, HOLBROOK NSW 2644

Phone Number OR Email: 0435 920 945

Signature: 

Date: 02/06/24

E-MAILED
6.6.24

ANNEXURE 7

06 JUN 2024⁴⁵

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Resident: _____

Address: _____

Phone Number OR Email: _____

Signature: _____

Date: _____

Dwight H. Gouyon

3 Fleet St

0602362 507

Dwight H. Gouyon

2/5/24

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Resident: Mrs Joan Smith.

Address: 22 Fleet St Holbrook.

Phone Number OR Email: 0427595624

Signature: Joan Smith.

Date: 2-6-24.



Greater
Hume
Council

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



Our Ref: GSW: BC:P10048114

R R Izzard & B G Izzard
4 Fleet Street
HOLBROOK NSW 2644

GREATER HUME SHIRE COUNCIL
CULCAIRN-CUSTOMER SERVICE

Dear Sir/Madam

**Notification of Development Application 10.2024.60.1 by Rob Pickett Design
165 Albury Street HOLBROOK - Lot: 1 DP: 301684 - Demolition of Dwelling &
Construction of Motel & Managers Residence**

In accordance with Council's notification and advertisement procedures for development applications, you are hereby advised that Council has received an application for development on land adjoining your premises.

Plans relating to the above application can be viewed on the NSW Planning Portal.

1. Access the website: <https://www.planningportal.nsw.gov.au> and click on the following tabs:
2. 'Have your say'.
3. 'DA Exhibitions'.
4. Under the 'Filter by' heading complete the following drop down box options:
 - Filter by: DA Status – 'On Exhibition'.
 - Filter by: Local Government Area – 'Greater Hume Shire'.
 - Click 'Apply Filters' at the bottom of the page and click on DA10.2024.60.1.

If you do not have access to a computer, please contact Council for a copy of the plans. Should you wish to make any comments or submissions relating to the development application, you are required to advise Council in writing by 5pm on 7 June 2024. A phone number, mobile phone number or email address must be included with the submission. Please read the attached information regarding lodging of a submission. Council advises that any submission you may make will be considered a public document, unless privacy is specifically requested.

All submissions must be lodged on the portal, mailed or emailed to: mail@greaterhume.nsw.gov.au to be formally recorded.

Should you require further clarification of this matter please contact Council's Town Planner - Culcairn Gayan Wickramasinghe on 6036 0100 or mobile 0459 355 236.

Yours faithfully

Per: *B. Culbell*

Gayan Wickramasinghe
Town Planner - Culcairn
GREATER HUME COUNCIL
21 May 2024

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Resident: Ruth Millard
 Address: 8 Fleet Street, Holbrook 2644
 Phone Number OR Email: ruthmillard@hotmail.com
 Signature: Ruth Millard

Date: 4/6/2024

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Resident: Red Izzard

Address: 4 Fleet Street Holbrook NSW 2644

Phone Number OR Email: rbihauler@gmail.com

Signature: 

Date: 2nd June 2024

We the undersigned provide the following points in opposition to the proposed development application 10.2024.60.1 by Rob Pickett Design 165 Albury Street Holbrook – Lot 1DP: 301684 – Demolition of Dwelling & Construction of Motel & Managers Residence. It addresses the issues noted in the Statement of Environmental Effects.

- **Traffic and Parking Concerns:** The statement acknowledges an estimated traffic volume of 50 movements per day if the motel were fully occupied. The daily traffic is estimated to be around 25 movements as the property developer states that they only anticipate 50% occupancy. This projection fails to consider guests arriving with two vehicles, potentially leading to street parking. Moreover, due to the site's limited size, there is no provision for guest parking on-site and no arrangements have been made for accommodating large vehicles such as trucks or those towing boats, caravans, and trailers, which will necessitate parking along Albury Street or Prospect Street.

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- **Cultural Significance and Community Impact:** Contrary to claims of negligible historical significance, the properties at 165 and 167 Albury Streets have historical roots dating back to their origins at Kinross Station in the early 1900s. Their relocation and reinstatement carry cultural significance and contribute to the community's heritage. The proposed demolition of one of these residences to make way for a nondescript motel disregards this historical context and fails to enhance the community's fabric. Furthermore, the proposed motel, characterized by small, minimalist rooms, offers little differentiation from existing budget-friendly accommodations in Holbrook, thus adding minimal value to the town's hospitality offerings.

Moreover, the development fails to address the pressing need for housing and rental properties in Holbrook, undermining the community's diverse needs and priorities. Given the availability of vacant land at either entrance to the town which has previously operated as commercial businesses, it begs the question of the validity of demolishing much needed housing in favour of development that does not directly benefit the community's residents.

Resident: Belinda Izzard

Address: 4 Fleet Street Holbrook NSW 2644

Phone Number OR Email: brizzard@bigpond.com

Signature: 

Date: 5th June 2024

We the undersigned provide the following points in opposition to the proposed development application 10.2024.60.1 by Rob Pickett Design 165 Albury Street Holbrook – Lot 1DP: 301684 – Demolition of Dwelling & Construction of Motel & Managers Residence. It addresses the issues noted in the Statement of Environmental Effects.

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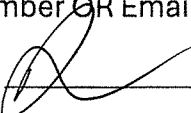
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Resident: Darcie Fry

Address: 4 Fleet Street, Holbrook, 2694

Phone Number OR Email: darcie.izzard91@hotmail.com

Signature: 

Date: 3/6/2024

We the undersigned provide the following points in opposition to the proposed development application 10.2024.60.1 by Rob Pickett Design 165 Albury Street Holbrook – Lot 1DP: 301684 – Demolition of Dwelling & Construction of Motel & Managers Residence. It addresses the issues noted in the Statement of Environmental Effects.

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Resident: Richard & Deanne Campbell
Address: 21 Fleet Street Holbrook
Phone Number OR Email: dmcgirls2@gmail.com
Signature: [Handwritten Signature]

Date: 4-6-2024

We the undersigned provide the following points in opposition to the proposed development application 10.2024.60.1 by Rob Pickett Design 165 Albury Street Holbrook – Lot 1DP: 301684 – Demolition of Dwelling & Construction of Motel & Managers Residence. It addresses the issues noted in the Statement of Environmental Effects.

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From: [Lese Worboys](#)
To: [MailMailbox](#)
Subject: Re: Development application for 165 Albury St., Holbrook - Lot: 1 DP 301684
Date: Saturday, 1 June 2024 1:18:12 PM

Dear Mr. Wickramasinghe,

Greater Hume Council – Town Planner

Re: Notification of Development Application 10.2024.60. 1 by Rob Pickett Design 165 Albury Street Holbrook – Lot: 1 DP: 301684.

I am writing to express my strong opposition to the Demolition of Dwelling & Construction of Motel & Managers Residence by Rob Pickett Design at 165 Albury Street, Holbrook. Holbrook already has five motels & a caravan park which also provides cabin accommodation. I feel that this proposal is too large for the size of the site of the block of land & that the motel proposal would definitely have an impact on the residents who live in that area, plus the park where children play & visitors enjoy their stop over recreation time. I believe that this proposed motel is not the right area for it to be built in that neighbourhood when there are vacant blocks of land to the north & south of Holbrook which would be fare more suitable for a new proposed motel to be built.

Sincerely,

Lese Worboys,

Holbrook resident



Transport for NSW

24 June 2024

TfNSW reference: STH24/00426
Your reference: DA10.2024.60.1 (CNR-69425)

Greater Hume Shire Council
By email: gwickramasinghe@greaterhume.nsw.gov.au
CC: mail@greaterhume.nsw.gov.au

Attention: Gayan Wickramasinghe

DA10.2024.60.1 (CNR-69425) – Proposed Staged Development of a Motel & Managers Residence – LOT 1 DP301684 – Albury Street, HOLBROOK

Transport for NSW (TfNSW) is responding to DA10.2024.60.1 referred on 30 May 2024.

TfNSW has reviewed the information and has no objections to the proposed development. Comments on the development are set out in Attachment 1.

TfNSW recognises that any proposed or conditioned works on Albury Street would require Section 138 consent from Council and concurrence from TfNSW under Section 138 of the Roads Act, 1993. Provided Council is satisfied the design for the works is acceptable (taking relevant standards and guidelines into consideration), TfNSW would issue its concurrence under Section 138 of the Road Act, 1993.

TfNSW notes that in determining the application under Part 4 of the *Environmental Planning & Assessment Act 1979* it is the consent authority's responsibility to consider the environmental impacts of any road works that are ancillary to the development (such as removal of trees, relocation of utilities, stormwater management, etc). Depending on the nature of the works, the Council may require the developer to submit a further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact me on 0417 508 107 or email development.south@transport.nsw.gov.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Cam O'Kane'.

Cam O'Kane
Case Officer, Development Services South

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Transport for NSW

Attachment 1

DA10.2024.60.1 (CNR-69425) – Proposed Staged Development of a Motel & Managers Residence – LOT 1 DP301684 – Albury Street, HOLBROOK

Context

TfNSW notes for this DA:

- The key road is Albury Street which is a classified “regional” road and approved B-Double Route. The site has frontage and access to Albury Street within a 50km/h speed zone but also a 40km/h speed zone school zone during applicable hours. The site also has frontage and access to an unnamed laneway as well as frontage to Prospect Street. The unnamed laneway and Prospect Street are both classed as local roads;
- Council is seeking advice from TfNSW to assist in its assessment under clause 2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*;
- The development proposes a staged development application which includes the construction of a 17 unit motel including a manager’s dwelling and reception area as well as demolition of the existing timber clad dwelling and associated outbuildings as per **Attachment 2**;
- The proposal is supported by a Statement of Environmental Effects (SEE) prepared by Rob Pickett Design on behalf of the applicant;
- The SEE anticipates that the site will generate approximately 50 movements per day. The SEE also states that both ingress and egress access to the site will be to Albury Street;
- Based on the submitted plan and the building design, it appears that the width of the proposed new crossover to Albury Street cannot allow for 2-way movement. Accordingly, TfNSW will condition egress to Prospect Street with ingress only from Albury Street which will achieve greater consistency with clause 2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

Suggested Conditions for Council

Should Council intend to approve the DA, TfNSW suggests the following conditions be included in the development consent for road safety reasons:

1. Access through the development is restricted to one-way vehicular circulation with ingress from Albury Street and egress via the laneway at the rear of the site. This shall be appropriately signposted and line marked to identify no egress directly to Albury Street.
2. As a minimum the ingress access driveway from the Albury Street shall be constructed and maintained to comply with the following:
 - a) Be sealed from Albury Street to the property boundary and be constructed with a minimum width of 3.5 metres

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- b) Be formed so that the vehicle path rises to the level of the pedestrian footpath along the eastern frontage of the site and not have the footpath step down onto the roadway.
3. Any landscaping, fencing or signage to be provided within the site or near the boundary of the site with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".
 4. All activities including loading/unloading of vehicles associated with this development is to be undertaken within the development site to remove interference with vehicles and pedestrian movement on public roads.
 5. Stormwater run-off from the subject site onto any adjoining road reserve as a result of the proposed development is not to exceed the existing level of run-off from the subject site. Any access driveway is to be designed and constructed to prevent water from proceeding onto the carriageway of the adjoining road reserve.
 6. A construction management plan to address demolition and construction activity, access and parking, is to be prepared to ensure that suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, or load/unload from the road reserve of the Albury Street. Appropriate signage and fencing is to be installed and maintained to effect this requirement.
 7. Any damage or disturbance to the road reserve is to be restored to match surrounding landform in accordance with Council requirements. Any redundant vehicular access points or layback to the subject property shall be removed and the road reserve and kerb and gutter reinstated to match the surrounding roadside landform in accordance with Council requirements.

Further to the above suggested conditions the Council in determining this application may also give consideration to the following:-

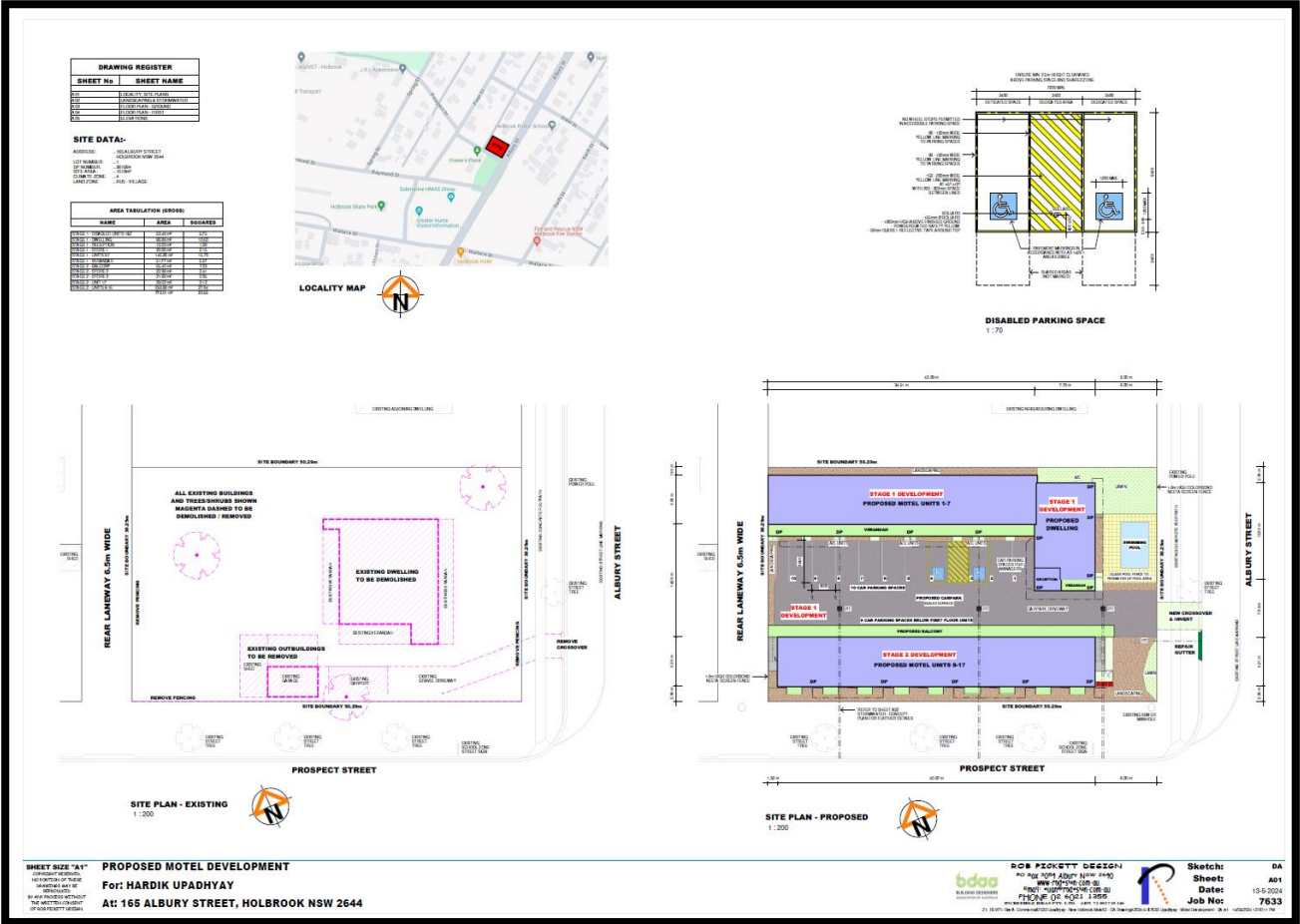
1. The provision of on-site car parking, including disabled parking, associated with the subject development is to be in accordance with Council requirements. All car parking spaces required are to be provided on-site and not to be compensated by the on-road parking in the vicinity. Parking, particularly disabled parking is to be located with convenient pedestrian access to the entry doors of the premises.

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Transport for NSW

Attachment 2



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Statement of Environmental Effects

Proposed Rural Dwelling

84 Granite Hill Road, Burrumbuttock

JUNE 2024

Submitted to Greater Hume Shire Council
On behalf of Steve Moore

Document Control

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PROJECT NUMBER
21344

REVISION NO	REVISION DATE	VERSION STATUS	AUTHOR	APPROVED
01	16/12/2021	Draft Issue	SO	DH
02	13/06/2024	Issue for approval	BM	DH

Contact

Brad Manwaring, Planner
David Hunter, Director

Habitat Planning
409 Kiewa Street
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ACN 606 650 837

Contents

1. Introduction.....	6
1.1. Overview.....	6
1.2. Supporting Plans and Documentation.....	6
2. Site Analysis	7
2.1. Site Location and Context	7
2.2. Site Description	7
2.3. Site History	8
3. Description of Proposal	9
3.1. Overview.....	9
3.2. Proposed Dwelling	9
3.3. Access	10
3.4. Servicing.....	10
4. Planning Assessment	11
4.1. Applicable Environmental Planning Policies, Instruments and Controls.....	11
4.2. Environmental Planning and Assessment Act 1979	11
4.3. State Environmental Planning Policy (Koala Habitat Protection) 2021	12
4.4. State Environmental Planning Policy No. 55 – Remediation of Land	12
4.5. Greater Hume Local Environmental Plan 2012.....	12
4.5.1. Clause 2.3 – Zone objectives and Land Use Table	13
4.5.2. Clause 4.2A – Erection of dwelling houses and dual occupancies on land in certain rural and residential zones.....	14
4.5.3. Clause 4.6 – Exceptions to development standards	15
4.5.4. Clause 5.10 – Heritage conservation	18
4.5.5. Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones.....	18
4.5.6. Clause 6.2 – Terrestrial biodiversity	19
4.5.7. Clause 6.7 – Essential services	20
4.6. Greater Hume Development Control Plan 2013	21
4.6.1. Chapter 2.0 – Residential Development	21
4.6.2. Chapter 10.0 – Notification Policy	22
5. Assessment of Environmental Impacts	23
5.1. Context and Setting.....	23
5.2. Access, Traffic & Parking	23
5.3. Infrastructure	23
5.4. Heritage	24
5.5. Cultural Heritage	24
5.6. Flora and Fauna	24
5.7. Biodiversity	24
5.8. Natural Hazards	24
5.9. Waste	24
5.10. Social & Economic Impacts.....	25
5.11. The Public Interest	25

6. Conclusion 26

Appendix A: Historical Title Details..... 27

Appendix B: Proposed Plans 28

Appendix C: Planning Compliance Tables 29

1. Introduction

1.1. Overview

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of Steve Moore and is submitted to Greater Hume Shire in support of a Development Application (DA) for the development of a rural dwelling on land at Lot 163 in DP753342 and addressed as 84 Granite Hill Road, Burrumbuttock.

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 2000 (“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.

1.2. Supporting Plans and Documentation

This application is accompanied by:

- Title Details
- Proposed Plans
- BASIX Certificate
- Planning Compliance Tables

2. Site Analysis

2.1. Site Location and Context

The subject land to which this application relates is described as Lot 163 in DP753342 and addressed as 84 Granite Hill Road, Burrumbuttock. The site is located 7.2 kilometres north east of the Jindera township, 7.7 kilometres south of Burrumbuttock Public Hall, and on the northern part of the intersection of Urana Road and Granite Hill Road.

The location of the site is shown in **Figure 1** below.

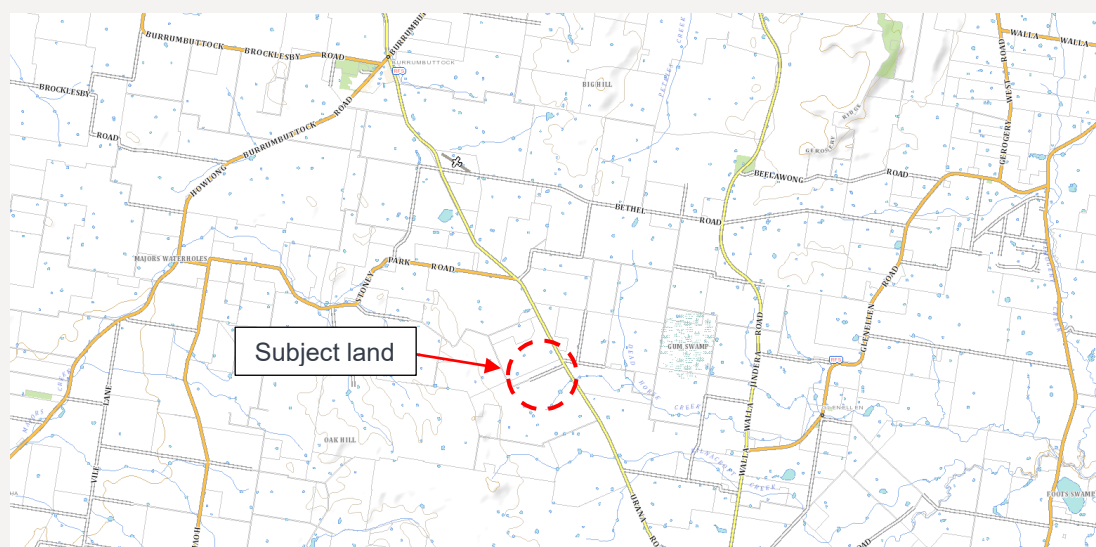


Figure 1 – Context Map

2.2. Site Description

The site is located on the northern part of Granite Hill Road at the intersection with Urana Road, and west of the intersection of Urana Road and Nation Road.

The land forms a rectangular parcel with a frontage to Urana Road of 146 metres, depth of approximately 1.2 kilometres, and a total area of 16.2 hectares. The subject land is rural zoned and has historically been used for agricultural purposes consistent with adjoining rural properties.

The land is currently improved with a rural and water tank located on the western part of the shed, with rural style fencing around the perimeter of the site.

The topography of the site is undulating with a gentle slope from west to east towards Urana Road. Vegetation on site comprise grassland type vegetation, and planted trees scattered across the entire site with two (2) dams on the east and western part of the site adjacent to the southern boundary.

The surrounding context is predominantly characterised by land zoned and developed for primary production and rural purposes north of the Jindera township.

Land directly adjacent to the north, south, east, and west comprise paddocks of similar size as the subject land and used for a variety of agricultural purposes. A majority of the adjoining parcels are largely improved with outbuildings, with a few improved with dwellings.

Vehicular access to the land is presently from Granite Hill Road, via the existing crossover and informal driveway leading to the existing shed on the subject land.

2.3. Site History

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

History provided by long terms surrounding residents has also detailed ownership history of the land. It is understood that the land was originally held in various ownerships and with surrounding properties. Prior to being sold to the current landowners (the applicants for this DA) it was held in common ownership with the land to the north and used in conjunction.

An aerial image of the existing condition of the site is provided in the figure below.



Figure 2 – Aerial Image

3. Description of Proposal

3.1. Overview

This application seeks approval for the for the construction of a rural dwelling.

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

The dwelling is also positioned to avoid the removal of any trees and to not have any impact on the agricultural function of the land.

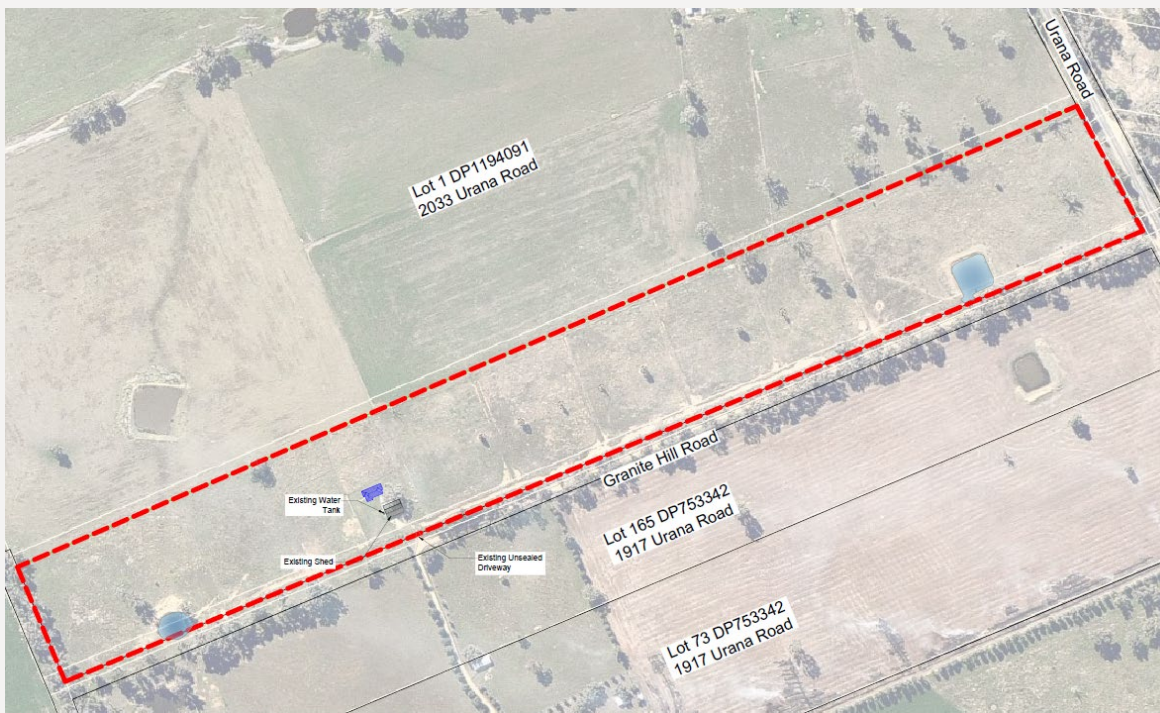


Figure 3 – Proposed site plan

3.2. Proposed Dwelling

The proposed dwelling will comprise a single storey conventional form, being of a modest size and proportional to the larger site area of the land. It will be constructed of face brick with a pitched colorbond roof and will present a high quality built form.

Internally, the dwelling will be an open plan design comprising a family/meals area, kitchen with walk in pantry, master bedroom with walk in robe and ensuite with two (2) additional bedrooms, laundry, separate toilet and bathroom, double garage and an undercover alfresco area.



Figure 4 – Proposed elevation

3.3. Access

The development proposes to retain the existing access from Granite Hill Road and connect the proposed dwelling to the existing services available to the property including electricity, potable water supply and telecommunications.

3.4. Servicing

No reticulated sewerage or gas are available to the property however, the development proposes to utilise a bottled gas supply, while water will be collected and stored via roof collection. Wastewater and sewerage will be treated and disposed via a septic system.

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
- State Environmental Planning Policy (Koala Habitat Protection) 2019
- State Environmental Planning Policy No. 55 – Remediation of Land
- 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.

The proposal is not identified as “designated development”, pursuant to section 4.10 of the EP&A Act. or “integrated development”, pursuant to section 4.46 of the EP&A Act.

4.3. State Environmental Planning Policy (Koala Habitat Protection) 2021

Consideration against the requirements of *State Environmental Planning Policy (Koala Habitat Protection) 2021* (SEPP Koala Habitat Protection) applies as it relates to land contained within the Greater Hume Shire LGA, which is listed within Schedule 1 of SEPP Koala Habitat Protection.

The aim of this policy is to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.

In determining the requirements of the SEPP, an applicant must determine whether the land is a potential or core koala habitat. While it is acknowledged the Greater Hume Shire LGA is listed within Schedule 1 of the SEPP Koala Habitat Protection, it is noted that the Koala SEPP 2021 does not apply to the subject land (RU1 zone not marked with an * in the schedule) in accordance with Part 1, 6(3)(d) of the *State Environmental Planning Policy (Koala Habitat Protection) 2021*.

The subject land also does not contain core Koala habitat or vegetation and the proposal is not likely to affect any sensitive habitat.

4.4. State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (“SEPP 55”) sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish ‘best practice’ guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 7 of SEPP 55 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 subject land has been highly modified through the grazing, the construction of the existing shed boundary fencing, and agricultural activities on the land. The land is not known to have accommodated any potentially contaminating activities, nor is it expected to be at risk of contamination given its historical use and surrounding context.

Consequently, the land is considered fit for use for its intended purposes and therefore the relevant considerations of SEPP 55 are satisfied by the current proposal.

4.5. Greater Hume Local Environmental Plan 2012

The *Greater Local Environmental Plan 2012* (“the LEP”) is the principal planning instrument that guides development within the LGA.

The applicable provisions of the LEP are:

- Clause 2.3 – Zone objectives and Land Use Table
- Clause 4.2A – Erection of dwelling houses and dual occupancies on land in certain rural and residential zones
- Clause 4.6 – Exceptions to development standards
- Clause 5.10 – Heritage conservation

- Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones
- Clause 6.2 – Terrestrial biodiversity
- Clause 6.7 – Essential services

The below provides an overview of consistency and compliance of the proposal against the relevant provisions.

4.5.1. Clause 2.3 – Zone objectives and Land Use Table

Clause 2.3 requires that Council gives consideration to the zone objectives when determining a development application.

The subject land is zoned RU1 Primary Production (“RU1 zone”) under the LEP (**Figure 5**)

The objectives of this zone are outlined below:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To maintain the rural landscape character of the land.*

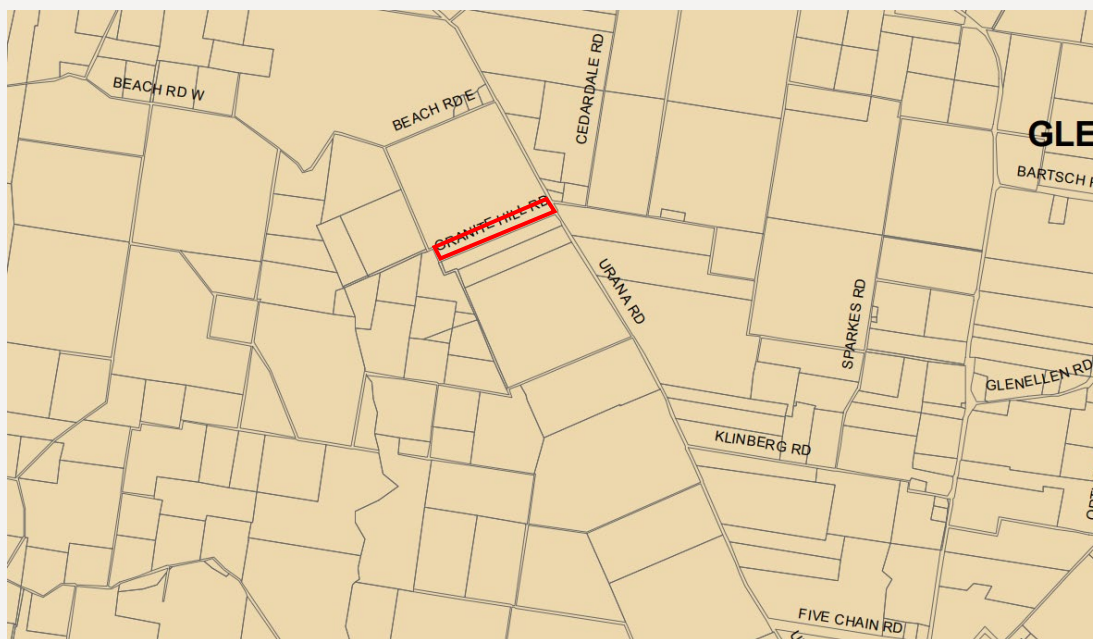


Figure 5 – Extract of Land Zoning Map (LZN_002)

It is noted that the development proposes the construction of a new dwelling on a land zoned for primary production however, the proposal is generally consistent with the objectives of the RU1 zone for the following reasons:

- The proposed dwelling will be occupied by the land owner and will result in the more efficient use of the land for agricultural purposes by enabling the landowner to be present on the land;
- The development does not propose to fragment or diminish the productive or agricultural capacity of the land and the proposed dwelling will be constructed on land not currently used for production;

- The proposed dwelling is ancillary to the primary production to occur on the land, and is not likely to create any land use conflicts with adjoining lands given the siting of the dwelling upon the allotment;
- The proposed dwelling will be of similar form, use, and design as that of adjoining parcels specifically land adjoining the subject land to the north and south; and
- The proposed dwelling will be largely screened from view from the streetscape given its setback from the street, and the existing established vegetation along Urana Road reserve, hence protecting the existing rural character.

The proposed rural dwelling is considered compatible with the surrounding context, and the development of a dwelling is permissible with consent in the RU1 zone.

4.5.2. Clause 4.2A – Erection of dwelling houses and dual occupancies on land in certain rural and residential zones

Clause 4.2A seeks to minimise unplanned rural residential development, and to enable the replacement of lawfully erected dwelling houses or dual occupancies in certain rural and residential zones. This clause applies to the development as the subject land is zoned RU1 Primary Production.

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

- (a) *is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or*
- (b) *is a lot created before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or*
- (c) *is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or*
- (d) *is an existing holding, or*
- (e) *would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by—*
 - (i) *a minor realignment of its boundaries that did not create an additional lot, or*
 - (ii) *a subdivision creating or widening a public road or public reserve or for another public purpose*

With regard to the provisions of this clause, the following comments are made:

The subject land is less than the minimum lot size of 100 hectares and therefore does not qualify under subclause (a) above.

The lot is a lot that was created before the GHLEP commenced and in which a dwelling was permissible in the zone. The previous EPI applicable to the land was the Hume LEP 2001 and the land was zoned Rural (Agriculture) Inner. Under this zone, a dwelling was permissible as follows:

(1) A lot may be used for a dwelling if:

- (a) *it was created by development consent for subdivision under a previous or current environmental planning instrument and is at least 0.4 hectares, or*

(b) *it is at least 100 hectares and is located in that part of the zone shown on the map as “inner”, or*

(c) *it is at least 400 hectares and is located in that part of the zone shown on the map as “outer”, or*

(d) *it is at least 0.4 hectares and exists as a single lot in the same configuration as it was as at 31 July 1987 and no adjoining lot was in the same ownership on that date, or*

(e) *it is at least 0.4 hectares and exists as one of a number of adjoining lots in the same ownership as at 31 July 1987 and no dwelling exists on any other lot, or*

(f) *it is at least 100 hectares, was created before 31 July 1987 and is located in that part of the zone shown on the map as “outer”.*

(2) *A dwelling with on-site effluent treatment and disposal must not be located within:*

(a) *100 metres of the Murray River, or*

(b) *100 metres of the full supply level of Lake Hume, or*

(c) *40 metres of any other watercourse.*

As such, the Rural (Agriculture) Inner zone did contain provisions that would enable the development of a dwelling on a smaller lot of at least 0.4 hectares, as shown by the highlighted provisions above. From historical ownership searches, it has been determined that the land was in the same lot configuration as it was as of 31 July 1987, however at that date it was held in conjunction with the land to north which contains a dwelling. Therefore, this proposal cannot rely upon clause 4.2A(3)(b).

For the same reasons as listed above, the proposal does not qualify against any of clause 4.2A(3)(c) to (e).

4.5.3. Clause 4.6 – Exceptions to development standards

Clause 4.6 of the GHLEP provides the opportunity for development standards to be varied and seeks to provide an appropriate degree of flexibility in applying certain development standards to particular development.

In this instance, the development does not comply with the minimum lot size requirements for the erection of a dwelling house on land zoned RU1 Primary Production as the lot is only 75.45 hectares compared to the minimum 100 hectare requirement required by subclause 4.2A(3)(a) of the GHLEP.

In accordance with subclause 4.6(3) Council must not issue development consent for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

Clause 4.6 of LEP allows for exceptions or variations to development standards, which includes minimum lot sizes. This application contains the required written justification for the variation of the standard below.

Clause 4.6 of the LEP enables an exception to development standards and seeks to provide an appropriate degree of flexibility in applying certain development standards to particular development.

Relevant extracts of clause 4.6 are as follows:

(1) *The objectives of this clause are as follows—*

- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—*
- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless—*
- (a) *the consent authority is satisfied that—*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - (b) *the concurrence of the Secretary has been obtained.*
- (5) *In deciding whether to grant concurrence, the Secretary must consider—*
- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

Development standard to be varied

The development does not comply with the minimum lot size requirements for the erection of a dwelling house on land zoned RU1 Primary Production as required by subclause 4.2A(3) of the GHLEP.

Specifically, the proposal is less than the minimum lot size and cannot qualify under subclause 4.2A(3)(a). Despite being a lot that exists in the same configuration at the appointed day (31 July 1987) the proposal also cannot qualify under subclause 4.2A(3)(b) only because the lot the was in common ownership with a lot to the north on that date, that already contained a dwelling.

Extent of variation

If measured against the minimum lot size of 100 hectares, the subject land has a total area of 16.5 hectares which represents a variation from the minimum lot size of 83.5%

Assessment

Clause 4.6(3)(a) – Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

Compliance with the minimum lot size standard is unreasonable and unnecessary in this instance for the following reasons:

- The subject land has existed in its current configuration for many years and at various times has been operated as a rural property in its own right. It has previously accommodated a dwelling in the central area of the site, adjacent to the current shed location, and therefore has been considered a standalone property at other periods of time.
- At a size of 16.7 hectares, it still enables a lot size that is capable of being utilised for a form of agricultural uses. The proposal does not fragment or diminish the agricultural capacity of the land, and providing living accommodation on the land shall enhance the productivity on the land.
- The current landowners have already established the use of the property for animal husbandry purposes, which is suitable for the size of the subject land.
- Despite being less than the minimum lot size, it is noted that the provisions of the Hume LEP 2001, which can be relied upon in some circumstances via the provisions at subclause 4.2A(3)(b), allowed lots down to an area of 0.4 hectares to contain a dwelling. The subject land would qualify under these provisions except for the fact that the lot was in common ownership with another lot at the appointed day. Despite this, the land has not been further fragmented from its original state and has always existed as a narrow shaped lot and has been functional in an agricultural context.
- It will not create any land use conflicts with the use of adjoining properties for agriculture, and the the dwelling is setback 150 metres from the closest road property boundary.
- The dwelling site is not remote or isolated and has excellent road access and is within close proximity to townships.
- A dwelling will have a positive social impact through an increase in population for the Walla Walla community. This is important to maintain community infrastructure and services as well as groups such as sporting clubs, etc.
- A dwelling on the land will also enable the efficient and functional agricultural operation of the land, by allowing the landowner to reside on the site and undertake activities. At present, the landowner has to commute to the property for carrying out productive purposes and maintenance.
- The site also contains a shed with proposal to add a dwelling adjacent. The dwelling is of a modest size on a generously sized lot and will not remove any significant productive land from operation.

Clause 4.6(3)(b) – Are there sufficient environmental planning grounds to justify contravening the development standard?

The proposal demonstrates sufficient environmental planning grounds for the following reasons:

- As identified above, if it were not for the fact that the land has been sold (and separated from former common ownership arrangements), development of the land for a dwelling on the land would have been permissible through application of subclause 4.2A(3)(b) by relying on the provisions of the former Hume LEP 2001 that applied to the land. Therefore, the proposal is not an activity or outcome which is considered to be unreasonable given its historic planning context.
- The subject land also exists in the same configuration as it has since well before 1987, which is the appointed date with respect to considering other provisions under clause 4.2A(3). It has also been demonstrated through research of the site history that the land has at various stages been owned and operated as a single standalone lot as well as a land in common ownership.
- It has been confirmed that the subject land formerly contained a dwelling. This existing dwelling had however undergone demolition by a previous landowner prior to the ownership by the applicant.

Clause 4.6(4)(a)(ii) - Is the proposed development in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out?

Clause 4.6(4)(a)(ii) specifies that a development will be in the public interest if it is consistent with the objectives of particular development standards and the objectives for development within the zone in which the development is proposed to be carried out. It is considered that the development will be in the public interest for the following reasons.

The proposal has been assessed against the objectives of the RU1 zone above and is considered to be consistent with the objectives. The objectives of the minimum lot size are considered against the proposal below.

Table 1 – Consistency with the objectives of the minimum lot size standard

Objective	Response
<p>to ensure land use and development is undertaken on appropriately sized parcels of land consistent with the objectives of the relevant zone.</p>	<p>The establishment of a dwelling on a disturbed area of the site and within an area already removed from production, will not have any adverse impact on productive capacity of the land.</p> <p>The lot has existed in its current form for many years and therefore the proposal does not further fragment the conditions of the immediate area.</p>

It is considered that the proposal is wholly consistent with the objectives of the minimum lot size standard and the zone objectives.

For these reasons, the clause 4.6 variation request is well founded as it demonstrates, as required under clause 4.6 of the LEP that the proposal provides an appropriate planning outcome with no significant adverse environmental impacts.

4.5.4. Clause 5.10 – Heritage conservation

Clause 5.10 of the LEP relates to heritage conservation and seeks to conserve the environmental heritage of Greater Hume, the heritage significance of heritage items and heritage conservation areas, archaeological sites and Aboriginal objects and places of heritage significance.

The subject land is not identified as a heritage item nor is it located within a heritage conservation area following a review of Schedule 5 and the Heritage Map of the LEP.

Similarly, matters regarding Aboriginal Cultural Heritage have also been investigated and a review of the Aboriginal Heritage Information Management System (AHIMS) database has been undertaken. There are no recorded items of Aboriginal cultural significance within 200 metres of the subject site.

Further details regarding environmental impacts are discussed in Section 5 of this report.

4.5.5. Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

Clause 5.16 of the LEP applies to the subdivision of land or the construction of new dwellings in certain rural, residential or environment protection zones, including the RU1 Primary Production zone.

The objective of this clause is to minimise potential land use conflicts between existing and proposed development on land in the rural, residential or environment protection zones. This clause requires that before council determines whether to grant consent to development, it must take into account the following matters under subclause (4):

- (a) *the existing uses and approved uses of land in the vicinity of the development,*
- (b) *whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,*
- (c) *whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),*
- (d) *any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).*

The proposal is consistent with the provisions of this clause as:

- The subject land and its surrounds are currently used for broad agricultural purposes including ancillary rural dwellings to support the agricultural function of the land and there are no intensive agricultural activities in close proximity to the lot;
- The proposed development would occupy a small portion of the land that is not currently used for any agricultural use and therefore will not cause any change to the current agricultural use of the property.
- The proposed rural dwelling will be of similar form as a number of other rural dwellings that have been constructed in the area; and
- The proposed dwelling will largely screened from Granite Hill Road by the existing vegetation within the road reserve.

4.5.6. Clause 6.2 – Terrestrial biodiversity

Clause 6.2 of the LEP relates to biodiversity and seeks to protect native fauna and flora, protect the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats.

The vegetation strip within the road reserve on the west and southern boundary of the subject land has been identified as “biodiversity” on the “Terrestrial Biodiversity Map” of the LEP (**Figure 6**)



Figure 6 – Extract of the Terrestrial Biodiversity Map (BIO_002)

Before determining a development application for land to which Clause 6.2 applies, the consent authority must consider:

- (a) *whether the development is likely to have—*
- (i) *any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) *any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (iii) *any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (iv) *any adverse impact on the habitat elements providing connectivity on the land, and*
- (b) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

This clause also specifies that development consent must not be granted unless the consent authority is satisfied that:

- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) *if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The proposal is consistent with the objectives of this clause and completely complies with the provisions of this clause as:

- The proposed dwelling has been designed and sited away from the environmentally sensitive areas of the site specifically the established trees on the west and eastern boundary;
- The proposed dwelling would no earthworks beyond the immediate building envelope as the land is flat;
- The proposal will not involve any tree removal or vegetation clearing;
- The works will be limited to the areas currently cleared of vegetation and not used for agricultural activities, hence protecting any native ecological community or habitats on the subject land; and
- The proposed dwelling will continue to be managed in conjunction with the land to ensure any potential impact on biodiversity will be minimised.

Having regard for the above, it is considered that all the relevant objectives of Clause 6.2 are satisfied by the proposal.

4.5.7. Clause 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.

The proposed dwelling will be serviced by on-site water and sewer infrastructure as well as supplied electricity and telecommunications. The proposal will not alter the provision of this infrastructure and the proposed dwelling can be easily connected to these services providing upgrades to the existing

services as necessary. Electricity may be connected from existing services supplied to the site or any way of on-site services.

The land has existing vehicular access from Granite Hill Road, and it is understood that a rural style driveway will be constructed as for access to the proposed dwelling.

4.6. Greater Hume Development Control Plan 2013

The *Greater Hume Development Control Plan 2013* (“the GHDCP”) 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 2.0 – Residential Development
- Chapter 10.0 – Notification Policy

These matters are addressed in the following sections below.

4.6.1. Chapter 2.0 – Residential Development

Chapter 2.0 of the GHDCP applies to all forms of residential development in the Greater Hume Shire and the residential development standards are grouped under different components of residential development. The subject land is zoned RU1 Primary Production, and the proposal is classified as ‘Rural’ for the purposes of this chapter.

The objectives of this chapter are:

- *provide for a variety of residential development that caters for the housing needs of local residents;*
- *encourage dwelling design that has minimal impact on adjoining neighbours;*
- *ensure that residential buildings offer visual interest and variety in their appearance and style;*
- *make sure that new development is sympathetic with the established form of an area to ensure that neighbourhoods with distinct character are developed over time;*
- *ensure that new residential development is consistent and compatible with the desired future form and density of an area; and*
- *encourage residential development that is respectful to the character of areas which are developed over time.*

The proposal is generally consistent with the requirements of Chapter 2 of the GHDCP as:

- The proposed dwelling has been designed and sited to ensure the amenity of adjoining parcels is not compromised;
- The development proposes a high-quality design with a variety of materials that complements the neighbourhood character and provides visual interest;
- The proposed dwelling is well setback from the street, ensuring the rural streetscape character is maintained; and
- The proposed dwelling is ancillary to the existing use of the land and will support the existing agricultural use of the land.

A DCP compliance table is provided in Appendix D of this report.

4.6.2. Chapter 10.0 – Notification Policy

Chapter 10.0 of the GHDCP provide details for notification of development applications. The proposal is not identified as a type of development exempt from notification and it is expected that the application will be notified in accordance with this notification policy.

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 proposal is for a new dwelling on land zoned for primary production. The proposed dwelling will be occupied by the land owner and will result in the more efficient use of the land for agricultural purposes and has been designed to integrate appropriately with the existing conditions and rural character of the land.

The subject land is located within an established rural area and features land developed and used for primary production, improved with ancillary rural dwellings similar to that proposed on the subject land. The proposed dwelling has been setback from the boundaries ensuring that there won't be any land use conflicts. The dwelling has also been designed to be consistent with the rural nature of the area and is considered to be consistent with the context and setting of the area.

5.2. Access, Traffic & Parking

The proposed dwelling will not affect the existing function of Granite Hill Road, or Urana Road given the scale of the proposal. The development is also not likely to cause an unreasonable increase to the existing traffic conditions of the area.

The development proposes to retain the existing entry point to the subject land from Granite Hill Road on the southern boundary and proposes to create an unsealed rural driveway for access to the new dwelling. The existing access point is considered to have excellent sight lines for safe entry and exist to the subject land.

Construction works may temporarily create an increase the traffic, but this will only be temporary and is considered appropriate in this instance given the scale of the proposed works. All construction and operational loading and unloading will occur within the subject land and the amenity of adjoining parcels will not be affected.

5.3. Infrastructure

The development can be serviced by existing water and sewer services already available to the subject land and the proposed dwelling can appropriately be connected to these services.

Wastewater and sewerage will be collected, treated and disposed of in accordance with Council requirements. The size of the lot is adequate to accommodate these infrastructures without creating any off-site impacts.

Potable water will be sourced from roof collection and storage in a tank with additional water supply available from the existing dams on the land.

The dwelling will be connected to the existing electricity infrastructure available to the subject land and it is understood that there is capacity to accommodate the demands of the proposed dwelling. Telecommunications is also available to the subject land, with good reception in the area.

5.4. Heritage

The subject land is neither heritage listed nor fall within a heritage conservation area.

5.5. Cultural Heritage

The subject land is a modified site as discussed above, and the area for development has very little likelihood of any items of containing cultural heritage.

In the unlikely 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. Flora and Fauna

The property contains no significant vegetation. The understorey conditions of the site have also been heavily modified by previous improvements and the existing agricultural activities across the site.

5.7. Biodiversity

The vegetation strip within the road reserve on the west and southern boundary of the subject land has been identified as “biodiversity” on the “Terrestrial Biodiversity Map” of the LEP (**Figure 6**)

The proposed dwelling has been designed and sited away from the sensitive areas of the site and will require only minor earthworks, typical of residential dwellings for the establishment of the dwelling.

The development does not propose any tree removal or significant vegetation clearing. The proposed works will be limited to the areas currently cleared of vegetation and not used for agricultural activities, hence protecting any native ecological community or habitats on the subject land; and

The proposed dwelling will continue to be managed in conjunction with the land to ensure any potential impact on biodiversity will be minimised.

5.8. Natural Hazards

The subject land is not mapped as either flood prone or bushfire prone.

5.9. Waste

The proposal will generate waste during the construction phase which may include excavated soil, off-cuts, excess construction material; and domestic and putrescible waste (including food waste, bottles, cans, and paper).

The waste generation is expected to be typical of small scale residential works and will be managed by the appointed contractor subject to an appropriate management plan. Once operational, waste from the

dwelling would be consist of small scale domestic and putrescible waste which will be stored and removed through the regular waste service associated with the subject land.

Any waste, including surplus soils, which cannot be reused shall be classified in accordance with the Waste Classification Guidelines (EPA, 2014), removed from the site and disposed of at a facility that can lawfully accept the waste.

5.10. Social & Economic Impacts

The development will have an overall positive social impact as it proposes a dwelling that will support the existing agricultural function of the land within an established rural area.

It is expected that the proposal will also generate flow on effects, including to local trades and services and indirect impacts of additional spending in the city.

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 the construction of a rural dwelling at Lot 163 in DP753342 and addressed as 84 Granite Hill Road, Burrumbuttock.

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

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, and where inconsistent demonstrates a suitable justification for departure;
- it is generally consistent with the relevant development control plan;
- it proposes an orderly and well considered new dwelling;
- it will not adversely impact upon the long-term agricultural viability of the land or surrounding lands due to the location of the proposed new dwelling;
- it will not have any adverse environmental or social impacts and avoids areas of bushfire hazard; and
- it can be appropriately connected to existing core 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: Historical Title Details

Appendix B: Proposed Plans

Appendix C: Planning Compliance Tables

Table 2 – Chapter 2.0 – Compliance table for Residential Development (adapted from the GHDCP2013)

Standard	Compliance	Comment
2.1 Neighbourhood character	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.2 Streetscape	N/A	As above.
2.3 Site requirements		
5. As per Part 3A, Division 3, Subdivision 2 of the Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Complies	<p>The proposed dwelling complies with Part 3A, Division 3, Subdivision 2 of the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> as:</p> <ul style="list-style-type: none"> the property will only contain one dwelling at the completion of the development; the property is not contained within the R5 zone and does not exceed the maximum site coverage and floor area requirements; the property has lawful direct road frontage; there is no relevant building envelope applicable to the land; and the proposed attached alfresco complies with the requirements of control 3A.13 in terms of maximum floor area and building height.
2.4 Building heights		

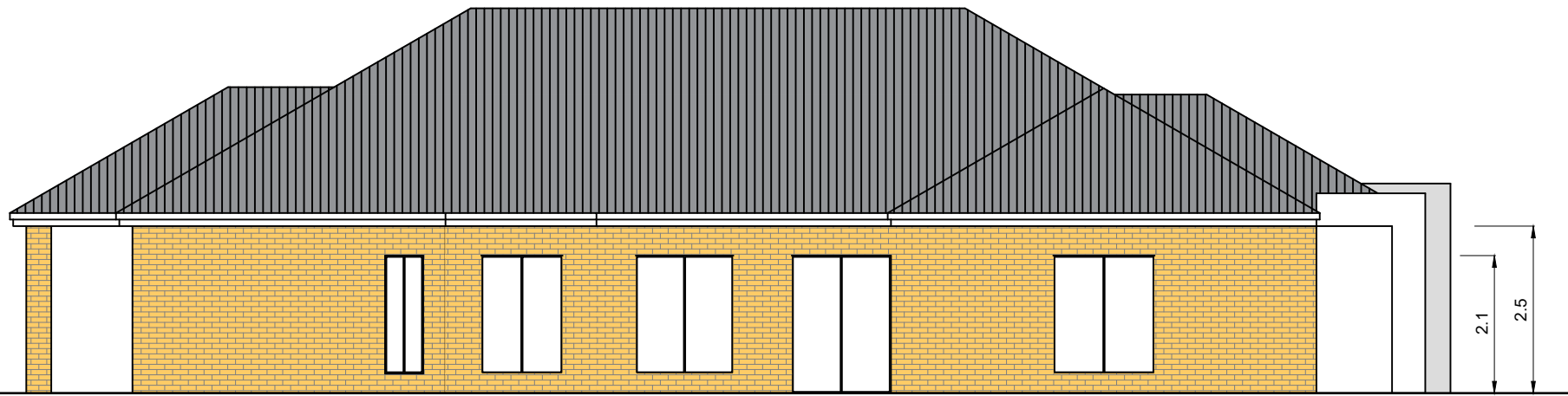
Standard	Compliance	Comment
3. As per Part 3A, Division 3, Subdivision 3 of the Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.		The proposed dwelling complies with this requirement as it is single storey and does not have a building height greater than 10 metres.
2.5 Building setbacks		
11. As per Part 3A, Division 3, Subdivision 3 of the Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Complies	Road set back in minimum approximately 150 metres.
12. A minimum 40 metres from the top of the bank of a watercourse other than the Murray River.	N/A	The subject land is not in close proximity to the Murray River.
13. A minimum 100 metres from the top of the bank of the Murray River.	N/A	As above.

Standard	Compliance	Comment
14. A minimum 100 metres from the full supply level of Lake Hume.	N/A	The subject land is not in close proximity to Lake Hume.
2.6 Privacy & amenity	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.7 Landscaping		
10. As per Part 3A, Division 3, Subdivision 4 of the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i>	Complies	It is noted that the property is not zoned RU5 and minimum landscaping and private open space requirements do not apply to the subject land however, the proposed dwelling is located well over 3 metres from the base of the trunk of all existing trees on the lot.
2.8 Private open space	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.9 Car parking & access		

Standard	Compliance	Comment
<p>14. As per Part 3A, Division 3, Subdivision 5 of the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i></p>	Complies	<p>It is noted that the subject land is not in the R5 zone however, the development proposes two (2) off-street parking spaces in the proposed double garage attached to the proposed dwelling.</p> <p>The proposed double garage will be accessed from Granite Hill Road, and is a metre behind the building line of the dwelling.</p>
<p>15. The main access point for the property should be from a sealed local road where practical and possible.</p>	Complies	<p>As above, the main access point is from the existing Granite Hill Road via the sealed Urana Road</p>
<p>16. All-weather access roads and driveways within the property should follow the contours of the land as much as possible so as to avoid excessive cut and fill and potential erosion problems.</p>	Complies	<p>It is understood that an all-weather access driveway will be designed to suite the natural surface level of the land.</p> <p>It is noted that compliance with this standard can also be achieved via a condition of consent.</p>
<p>17. Long dead-end sealed roads such as cul-de-sacs will be considered as inconsistent with the objectives for this control.</p>	N/A	<p>The development does not propose any cul-de-sacs or similar.</p>

Standard	Compliance	Comment
<p>18. Roads and driveways crossing gullies and streams, both within and external to the site, should be constructed using a culvert to Council's requirements. Applicants should check with Council to ascertain whether any other approvals are required to undertake works such as a vehicle crossing within a road reserve or waterway.</p>	N/A	None proposed.
<p>2.10 Earthworks & drainage</p>		
<p>2. As per in Part 3A, Division 3, Subdivision 6 of the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>.</p>		<p>The proposed development does propose any cut or fill that will require retaining walls, or propose to alter the natural surface level by more than that specified in the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>.</p>
<p>2.11 Ancillary development</p>	N/A	None proposed.
<p>2.12 Outbuildings</p>	N/A	None proposed.

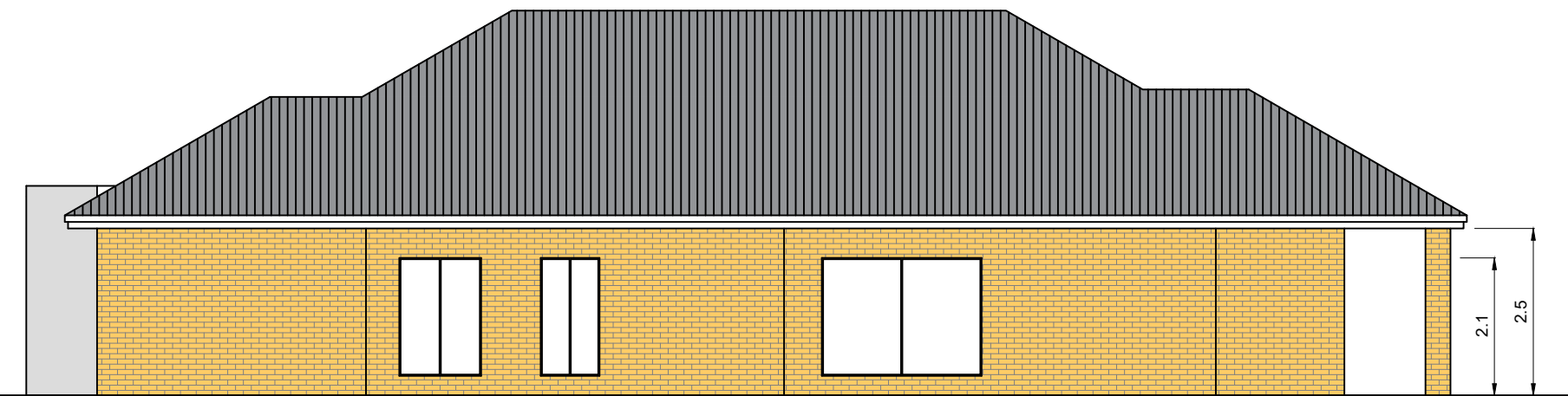
Standard	Compliance	Comment
2.13 Development standards for particular land	N/A	Not applicable as the subject land is not identified as flood or bush fire prone.
2.14 Site facilities	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.15 Security	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.16 Energy efficiency	N/A	Not applicable as this section does not provide any control for rural dwellings.



North Elevation



East Elevation



South Elevation



West Elevation

Urana Road

Lot 1 DP1194091
2033 Urana Road

Lot 163 DP753342
84 Granite Hill Road

Lot 1 DP 1297107
1917 Urana Road

Lot 2 DP 1297107
83 Granite Hill Road

Existing Water Tank

Existing Shed

Existing Unsealed Driveway

Granite Hill Road



Urana Road

Lot 1 DP1194091
2033 Urana Road

Lot 163 DP753342
84 Granite Hill Road

Lot 1 DP 1297107
1917 Urana Road

Lot 2 DP 1297107
83 Granite Hill Road

Granite Hill Road

Existing Water Tank
Existing Shed
Existing Unsealed Driveway

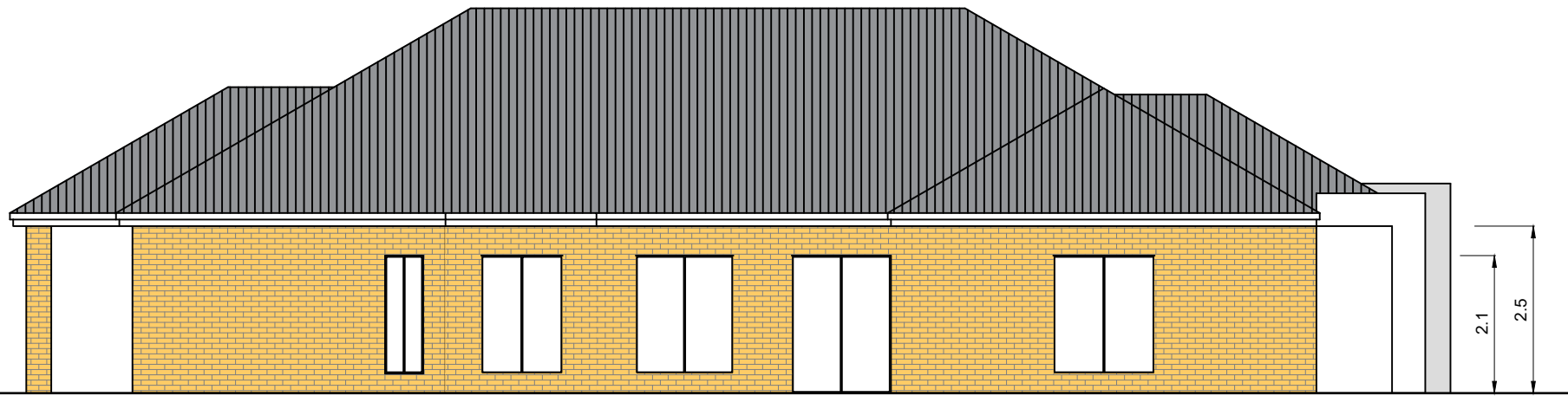




Lot 163 DP753342
84 Granite Hill Road



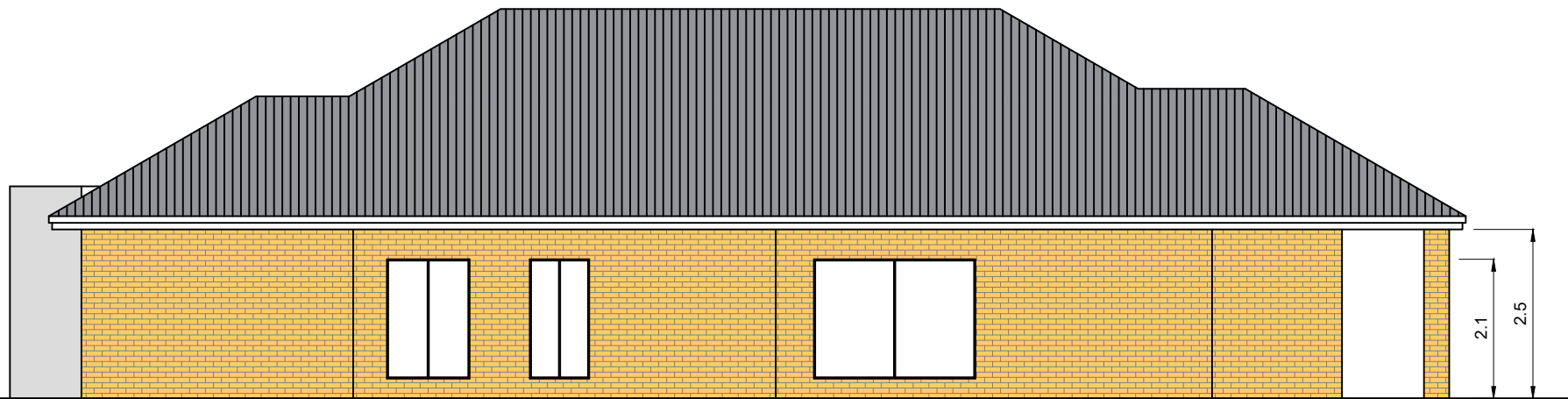
Lot 1 DP 1297107
1917 Urana Road



North Elevation



East Elevation



South Elevation



West Elevation





Land Owner Consent - Development Application Form

All forms to:

Greater Hume Council
39 Young Street (PO Box 99) HOLBROOK NSW 2644
Email: mail@greaterhume.nsw.gov.au

Environmental Planning and Assessment Act 1979 & Environmental Planning and Assessment Regulation 2000

Development Application – Land Owner Consent

Where the development application form cannot be signed by a landowner, this form can be used instead. A scanned and emailed copy of this form is acceptable.

Property Details

House Number 84 Property Name ELLEN GLEN
Street Name GRANITE HILL RD
Suburb BURNUM BUTTOCK Post Code 2642
Lot/s 163 Section/s 7
Deposited Plan/Strata Plan Number/s 753342

Description of Development

BUILDING PERMIT DA

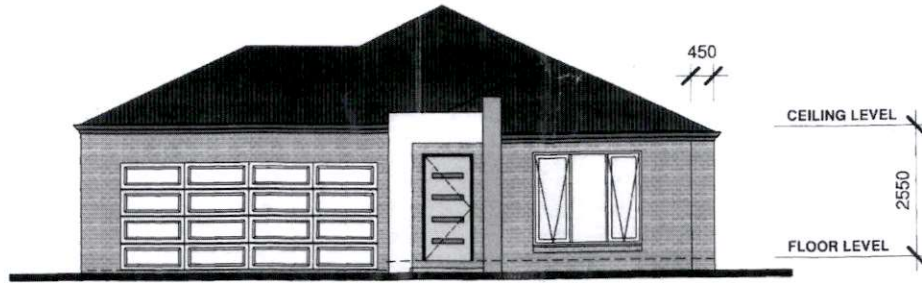
Land Owner Declaration

I/We being the owner/s of the land for which this application is sought, consent to the lodgement of this application, and give consent to authorised officers of Council to enter the property to carry out inspections, if necessary, relating to this application.

Signature/s [Signature]
Name/s STEVEN WAYNE MOORE Date 17/6/2024
Signature/s [Signature]
Name/s MARIE THERESE FULLER Date 17/6/2024
Signature/s _____
Name/s _____ Date _____

If the land is owned by individuals, all must sign. If the land is owned by a private company, at least one director residing in Australia must sign. If the land is owned by a public company, at least three directors must sign, two of which must reside in Australia.

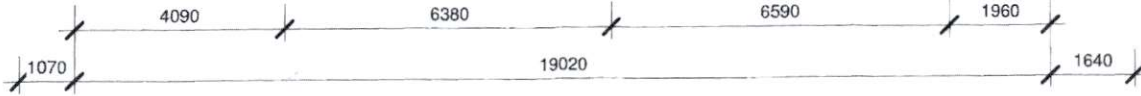
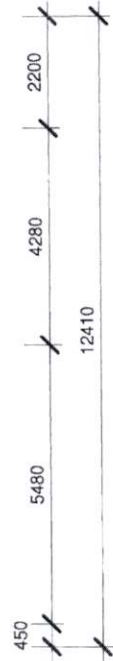
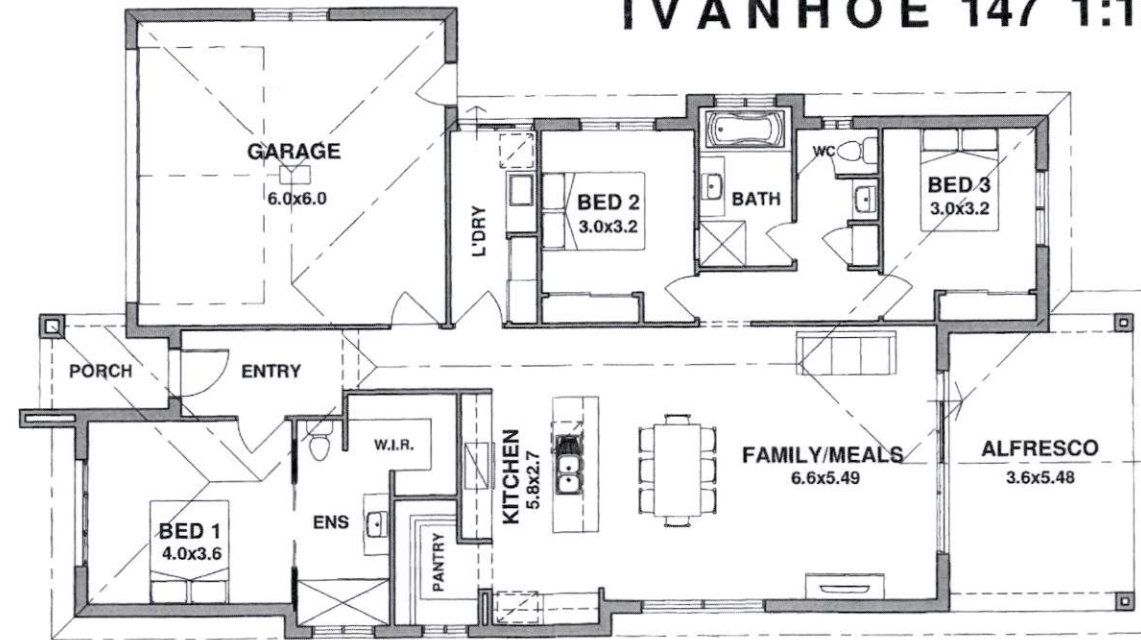
Document Name	Version Number	Date of Issue	Review Date
EAP – Land Owner Consent - Development Application Form	1.0.1	21 January 2019	As Required



IVANHOE 147 1:100

AREA TABS

LIVING = 145.55m² 15.65sq
 GARAGE = 39.60m² 4.25sq
 ALFRESCO = 20.3m² 2.18sq
 PORCH = 4.77m²





LAND
REGISTRY **Plan Enquiry**
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - PLAN INQUIRY

Plan Number: DP753342

Plan Purpose: CROWN ADMIN NO.

Title System: COMPILATION

Plan Registration Date: Unregistered - See Document Inquiry

Council: *GREATER HUME SHIRE

Council: *HUME

County: GOULBURN

County: HUME

Parish: HUON

Parish: HOVELL

* indicates council has altered since plan registration

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 163/753342

SEARCH DATE	TIME	EDITION NO	DATE
17/12/2021	1:49 PM	2	1/9/2018

LAND

LOT 163 IN DEPOSITED PLAN 753342
LOCAL GOVERNMENT AREA GREATER HUME SHIRE
PARISH OF HUON COUNTY OF GOULBURN
(FORMERLY KNOWN AS PORTION 163)
TITLE DIAGRAM CROWN PLAN 671.1475

FIRST SCHEDULE

STEVEN WAYNE MOORE
MARIE THERESE FULLER
AS JOINT TENANTS

(T AJ877147)

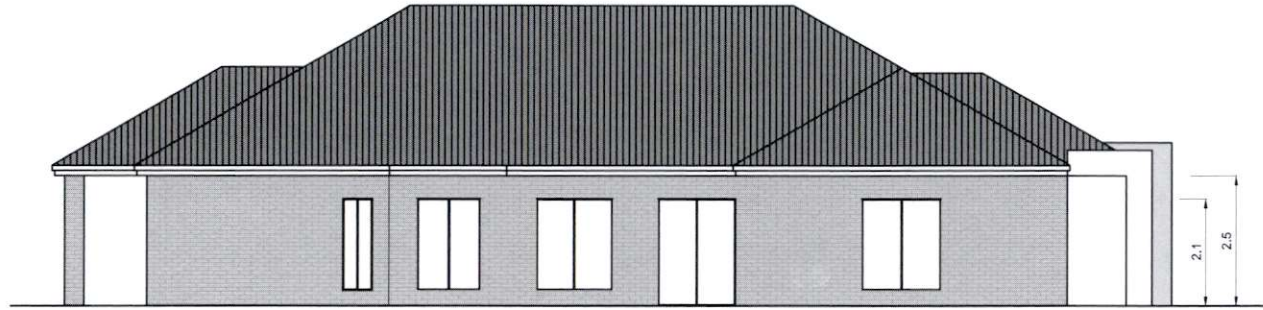
SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AJ877148 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

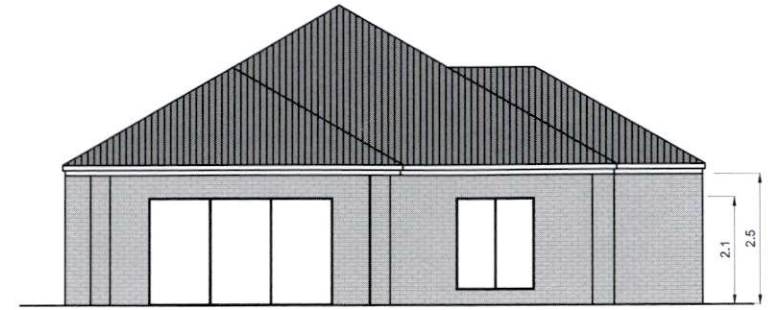
NOTATIONS

UNREGISTERED DEALINGS: NIL

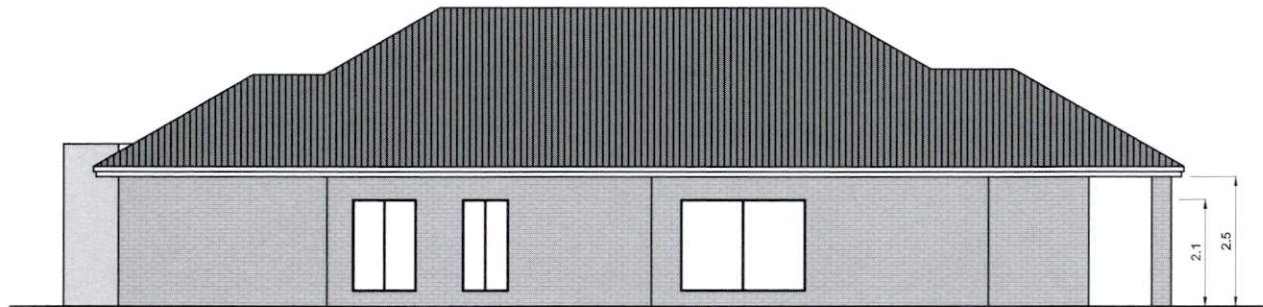
*** END OF SEARCH ***



North Elevation



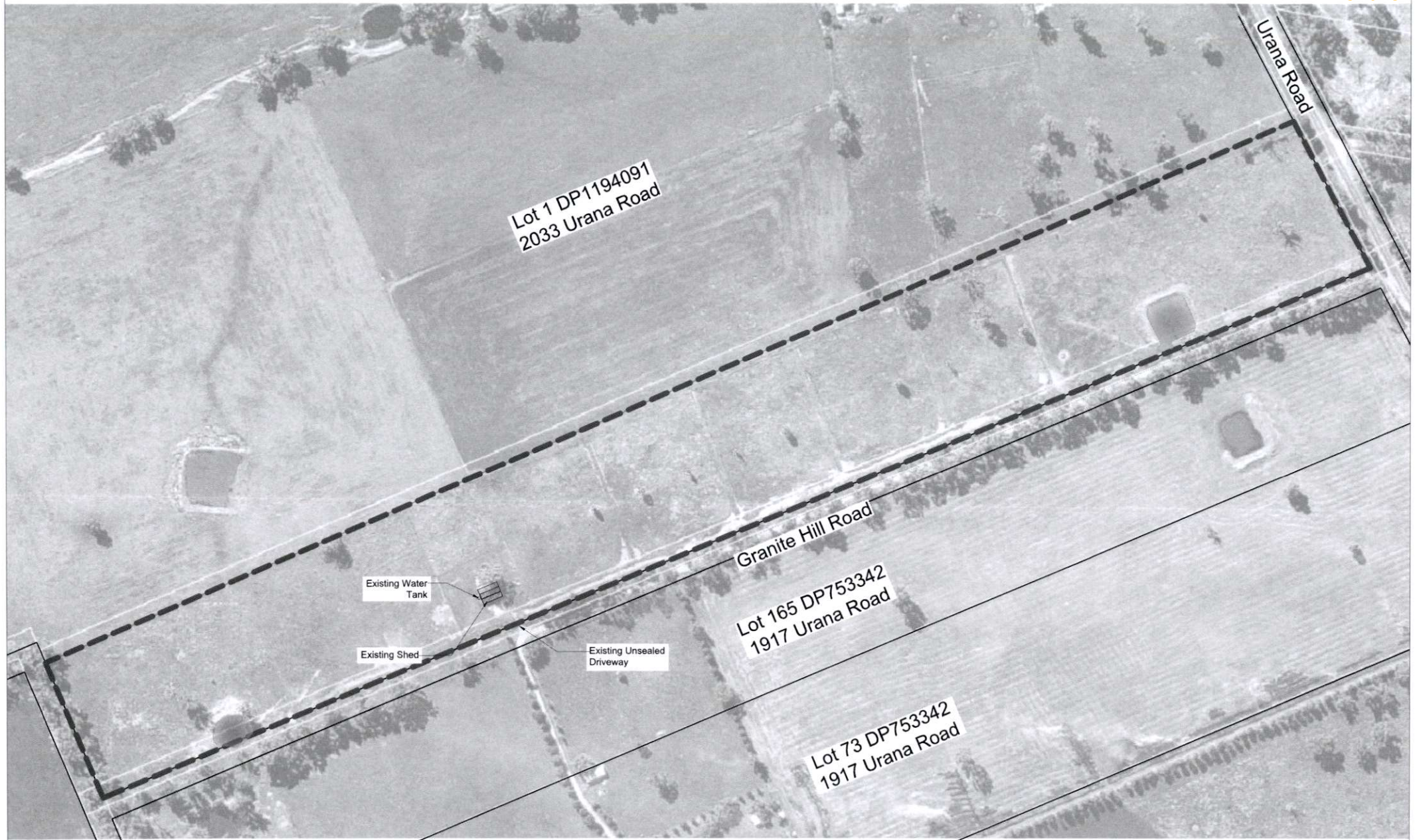
East Elevation



South Elevation



West Elevation



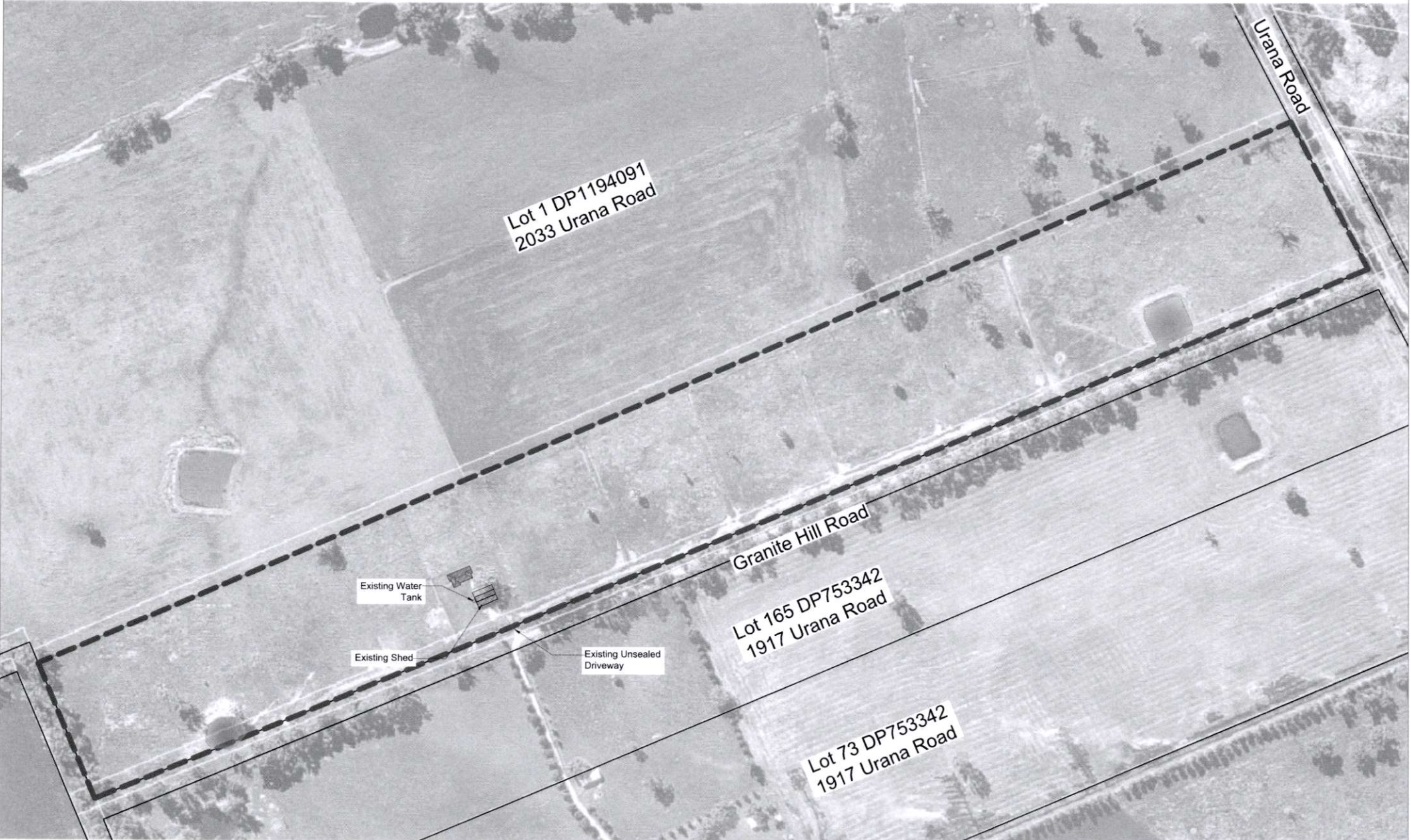
proposal
84 Granite Hill Rd. - Dwelling

drawing
Site Plan - Existing

scale
1:3000 @ A3
SCALE IN METERS

revision date
S1/DA1 JANUARY 2022







1. Introduction

1.1. Overview

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of Steve Moore and is submitted to Greater Hume Shire in support of a Development Application (DA) for the development of a rural dwelling on land at Lot 163 in DP753342 and addressed as 84 Granite Hill Road, Burrumbuttock.

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 2000 ("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.

1.2. Supporting Plans and Documentation

This application is accompanied by:

- Title Details
- Proposed Plans
- BASIX Certificate
- Planning Compliance Tables

6. Conclusion..... 26

Appendix A: Historical Title Details..... 27

Appendix B: Proposed Plans..... 28

Appendix C: Planning Compliance Tables 29

Contents

1. Introduction.....	6
1.1. Overview.....	6
1.2. Supporting Plans and Documentation.....	6
2. Site Analysis	7
2.1. Site Location and Context	7
2.2. Site Description	7
2.3. Site History	8
3. Description of Proposal	9
3.1. Overview.....	9
3.2. Proposed Dwelling	9
3.3. Access	10
3.4. Servicing.....	10
4. Planning Assessment	11
4.1. Applicable Environmental Planning Policies, Instruments and Controls.....	11
4.2. Environmental Planning and Assessment Act 1979	11
4.3. State Environmental Planning Policy (Koala Habitat Protection) 2021.....	12
4.4. State Environmental Planning Policy No. 55 – Remediation of Land	12
4.5. Greater Hume Local Environmental Plan 2012.....	12
4.5.1. Clause 2.3 – Zone objectives and Land Use Table	13
4.5.2. Clause 4.2A – Erection of dwelling houses and dual occupancies on land in certain rural and residential zones.....	14
4.5.3. Clause 4.6 – Exceptions to development standards.....	15
4.5.4. Clause 5.10 – Heritage conservation	18
4.5.5. Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones.....	18
4.5.6. Clause 6.2 – Terrestrial biodiversity	19
4.5.7. Clause 6.7 – Essential services	20
4.6. Greater Hume Development Control Plan 2013	21
4.6.1. Chapter 2.0 – Residential Development	21
4.6.2. Chapter 10.0 – Notification Policy	22
5. Assessment of Environmental Impacts	23
5.1. Context and Setting	23
5.2. Access, Traffic & Parking	23
5.3. Infrastructure	23
5.4. Heritage	24
5.5. Cultural Heritage	24
5.6. Flora and Fauna	24
5.7. Biodiversity	24
5.8. Natural Hazards	24
5.9. Waste	24
5.10. Social & Economic Impacts.....	25
5.11. The Public Interest	25

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PROJECT NUMBER
21344

REVISION NO	REVISION DATE	VERSION STATUS	AUTHOR	APPROVED
01	16/12/2021	Draft Issue	SO	DH
02	13/06/2024	Issue for approval	BM	DH

habitat



Statement of Environmental Effects

Proposed Rural Dwelling
84 Granite Hill Road, Burrumbuttock

JUNE 2024

Submitted to Greater Hume Shire Council
On behalf of Steve Moore

2. Site Analysis

2.1. Site Location and Context

The subject land to which this application relates is described as Lot 163 in DP753342 and addressed as 84 Granite Hill Road, Burrumbuttock. The site is located 7.2 kilometres north east of the Jindera township, 7.7 kilometres south of Burrumbuttock Public Hall, and on the northern part of the intersection of Urana Road and Granite Hill Road.

The location of the site is shown in **Figure 1** below.



Figure 1 – Context Map

2.2. Site Description

The site is located on the northern part of Granite Hill Road at the intersection with Urana Road, and west of the intersection of Urana Road and Nation Road.

The land forms a rectangular parcel with a frontage to Urana Road of 146 metres, depth of approximately 1.2 kilometres, and a total area of 16.2 hectares. The subject land is rural zoned and has historically been used for agricultural purposes consistent with adjoining rural properties.

The land is currently improved with a rural and water tank located on the western part of the shed, with rural style fencing around the perimeter of the site.

The topography of the site is undulating with a gentle slope from west to east towards Urana Road. Vegetation on site comprise grassland type vegetation, and planted trees scattered across the entire site with two (2) dams on the east and western part of the site adjacent to the southern boundary.

The surrounding context is predominantly characterised by land zoned and developed for primary production and rural purposes north of the Jindera township.

Land directly adjacent to the north, south, east, and west comprise paddocks of similar size as the subject land and used for a variety of agricultural purposes. A majority of the adjoining parcels are largely improved with outbuildings, with a few improved with dwellings.

Vehicular access to the land is presently from Granite Hill Road, via the existing crossover and informal driveway leading to the existing shed on the subject land.

2.3. Site History

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

History provided by long terms surrounding residents has also detailed ownership history of the land. It is understood that the land was originally held in various ownerships and with surrounding properties. Prior to being sold to the current landowners (the applicants for this DA) it was held in common ownership with the land to the north and used in conjunction.

An aerial image of the existing condition of the site is provided in the figure below.



Figure 2 – Aerial Image

3. Description of Proposal

3.1. Overview

This application seeks approval for the for the construction of a rural dwelling.

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

The dwelling is also positioned to avoid the removal of any trees and to not have any impact on the agricultural function of the land.



Figure 3 – Proposed site plan

3.2. Proposed Dwelling

The proposed dwelling will comprise a single storey conventional form, being of a modest size and proportional to the larger site area of the land. It will be constructed of face brick with a pitched colorbond roof and will present a high quality built form.

Internally, the dwelling will be an open plan design comprising a family/meals area, kitchen with walk in pantry, master bedroom with walk in robe and ensuite with two (2) additional bedrooms, laundry, separate toilet and bathroom, double garage and an undercover alfresco area.



Figure 4 – Proposed elevation

3.3. Access

The development proposes to retain the existing access from Granite Hill Road and connect the proposed dwelling to the existing services available to the property including electricity, potable water supply and telecommunications.

3.4. Servicing

No reticulated sewerage or gas are available to the property however, the development proposes to utilise a bottled gas supply, while water will be collected and stored via roof collection. Wastewater and sewerage will be treated and disposed via a septic system.

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
- State Environmental Planning Policy (Koala Habitat Protection) 2019
- State Environmental Planning Policy No. 55 – Remediation of Land
- 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*
- (iii a) 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.

The proposal is not identified as “designated development”, pursuant to section 4.10 of the EP&A Act. or “integrated development”, pursuant to section 4.46 of the EP&A Act.

4.3. State Environmental Planning Policy (Koala Habitat Protection) 2021

Consideration against the requirements of *State Environmental Planning Policy (Koala Habitat Protection) 2021* (SEPP Koala Habitat Protection) applies as it relates to land contained within the Greater Hume Shire LGA, which is listed within Schedule 1 of SEPP Koala Habitat Protection.

The aim of this policy is to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.

In determining the requirements of the SEPP, an applicant must determine whether the land is a potential or core koala habitat. While it is acknowledged the Greater Hume Shire LGA is listed within Schedule 1 of the SEPP Koala Habitat Protection, it is noted that the Koala SEPP 2021 does not apply to the subject land (RU1 zone not marked with an * in the schedule) in accordance with Part 1, 6(3)(d) of the *State Environmental Planning Policy (Koala Habitat Protection) 2021*.

The subject land also does not contain core Koala habitat or vegetation and the proposal is not likely to affect any sensitive habitat.

4.4. State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (“SEPP 55”) sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish ‘best practice’ guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 7 of SEPP 55 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 subject land has been highly modified through the grazing, the construction of the existing shed boundary fencing, and agricultural activities on the land. The land is not known to have accommodated any potentially contaminating activities, nor is it expected to be at risk of contamination given its historical use and surrounding context.

Consequently, the land is considered fit for use for its intended purposes and therefore the relevant considerations of SEPP 55 are satisfied by the current proposal.

4.5. Greater Hume Local Environmental Plan 2012

The *Greater Local Environmental Plan 2012* (“the LEP”) is the principal planning instrument that guides development within the LGA.

The applicable provisions of the LEP are:

- Clause 2.3 – Zone objectives and Land Use Table
- Clause 4.2A – Erection of dwelling houses and dual occupancies on land in certain rural and residential zones
- Clause 4.6 – Exceptions to development standards
- Clause 5.10 – Heritage conservation

- Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones
- Clause 6.2 – Terrestrial biodiversity
- Clause 6.7 – Essential services

The below provides an overview of consistency and compliance of the proposal against the relevant provisions.

4.5.1. Clause 2.3 – Zone objectives and Land Use Table

Clause 2.3 requires that Council gives consideration to the zone objectives when determining a development application.

The subject land is zoned RU1 Primary Production (“RU1 zone”) under the LEP (**Figure 5**)

The objectives of this zone are outlined below:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To maintain the rural landscape character of the land.*

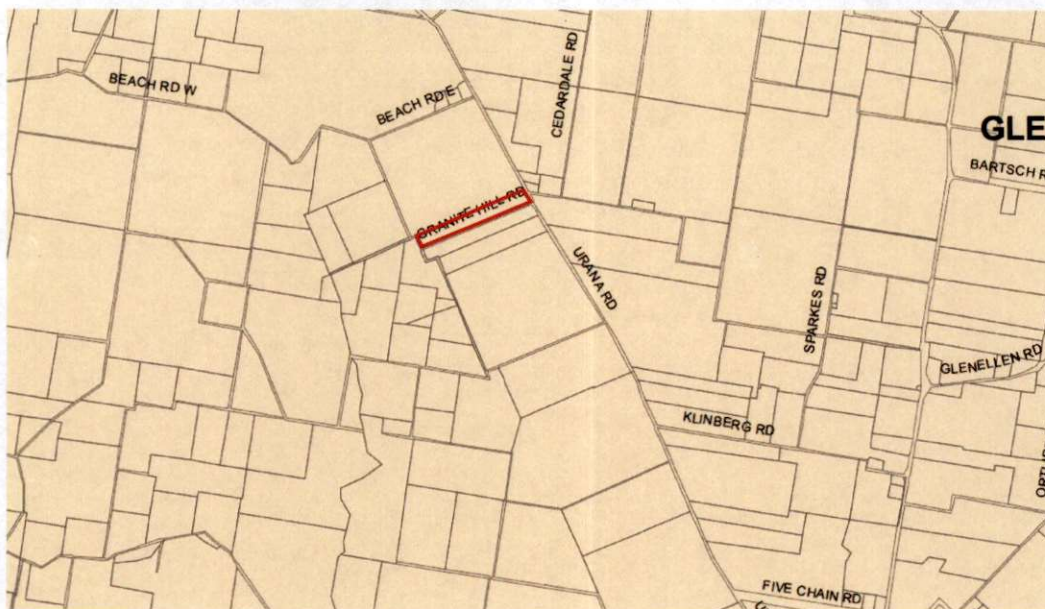


Figure 5 – Extract of Land Zoning Map (LZN_002)

It is noted that the development proposes the construction of a new dwelling on a land zoned for primary production however, the proposal is generally consistent with the objectives of the RU1 zone for the following reasons:

- The proposed dwelling will be occupied by the land owner and will result in the more efficient use of the land for agricultural purposes by enabling the landowner to be present on the land;
- The development does not propose to fragment or diminish the productive or agricultural capacity of the land and the proposed dwelling will be constructed on land not currently used for production;

- The proposed dwelling is ancillary to the primary production to occur on the land, and is not likely to create any land use conflicts with adjoining lands given the siting of the dwelling upon the allotment;
- The proposed dwelling will be of similar form, use, and design as that of adjoining parcels specifically land adjoining the subject land to the north and south; and
- The proposed dwelling will be largely screened from view from the streetscape given its setback from the street, and the existing established vegetation along Urana Road reserve, hence protecting the existing rural character.

The proposed rural dwelling is considered compatible with the surrounding context, and the development of a dwelling is permissible with consent in the RU1 zone.

4.5.2. Clause 4.2A – Erection of dwelling houses and dual occupancies on land in certain rural and residential zones

Clause 4.2A seeks to minimise unplanned rural residential development, and to enable the replacement of lawfully erected dwelling houses or dual occupancies in certain rural and residential zones. This clause applies to the development as the subject land is zoned RU1 Primary Production.

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

- (a) *is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or*
- (b) *is a lot created before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or*
- (c) *is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or*
- (d) *is an existing holding, or*
- (e) *would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by—*
 - (i) *a minor realignment of its boundaries that did not create an additional lot, or*
 - (ii) *a subdivision creating or widening a public road or public reserve or for another public purpose*

With regard to the provisions of this clause, the following comments are made:

The subject land is less than the minimum lot size of 100 hectares and therefore does not qualify under subclause (a) above.

The lot is a lot that was created before the GHLEP commenced and in which a dwelling was permissible in the zone. The previous EPI applicable to the land was the Hume LEP 2001 and the land was zoned Rural (Agriculture) Inner. Under this zone, a dwelling was permissible as follows:

(1) A lot may be used for a dwelling if:

- (a) *it was created by development consent for subdivision under a previous or current environmental planning instrument and is at least 0.4 hectares, or*

(b) *it is at least 100 hectares and is located in that part of the zone shown on the map as "inner", or*

(c) *it is at least 400 hectares and is located in that part of the zone shown on the map as "outer", or*

(d) *it is at least 0.4 hectares and exists as a single lot in the same configuration as it was as at 31 July 1987 and no adjoining lot was in the same ownership on that date, or*

(e) *it is at least 0.4 hectares and exists as one of a number of adjoining lots in the same ownership as at 31 July 1987 and no dwelling exists on any other lot, or*

(f) *it is at least 100 hectares, was created before 31 July 1987 and is located in that part of the zone shown on the map as "outer".*

(2) *A dwelling with on-site effluent treatment and disposal must not be located within:*

(a) *100 metres of the Murray River, or*

(b) *100 metres of the full supply level of Lake Hume, or*

(c) *40 metres of any other watercourse.*

As such, the Rural (Agriculture) Inner zone did contain provisions that would enable the development of a dwelling on a smaller lot of at least 0.4 hectares, as shown by the highlighted provisions above. From historical ownership searches, it has been determined that the land was in the same lot configuration as it was as of 31 July 1987, however at that date it was held in conjunction with the land to north which contains a dwelling. Therefore, this proposal cannot rely upon clause 4.2A(3)(b).

For the same reasons as listed above, the proposal does not qualify against any of clause 4.2A(3)(c) to (e).

4.5.3. Clause 4.6 – Exceptions to development standards

Clause 4.6 of the GHLEP provides the opportunity for development standards to be varied and seeks to provide an appropriate degree of flexibility in applying certain development standards to particular development.

In this instance, the development does not comply with the minimum lot size requirements for the erection of a dwelling house on land zoned RU1 Primary Production as the lot is only 75.45 hectares compared to the minimum 100 hectare requirement required by subclause 4.2A(3)(a) of the GHLEP.

In accordance with subclause 4.6(3) Council must not issue development consent for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

Clause 4.6 of LEP allows for exceptions or variations to development standards, which includes minimum lot sizes. This application contains the required written justification for the variation of the standard below.

Clause 4.6 of the LEP enables an exception to development standards and seeks to provide an appropriate degree of flexibility in applying certain development standards to particular development.

Relevant extracts of clause 4.6 are as follows:

(1) *The objectives of this clause are as follows—*

- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—*
- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless—*
- (a) *the consent authority is satisfied that—*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - (b) *the concurrence of the Secretary has been obtained.*
- (5) *In deciding whether to grant concurrence, the Secretary must consider—*
- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

Development standard to be varied

The development does not comply with the minimum lot size requirements for the erection of a dwelling house on land zoned RU1 Primary Production as required by subclause 4.2A(3) of the GHLEP.

Specifically, the proposal is less than the minimum lot size and cannot qualify under subclause 4.2A(3)(a). Despite being a lot that exists in the same configuration at the appointed day (31 July 1987) the proposal also cannot qualify under subclause 4.2A(3)(b) only because the lot was in common ownership with a lot to the north on that date, that already contained a dwelling.

Extent of variation

If measured against the minimum lot size of 100 hectares, the subject land has a total area of 16.5 hectares which represents a variation from the minimum lot size of 83.5%

Assessment

Clause 4.6(3)(a) – Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

Compliance with the minimum lot size standard is unreasonable and unnecessary in this instance for the following reasons:

- The subject land has existed in its current configuration for many years and at various times has been operated as a rural property in its own right. It has previously accommodated a dwelling in the central area of the site, adjacent to the current shed location, and therefore has been considered a standalone property at other periods of time.
- At a size of 16.7 hectares, it still enables a lot size that is capable of being utilised for a form of agricultural uses. The proposal does not fragment or diminish the agricultural capacity of the land, and providing living accommodation on the land shall enhance the productivity on the land.
- The current landowners have already established the use of the property for animal husbandry purposes, which is suitable for the size of the subject land.
- Despite being less than the minimum lot size, it is noted that the provisions of the Hume LEP 2001, which can be relied upon in some circumstances via the provisions at subclause 4.2A(3)(b), allowed lots down to an area of 0.4 hectares to contain a dwelling. The subject land would qualify under these provisions except for the fact that the lot was in common ownership with another lot at the appointed day. Despite this, the land has not been further fragmented from its original state and has always existed as a narrow shaped lot and has been functional in an agricultural context.
- It will not create any land use conflicts with the use of adjoining properties for agriculture, and the the dwelling is setback 150 metres from the closest road property boundary.
- The dwelling site is not remote or isolated and has excellent road access and is within close proximity to townships.
- A dwelling will have a positive social impact through an increase in population for the Walla Walla community. This is important to maintain community infrastructure and services as well as groups such as sporting clubs, etc.
- A dwelling on the land will also enable the efficient and functional agricultural operation of the land, by allowing the landowner to reside on the site and undertake activities. At present, the landowner has to commute to the property for carrying out productive purposes and maintenance.
- The site also contains a shed with proposal to add a dwelling adjacent. The dwelling is of a modest size on a generously sized lot and will not remove any significant productive land from operation.

Clause 4.6(3)(b) – Are there sufficient environmental planning grounds to justify contravening the development standard?

The proposal demonstrates sufficient environmental planning grounds for the following reasons:

- As identified above, if it were not for the fact that the land has been sold (and separated from former common ownership arrangements), development of the land for a dwelling on the land would have been permissible through application of subclause 4.2A(3)(b) by relying on the provisions of the former Hume LEP 2001 that applied to the land. Therefore, the proposal is not an activity or outcome which is considered to be unreasonable given its historic planning context.
- The subject land also exists in the same configuration as it has since well before 1987, which is the appointed date with respect to considering other provisions under clause 4.2A(3). It has also been demonstrated through research of the site history that the land has at various stages been owned and operated as a single standalone lot as well as a land in common ownership.
- It has been confirmed that the subject land formerly contained a dwelling. This existing dwelling had however undergone demolition by a previous landowner prior to the ownership by the applicant.

Clause 4.6(4)(a)(ii) - Is the proposed development in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out?

Clause 4.6(4)(a)(ii) specifies that a development will be in the public interest if it is consistent with the objectives of particular development standards and the objectives for development within the zone in which the development is proposed to be carried out. It is considered that the development will be in the public interest for the following reasons.

The proposal has been assessed against the objectives of the RU1 zone above and is considered to be consistent with the objectives. The objectives of the minimum lot size are considered against the proposal below.

Table 1 – Consistency with the objectives of the minimum lot size standard

Objective	Response
<p>to ensure land use and development is undertaken on appropriately sized parcels of land consistent with the objectives of the relevant zone.</p>	<p>The establishment of a dwelling on a disturbed area of the site and within an area already removed from production, will not have any adverse impact on productive capacity of the land.</p> <p>The lot has existed in its current form for many years and therefore the proposal does not further fragment the conditions of the immediate area.</p>

It is considered that the proposal is wholly consistent with the objectives of the minimum lot size standard and the zone objectives.

For these reasons, the clause 4.6 variation request is well founded as it demonstrates, as required under clause 4.6 of the LEP that the proposal provides an appropriate planning outcome with no significant adverse environmental impacts.

4.5.4. Clause 5.10 – Heritage conservation

Clause 5.10 of the LEP relates to heritage conservation and seeks to conserve the environmental heritage of Greater Hume, the heritage significance of heritage items and heritage conservation areas, archaeological sites and Aboriginal objects and places of heritage significance.

The subject land is not identified as a heritage item nor is it located within a heritage conservation area following a review of Schedule 5 and the Heritage Map of the LEP.

Similarly, matters regarding Aboriginal Cultural Heritage have also been investigated and a review of the Aboriginal Heritage Information Management System (AHIMS) database has been undertaken. There are no recorded items of Aboriginal cultural significance within 200 metres of the subject site.

Further details regarding environmental impacts are discussed in Section 5 of this report.

4.5.5. Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

Clause 5.16 of the LEP applies to the subdivision of land or the construction of new dwellings in certain rural, residential or environment protection zones, including the RU1 Primary Production zone.

The objective of this clause is to minimise potential land use conflicts between existing and proposed development on land in the rural, residential or environment protection zones. This clause requires that before council determines whether to grant consent to development, it must take into account the following matters under subclause (4):

- (a) the existing uses and approved uses of land in the vicinity of the development,
- (b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,
- (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),
- (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).

The proposal is consistent with the provisions of this clause as:

- The subject land and its surrounds are currently used for broad agricultural purposes including ancillary rural dwellings to support the agricultural function of the land and there are no intensive agricultural activities in close proximity to the lot;
- The proposed development would occupy a small portion of the land that is not currently used for any agricultural use and therefore will not cause any change to the current agricultural use of the property.
- The proposed rural dwelling will be of similar form as a number of other rural dwellings that have been constructed in the area; and
- The proposed dwelling will largely screened from Granite Hill Road by the existing vegetation within the road reserve.

4.5.6. Clause 6.2 – Terrestrial biodiversity

Clause 6.2 of the LEP relates to biodiversity and seeks to protect native fauna and flora, protect the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats.

The vegetation strip within the road reserve on the west and southern boundary of the subject land has been identified as “biodiversity” on the “Terrestrial Biodiversity Map” of the LEP (**Figure 6**)



Figure 6 – Extract of the Terrestrial Biodiversity Map (BIO_002)

Before determining a development application for land to which Clause 6.2 applies, the consent authority must consider:

- (a) *whether the development is likely to have—*
- (i) *any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) *any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (iii) *any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (iv) *any adverse impact on the habitat elements providing connectivity on the land, and*
- (b) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

This clause also specifies that development consent must not be granted unless the consent authority is satisfied that:

- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) *if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The proposal is consistent with the objectives of this clause and completely complies with the provisions of this clause as:

- The proposed dwelling has been designed and sited away from the environmentally sensitive areas of the site specifically the established trees on the west and eastern boundary;
- The proposed dwelling would no earthworks beyond the immediate building envelope as the land is flat;
- The proposal will not involve any tree removal or vegetation clearing;
- The works will be limited to the areas currently cleared of vegetation and not used for agricultural activities, hence protecting any native ecological community or habitats on the subject land; and
- The proposed dwelling will continue to be managed in conjunction with the land to ensure any potential impact on biodiversity will be minimised.

Having regard for the above, it is considered that all the relevant objectives of Clause 6.2 are satisfied by the proposal.

4.5.7. Clause 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.

The proposed dwelling will be serviced by on-site water and sewer infrastructure as well as supplied electricity and telecommunications. The proposal will not alter the provision of this infrastructure and the proposed dwelling can be easily connected to these services providing upgrades to the existing

services as necessary. Electricity may be connected from existing services supplied to the site or by way of on-site services.

The land has existing vehicular access from Granite Hill Road, and it is understood that a rural style driveway will be constructed as for access to the proposed dwelling.

4.6. Greater Hume Development Control Plan 2013

The *Greater Hume Development Control Plan 2013* ("the GHDCP") 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 2.0 – Residential Development
- Chapter 10.0 – Notification Policy

These matters are addressed in the following sections below.

4.6.1. Chapter 2.0 – Residential Development

Chapter 2.0 of the GHDCP applies to all forms of residential development in the Greater Hume Shire and the residential development standards are grouped under different components of residential development. The subject land is zoned RU1 Primary Production, and the proposal is classified as 'Rural' for the purposes of this chapter.

The objectives of this chapter are:

- *provide for a variety of residential development that caters for the housing needs of local residents;*
- *encourage dwelling design that has minimal impact on adjoining neighbours;*
- *ensure that residential buildings offer visual interest and variety in their appearance and style;*
- *make sure that new development is sympathetic with the established form of an area to ensure that neighbourhoods with distinct character are developed over time;*
- *ensure that new residential development is consistent and compatible with the desired future form and density of an area; and*
- *encourage residential development that is respectful to the character of areas which are developed over time.*

The proposal is generally consistent with the requirements of Chapter 2 of the GHDCP as:

- The proposed dwelling has been designed and sited to ensure the amenity of adjoining parcels is not compromised;
- The development proposes a high-quality design with a variety of materials that complements the neighbourhood character and provides visual interest;
- The proposed dwelling is well setback from the street, ensuring the rural streetscape character is maintained; and
- The proposed dwelling is ancillary to the existing use of the land and will support the existing agricultural use of the land.

A DCP compliance table is provided in Appendix D of this report.

4.6.2. Chapter 10.0 – Notification Policy

Chapter 10.0 of the GHDCP provide details for notification of development applications. The proposal is not identified as a type of development exempt from notification and it is expected that the application will be notified in accordance with this notification policy.

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 proposal is for a new dwelling on land zoned for primary production. The proposed dwelling will be occupied by the land owner and will result in the more efficient use of the land for agricultural purposes and has been designed to integrate appropriately with the existing conditions and rural character of the land.

The subject land is located within an established rural area and features land developed and used for primary production, improved with ancillary rural dwellings similar to that proposed on the subject land. The proposed dwelling has been setback from the boundaries ensuring that there won't be any land use conflicts. The dwelling has also been designed to be consistent with the rural nature of the area and is considered to be consistent with the context and setting of the area.

5.2. Access, Traffic & Parking

The proposed dwelling will not affect the existing function of Granite Hill Road, or Urana Road given the scale of the proposal. The development is also not likely to cause an unreasonable increase to the existing traffic conditions of the area.

The development proposes to retain the existing entry point to the subject land from Granite Hill Road on the southern boundary and proposes to create an unsealed rural driveway for access to the new dwelling. The existing access point is considered to have excellent sight lines for safe entry and exist to the subject land.

Construction works may temporarily create an increase the traffic, but this will only be temporary and is considered appropriate in this instance given the scale of the proposed works. All construction and operational loading and unloading will occur within the subject land and the amenity of adjoining parcels will not be affected.

5.3. Infrastructure

The development can be serviced by existing water and sewer services already available to the subject land and the proposed dwelling can appropriately be connected to these services.

Wastewater and sewerage will be collected, treated and disposed of in accordance with Council requirements. The size of the lot is adequate to accommodate these infrastructures without creating any off-site impacts.

Potable water will be sourced from roof collection and storage in a tank with additional water supply available from the existing dams on the land.

The dwelling will be connected to the existing electricity infrastructure available to the subject land and it is understood that there is capacity to accommodate the demands of the proposed dwelling. Telecommunications is also available to the subject land, with good reception in the area.

5.4. Heritage

The subject land is neither heritage listed nor fall within a heritage conservation area.

5.5. Cultural Heritage

The subject land is a modified site as discussed above, and the area for development has very little likelihood of any items of containing cultural heritage.

In the unlikely 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. Flora and Fauna

The property contains no significant vegetation. The understorey conditions of the site have also been heavily modified by previous improvements and the existing agricultural activities across the site.

5.7. Biodiversity

The vegetation strip within the road reserve on the west and southern boundary of the subject land has been identified as "biodiversity" on the "Terrestrial Biodiversity Map" of the LEP (**Figure 6**)

The proposed dwelling has been designed and sited away from the sensitive areas of the site and will require only minor earthworks, typical of residential dwellings for the establishment of the dwelling.

The development does not propose any tree removal or significant vegetation clearing. The proposed works will be limited to the areas currently cleared of vegetation and not used for agricultural activities, hence protecting any native ecological community or habitats on the subject land; and

The proposed dwelling will continue to be managed in conjunction with the land to ensure any potential impact on biodiversity will be minimised.

5.8. Natural Hazards

The subject land is not mapped as either flood prone or bushfire prone.

5.9. Waste

The proposal will generate waste during the construction phase which may include excavated soil, off-cuts, excess construction material; and domestic and putrescible waste (including food waste, bottles, cans, and paper).

The waste generation is expected to be typical of small scale residential works and will be managed by the appointed contractor subject to an appropriate management plan. Once operational, waste from the

dwelling would be consist of small scale domestic and putrescible waste which will be stored and removed through the regular waste service associated with the subject land.

Any waste, including surplus soils, which cannot be reused shall be classified in accordance with the Waste Classification Guidelines (EPA, 2014), removed from the site and disposed of at a facility that can lawfully accept the waste.

5.10. Social & Economic Impacts

The development will have an overall positive social impact as it proposes a dwelling that will support the existing agricultural function of the land within an established rural area.

It is expected that the proposal will also generate flow on effects, including to local trades and services and indirect impacts of additional spending in the city.

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 the construction of a rural dwelling at Lot 163 in DP753342 and addressed as 84 Granite Hill Road, Burrumbuttock.

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

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, and where inconsistent demonstrates a suitable justification for departure;
- it is generally consistent with the relevant development control plan;
- it proposes an orderly and well considered new dwelling;
- it will not adversely impact upon the long-term agricultural viability of the land or surrounding lands due to the location of the proposed new dwelling;
- it will not have any adverse environmental or social impacts and avoids areas of bushfire hazard; and
- it can be appropriately connected to existing core 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: Historical Title Details

Appendix B: Proposed Plans

Appendix C: Planning Compliance Tables

Table 2 – Chapter 2.0 – Compliance table for Residential Development (adapted from the GHDCP2013)

Standard	Compliance	Comment
2.1 Neighbourhood character	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.2 Streetscape	N/A	As above.
2.3 Site requirements		
5. As per Part 3A, Division 3, Subdivision 2 of the Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Complies	<p>The proposed dwelling complies with Part 3A, Division 3, Subdivision 2 of the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> as:</p> <ul style="list-style-type: none"> • the property will only contain one dwelling at the completion of the development; • the property is not contained within the R5 zone and does not exceed the maximum site coverage and floor area requirements; • the property has lawful direct road frontage; • there is no relevant building envelope applicable to the land; and • the proposed attached alfresco complies with the requirements of control 3A.13 in terms of maximum floor area and building height.
2.4 Building heights		

Standard	Compliance	Comment
3. As per Part 3A, Division 3, Subdivision 3 of the Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.		The proposed dwelling complies with this requirement as it is single storey and does not have a building height greater than 10 metres.
2.5 Building setbacks		
11. As per Part 3A, Division 3, Subdivision 3 of the Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Complies	Road set back in minimum approximately 150 metres.
12. A minimum 40 metres from the top of the bank of a watercourse other than the Murray River.	N/A	The subject land is not in close proximity to the Murray River.
13. A minimum 100 metres from the top of the bank of the Murray River.	N/A	As above.

Standard	Compliance	Comment
14. A minimum 100 metres from the full supply level of Lake Hume.	N/A	The subject land is not in close proximity to Lake Hume.
2.6 Privacy & amenity	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.7 Landscaping		
10. As per Part 3A, Division 3, Subdivision 4 of the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> .	Complies	It is noted that the property is not zoned RU5 and minimum landscaping and private open space requirements do not apply to the subject land however, the proposed dwelling is located well over 3 metres from the base of the trunk of all existing trees on the lot.
2.8 Private open space	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.9 Car parking & access		

Standard	Compliance	Comment
14. As per Part 3A, Division 3, Subdivision 5 of the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>	Complies	<p>It is noted that the subject land is not in the R5 zone however, the development proposes two (2) off-street parking spaces in the proposed double garage attached to the proposed dwelling.</p> <p>The proposed double garage will be accessed from Granite Hill Road, and is a metre behind the building line of the dwelling.</p>
15. The main access point for the property should be from a sealed local road where practical and possible.	Complies	As above, the main access point is from the existing Granite Hill Road via the sealed Urana Road
16. All-weather access roads and driveways within the property should follow the contours of the land as much as possible so as to avoid excessive cut and fill and potential erosion problems.	Complies	<p>It is understood that an all-weather access driveway will be designed to suite the natural surface level of the land.</p> <p>It is noted that compliance with this standard can also be achieved via a condition of consent.</p>
17. Long dead-end sealed roads such as cul-de-sacs will be considered as inconsistent with the objectives for this control.	N/A	The development does not propose any cul-de-sacs or similar.

Standard	Compliance	Comment
<p>18. Roads and driveways crossing gullies and streams, both within and external to the site, should be constructed using a culvert to Council's requirements. Applicants should check with Council to ascertain whether any other approvals are required to undertake works such as a vehicle crossing within a road reserve or waterway.</p>	N/A	None proposed.
<p>2.10 Earthworks & drainage</p>		
<p>2. As per in Part 3A, Division 3, Subdivision 6 of the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>.</p>		<p>The proposed development does propose any cut or fill that will require retaining walls, or propose to alter the natural surface level by more than that specified in the <i>Rural Housing Code in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>.</p>
<p>2.11 Ancillary development</p>	N/A	None proposed.
<p>2.12 Outbuildings</p>	N/A	None proposed.

Standard	Compliance	Comment
2.13 Development standards for particular land	N/A	Not applicable as the subject land is not identified as flood or bush fire prone.
2.14 Site facilities	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.15 Security	N/A	Not applicable as this section does not provide any control for rural dwellings.
2.16 Energy efficiency	N/A	Not applicable as this section does not provide any control for rural dwellings.

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1756245S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Thursday, 18 July 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	84 Granite Hill Road, Burrumbuttock	
Street address	84 GRANITE HILL Road BURRUMBUTTOCK 2642	
Local Government Area	Greater Hume Shire Council	
Plan type and plan number	Deposited Plan DP753342	
Lot no.	163	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	3	
Project score		
Water	✓ 36	Target 20
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 69	Target 67
Materials	✓ -65	Target n/a

Certificate Prepared by
Name / Company Name: Mr Habitat Planning
ABN (if applicable):

Description of project

Project address	
Project name	84 Granite Hill Road, Burrumbuttock
Street address	84 GRANITE HILL Road BURRUMBUTTOCK 2642
Local Government Area	Greater Hume Shire Council
Plan type and plan number	Deposited Plan DP753342
Lot no.	163
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	3
Site details	
Site area (m ²)	16500
Roof area (m ²)	228
Conditioned floor area (m ²)	210.22
Unconditioned floor area (m ²)	16.2
Total area of garden and lawn (m ²)	0
Roof area of the existing dwelling (m ²)	0

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m ² .year)	n/a	
Area adjusted heating load (MJ/m ² .year)	n/a	
Project score		
Water	✔ 36	Target 20
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 69	Target 67
Materials	✔ -65	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 260 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
<p>The applicant must connect the rainwater tank to:</p> <ul style="list-style-type: none"> • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) • all hot water systems in the development 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none">all indoor cold water taps (not including taps that supply clothes washers) in the development			

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	205.45	nil;not specified	nil	
garage floor - concrete slab on ground.	36	not specified	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	2.44 (or 3.00 including construction);not specified	nil	wall colour: Light (solar absorptance < 0.48)
external garage wall: brick veneer; frame: please select.	36	not specified	nil	

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	18.75	0.78 (or 1.20 including construction);not specified	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	183	not specified	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	228	ceiling: 5 (up), roof: none ;ceiling: fibreglass batts or roll; roof: none.	nil	roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.48-0.59); ceiling area fully insulated

Note	<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	<ul style="list-style-type: none"> If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	<ul style="list-style-type: none"> In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	<ul style="list-style-type: none"> Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
<ul style="list-style-type: none"> The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table. 	✓	✓	✓
<ul style="list-style-type: none"> Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. 		✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	1800.00	600.00	aluminium, single glazed (U-value: <=6, SHGC: >0.74)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed
W02	1800.00	1200.00	aluminium, single glazed (U-value: <=6, SHGC: >0.74)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed
W03	1800.00	1500.00	aluminium, single glazed (U-value: <=6, SHGC: >0.74)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed
D01	2100.00	1500.00	aluminium, single glazed (U-value: <=5, SHGC: >0.6)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed


Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W04	1800.00	1500.00	aluminium, single glazed (U-value: ≤ 6 , SHGC: >0.74)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed
East facing					
D02	2100.00	3500.00	aluminium, single glazed (U-value: ≤ 5 , SHGC: >0.6)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed
W05	1800.00	1500.00	aluminium, single glazed (U-value: ≤ 6 , SHGC: >0.74)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed
South facing					
W08	1800.00	2400.00	aluminium, single glazed (U-value: ≤ 6 , SHGC: >0.74)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed
W09	1800.00	900.00	aluminium, single glazed (U-value: ≤ 6 , SHGC: >0.74)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed
W10	1800.00	1200.00	aluminium, single glazed (U-value: ≤ 6 , SHGC: >0.74)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed
West facing					
W11	1800.00	2000.00	aluminium, single glazed (U-value: ≤ 6 , SHGC: >0.74)	eave 450 mm, 450 mm above head of window or glazed door	not overshadowed


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas boosted solar with a performance of more than 45 STCs.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: evaporative cooling; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: evaporative cooling; Energy rating: n/a		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		✓	✓
Ventilation			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual on / timer off</p> <p>Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off</p>		<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

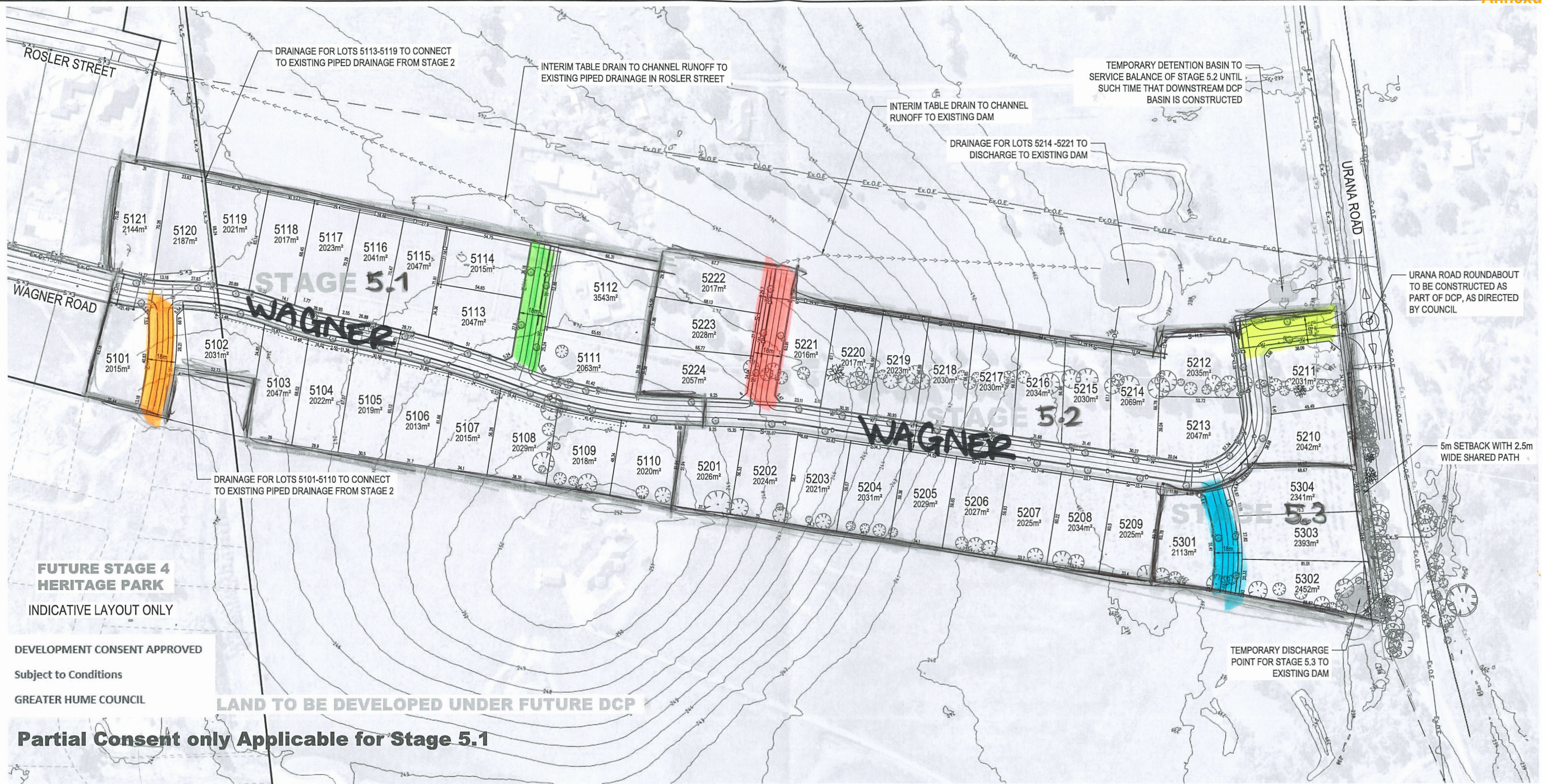
Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.



FUTURE STAGE 4 HERITAGE PARK

INDICATIVE LAYOUT ONLY

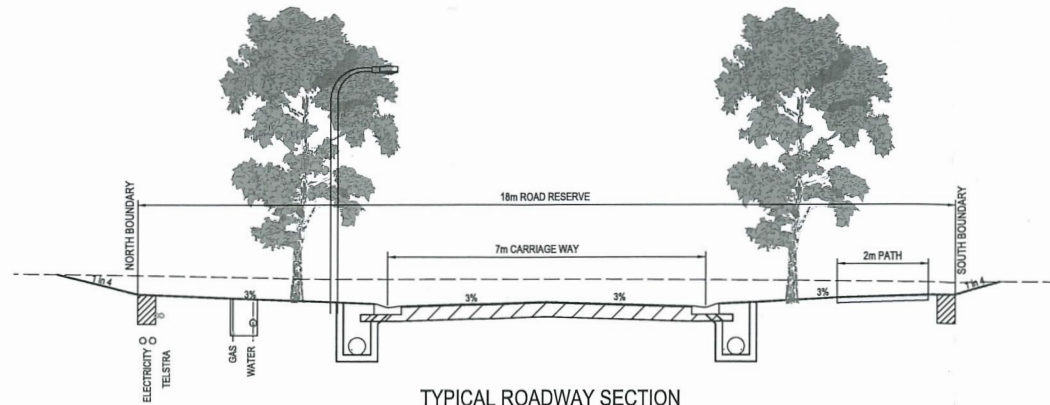
DEVELOPMENT CONSENT APPROVED

Subject to Conditions

GREATER HUME COUNCIL

LAND TO BE DEVELOPED UNDER FUTURE DCP

Partial Consent only Applicable for Stage 5.1



SERVICING ARRANGEMENT + DETENTION LAYOUT FOR STAGES 5.2 AND 5.3 ARE SUBJECT TO FLOOD LEVEL INVESTIGATION AND FURTHER ENGINEERING DESIGN

SALZKE
MICKAN
GOESSLING
PFEIFFER
IRMLER

STAGE	TOTAL LOTS	AVERAGE RESIDENTIAL LOT SIZE (m ²)	LOT SIZES (m ²)
5.1	20	2117	2013 - 3543
5.2	24	2031	2016 - 2069
5.3	4	2324	2113 - 2452



00	08-11-23	ORIGINAL ISSUE
VPR	DATE	AMFMENT

CAD FILE:	28776 BASE
DESIGNED:	B.SKIPWORTH
CHECKED:	P.SPENCER
DATE:	08-11-2023
DATUM:	AHD

SCALE: 30 15 0 25 50(m) 1:1250

JCA LAND CONSULTANTS
Surveying - Engineering - Town Planning
Unit 5, 67 Wigg Street Woodongia Victoria, Australia 3690
Phone 02 6062 9648 Email jca@jcalc.com.au www.jcalc.com.au

Client : JHP2 P/L

FOR PERMIT APPLICATION

HERITAGE PARK STAGE 5

LOT 31 URANA ROAD

JINDERA

LAYOUT PLAN

SHEET SIZE	A1
VERSION	00
DWG No.	28776
SHEET No.	2 of 2

ONE HUNDRED YEARS: JINDERA NEW SOUTH WALES 1868-1968

(Article by F.J.H. Blaess reprinted from the 1969 Lutheran Almanac pp 20-42)

Riverina Lutherans arrived from South Australia with some families from the Western District of Victoria in 1866 - 1867. The Albury papers early in 1867 reported that "about eighty waggons arrived during the first half of 1867 and the end of 1866". The Melbourne ARGUS about the middle of 1867 reported that 79 families had already arrived at Albury. "They have turned their attention to the Albury district, because good land can be purchased there at £1 per acre with time allowed to pay the purchase money. One day last week 1775 acres were thus taken up at the Albury land office. The new arrivals bring with them a sufficiency of capital, and also bring teams, waggons, and farming implements in working order."

A number of reasons can be given for this migration of Lutherans from South Australia to New South Wales. Most of them had come to Australia in the late 1840s and the 1850s. They had settled in the Adelaide Hills, in the Barossa and other areas, but the South Australian land laws and land system proved a hardship to many of them, who sought land but could not afford the high price demanded by agents, who forced the price up to £10 per acre, when the Government price was only 25/- per acre. Most of their holdings were small, not large enough to support their growing families. Families were large and as the sons became older they wanted their own land. Intense cultivation sapped the strength out of the land; there was no rotation of crops and fertilizers were not yet known. These and other reasons induced them to look further afield for good land.

In 1861 the Sir John Robertson Land Act in New South Wales offered settlers the opportunity of selecting 320 acres on a deposit of 5/- per acre without a previous survey and allowed three years to pay the balance of 15/- per acre. The rich lands in the Riverina plains and on the western slopes had been praised by earlier explorers and the favourable conditions under which land could be acquired induced South Australian Lutherans to investigate. Individuals, such as Schultz, Graske, J. Heincke, J.G. Klemke and others journeyed to Albury to investigate. They reported favourably on the rich soil north of Albury which, they said, was capable of producing almost any crop a farmer could wish to grow. "If a sufficient number clubbed together, they would also be able to organize a congregation, erect a church and a school for their children, call a pastor and a teacher to minister to their spiritual needs and instruct the rising generation."(Dr. Brauer, MS).

WHO WERE THESE PIONEERS?

The ADELAIDE OBSERVER July 6, 1867, states: "The men that have left were steady, respectable heads of families, hard-working, industrious people, and in their commercial dealings will bear favourable comparison with any other class of men in the colony". Names mentioned are W. and A. Klinge, W. and F. Haeusler,

S. Quast, Bartels, A. Rothe, and William Paech. These hailed from Mt. Torrens. It is difficult to establish just who the first arrivals were, but to protect themselves against false reports sent to South Australia, defaming the faithful church-members, the settlers sent a signed declaration to their former pastor and to the synodical church paper, assuring their brethren in South Australia that by the grace of God they had remained faithful and with God's help intended doing so also in the future. The declaration bears the following signatures: Paul Schubert, S. C. Greschke, C. Salzke, Martin Salzke, H.J. Ernst Lehmann, Johann Salzke, John Anderson, I.M. Greschke, August Friedrich, Samuel Quast, I. Schreiber, Gottfried Scholz, S. Gottfried Scholz, jun. , F. Schulz, A. F. Heppner (UNDER THE SOUTHERN CROSS, p. 321). In the same year (1867) "Father" Bartsch and his two sons, August and Ernst, arrived from Neukirch and in the Spring of that year they were followed by Gottlieb Terlich, Peter Schwartz, August Krause, Raschke, August Just, Polack, J.G. Scholz. From Blumberg came J.L. Briese, Julius Lindner, Gottlieb Kalms, J. C. Schmidt, C.A. Schmidt, F.C. and E. Schmidt, and A.D. Irmiler. Foundation members of Bethlehem Church were the brethren J.G. Scholz, Polack, Burdack, Molkentin, Bartsch, Briese, Funk, Just, Grosse, Luebke, Huebner, Yensch, Haberecht, and Hermann. Other names that are mentioned in the early records are: A. Mickan, J. and A. Mickan, G. Terlich, W. Terlich, C. Terlich and sons, Jarick sen. , F. Jarick, J. Heinke, Seiler, F. Heckendorf, G. Hensel, E.J. & A. Klein, M. Klose, Kuehn, C. Mangelsdorf, A. Pfeiffer, H. & W. Schulz, Ferdinand Schulz, J. L. & C. Westendorf.



CAMP OF FIRST SETTLERS ON FOUR MILE CREEK, JINDERA.

Dr Brauer, in his manuscript for UNDER THE SOUTHERN CROSS, gives the following description of the trek:

TREK FROM S.A. TO N.S.W.

"Their trek, along unmade roads, or rather through territory where there were no roads or tracks at all, was not only slow, but also very trying and irksome. There were no inns or eating houses, or places of

accommodation for travellers on their route, so they camped in the open air at any convenient place they happened to strike on their journey, some sleeping on their waggons, others on the ground. Accustomed as they had been to their soft German beds, they discovered on waking in the morning that they had sore backs and stiff necks, which made them very uncomfortable. After a while, however, their bodies became reconciled to 'mother earth' as a mattress. On a few occasions they also became apprehensive, because they began to realize that they were quite a distance from the River Murray and feared that they might not have a sufficient supply of water for their horses and cattle. A few milch cows, which they had taken along, were also ceasing to produce the usual quantity of milk and were likely to run dry. Whence were they to get milk for their little ones? Their laying hens, confined in coops fastened to the tails of their waggons, were also becoming less productive day by day, apparently as a protest against their incarceration. This discovery, however, did not cause any great alarm. In fact, it had been foreseen and therefore the migrants had provided themselves with plenty of corned beef and good German sausages. On the other hand, the trekkers on a few occasions also received a pleasant surprise when they struck country where good rains had fallen a few weeks previously, with the result that grass had sprung up and there was water in abundance. At such places they halted for a few days, in order that their horses and cattle might rest, enjoy the green pastures, and have the opportunity of putting on condition and reinforcing their stamina. The story goes, that despite many hardships on the journey, the migrants derived a considerable amount of pleasure from their trek with its novel experience. To the young people and children especially, with chasing of kangaroos and emus, and the many varied adventures, the trek took on the nature of a picnic.



J. WELZEL'S BLACKSMITH STORE, JINDERA



MOLKENTIN'S BLACKSMITH (1872] NOW CONDUCTED BY E. WEHNER

The writer has no definite statement in the historical material available to him as to the length of time it took to complete the journey, but it would seem that it occupied about six weeks, travelling six days a week (excluding the occasions when they halted for a few days). Invariably they rested on Sundays when divine

services were held in the open by a lay-reader. Also in the evening, before they retired to rest, the lay-reader would read a devotional lesson from the Bible or from Bogatzky's Treasury of Prayers. Considering the wearisomeness of the long journey, we are not surprised to hear that unbounded joy filled their hearts when eventually they sighted the town of Albury, for now they had practically reached their destination, which was Jindera, about eleven miles from Albury."

Though some groups of Lutherans moving to New South Wales went by way of Naracoorte and Victoria, the majority of them went along the Murray via Deniliquin. The Deniliquin PASTORAL TIMES of Saturday, May 4, 1867, reported that "seventeen waggons loaded with goods and passengers for the Albury district passed through Deniliquin last week from South Australia".

DENILIQUIN "PASTORAL TIMES"

On Saturday, June 29, 1867, the PASTORAL TIMES reprinted a report on "A Visit to Jindera" from the BORDER POST:

"The German free selectors lately arrived from Adelaide have quite changed the face of the country at Dight's Forest. Forty of these families now settled there, and they have lost no time in improving their respective holdings. Substantial brick homesteads are being erected in all directions as well as dwellings of a less pretentious character. The necessary steps are being taken for the erection of a Lutheran church and schoolhouse; and in the meantime, divine service is held at the residence of one of the settlers. Clearing and fencing operations have progressed vigorously, and a great breadth of land has been sown. Trenching for vineyards will be commenced this season upon most of the free selections, for your Teuton believes in having a drop of wine in his cellar wherewith to regale his friends and himself. The road to the forest through the gap on the Black Range is now one of the most picturesque drives around Albury, and we are glad to see that the Municipality have contractors at work upon it repairing some of the worst places. But we shall soon have to drop the name 'Dight's Forest', for this description will no longer be applicable. The huge monarchs of the forest are everywhere being laid prostrate, and the size and soundness of their trunks furnishes evidence of the depth and quality of the soil. Henceforth we suppose the place will take the native name of Jindera; and already there is talk of forming a township there.

We observe that some of our Adelaide contemporaries are of the opinion that the border newspapers have exaggerated the extent of the German emigration from Adelaide to the Upper Murray; and they say that if seven waggons leave Mt. Gambier, their arrival is reported in every town they pass until the alleged number reaches seven times seven. Nevertheless the Adelaide press strongly advocates the placing of officers on the South Australian frontier to take statistics of the extent of this traffic, whilst the government is also urged on all quarters to introduce an amended land bill. As our South Australian contemporaries are so much in the dark as to what is doing amongst the German population in their vicinity, we may state for their information, that the Moses who has brought all these families through their long journeyings to our land of Canaan is a Mr. Schultz, a South Australian colonist of thirty years standing, and the owner of some property at Tanunda, and also in the city of Adelaide. A sort of freemasonry exists among the Germans in South Australia, which is kept up by their

farmers' clubs and other kindred associations. Last May, twelve months, Mr. Schultz having been deputed to 'spy out the land' on the Upper Murray, and to select a site that would be available for the settlement of some seven or eight hundred families of his countrymen, arrived in Albury. He chose Dight's Forest as a locality that eminently suited all the conditions, with 100 acre allotments for each of his sons. The news being circulated amongst the Germans in South Australia, Mr. Schultz within twelve months found himself surrounded by the forty families above mentioned. Many others have arrived, but they have selected land in different localities about the district. Others are still reconnoitering the country; and others again are on the road upwards. So far as we know there are ten waggons and a spring-cart now to arrive, and there are advised of many more yet to start.



DIGHT'S FOREST HOTEL, 1870.

"Mr. Schultz assures us that no legislative action in South Australia can check the exodus. If the South Australian land act were assimilated to that of New South Wales, the fact would still remain that there are no lands worth having to be alienated in South Australia. Under the auction system, the wealthy proprietors have bought up all the good land, and nothing but scrub remains. If there is any country in the interior still available for agriculture, the distance from the market and the want of communication render it valueless to the farmer. Again, the climate of South Australia cannot be altered by act of Parliament. The Germans notice a great difference in this respect between their former settlement and that of Albury. We enjoy more moisture, and are subject to less scorching heat, although our weather is sufficiently mild to admit of the orange growing luxuriantly in the open air. They account for the superior quality and productive yield of the Albury vines by comparing the seasons with those they have been accustomed to in the neighbouring colony. They say that in both places the vine begins to bud on or about the 1st of October; but in South Australia the vintage takes place at Christmas; whereas at Albury, April is the vintage month. The wine in the latter case 'ripens on the stock' (so it is explained to us), thus naturally anticipating a process which requires years of collaring in the cask, to imitate artificially. The grapes at Albury, except in certain very exposed situations, are never burnt up as in South Australia; and they hang on the vine nearly four months longer than in the other colony. The prospect of future access to markets is another matter which influences our German friends. Some of them have had to accept 1 shilling per bushel for their wheat in South Australia, after paying charges of transit, etc, and although the present price at Albury (8 sh.) is low enough, they foresee that a railway between Melbourne and Albury is a future certainty, and they consider the Murray steamboats may serve their turn to a certain extent, until that railway is in operation.



ORIGINAL WAGNER STORE, 1874-1950, NOW JINDERA MUSEUM.

"Those who are best informed relative to the movement of the Germans to the Upper Murray tell us at least 100 families may be expected altogether. Of course, farmers and men of capital cannot leave South Australia with as little preparation as the swagmen who carry their all on their backs. Leases have to run out or be transferred; property has to be sold or otherwise dealt with; crops have to be gathered in; and all sorts of other arrangements have to be made before the family caravan can start for the land of promise, freighted with its load of human beings, household goods, and provisions; and before the patriarch can carry in his pocket the comfortable bank draft which represents his accumulations in the past.

"In another two or three years, Jindera will have become a place of some little note; but even at the present time those who are interested in witnessing the inception of the process, by which human energy transforms the wilderness into a smiling valley and causes the desert to blossom as a rose, will find themselves amply repaid by taking an eight-mile drive to Jindera".

SETTLEMENTS AND CONGREGATIONS

Due to the lack of specific information about the arrival of individual families, it is difficult to give an exact date or to determine who the first arrivals were. More definite information is available for the eight families and two bachelors from Light Pass and Ebenezer, who trekked overland in 1868 under the leadership of Elder J. G. Klemke in 1868 and founded Walla Walla early in 1869. But the new settlers who migrated in 1866, 1867, and 1868 took up land at Jindera, Gerogery, Wodonga and Bethel and before long organized themselves into congregations. In South Australia they had belonged to different Lutheran synods and quite naturally the pioneers adhered to their respective synodical connections and sought pastors of their own synod to serve them. Some of them had belonged to the Evangelical Lutheran Synod of Australia, others had belonged to the Tanunda-Light Pass Synod, which was in fellowship with the Lutheran Synod of Victoria, founded by Pastor Matthias Goethe in 1856 and since 1868 under the leadership of Pastor Hermann Herlitz. J.G. Scholz attended the Fourteenth Convention of the Victorian Synod in March, 1868, (Der Australische Christenbote, 1868, 18). He had not attended the 1867 convention because the notice had reached him too late. This time he had come four weeks too early. He did not regret the longer stay in Melbourne; eye-

trouble had induced him to move to New South Wales in 1867 and 70 families had since then followed him.



ST. JOHN'S WOMEN'S GUILD.

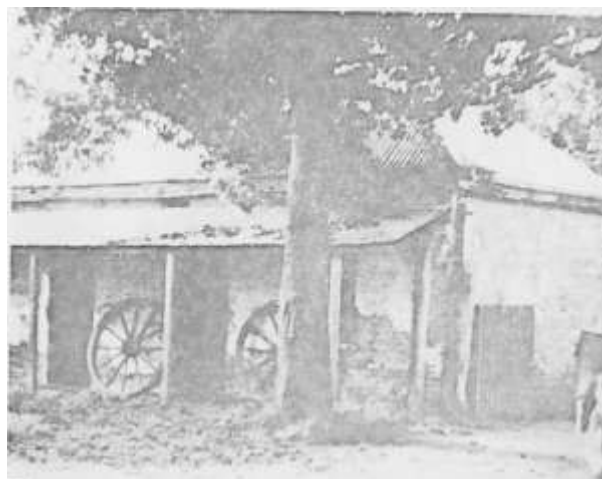


JINDERA BRASS BAND, 1890.

They had already built a school, but he did not know whether they had been able to obtain a teacher. They were still without a pastor. When he returned to Albury and Jindera he brought with him greetings from the convention, which had resolved to send greetings to all congregations from which a representative had been present, greetings which in each individual case had been endorsed by the whole convention with a rising vote. The greetings were set out in a letter written by Pastor C. Hiller of South Hamilton on March 24, 1868, and assured the Riverina settlers that they in their isolation were being remembered in prayer and informed them that Pastor Herlitz, who had been elected President of Synod, would visit them in the near future. On the Sunday after Easter he passed on these greetings and the information to the other settlers after the morning service, but the majority of them, being members of the Evangelical Lutheran Synod of Australia, wished to remain with their own Synod. Already on May 9, 1867, the settlers at Jindera, Gerogery, and Wodonga had held a meeting after the funeral service of a daughter of J. L. Briese and agreed to request the South Australian Church Council for a pastor. On February 16, 1868, they had sent a letter to President Hensel. The letter is signed by J. Briese, G. Lindner, Chr. Graske, T.G. Kalms, and C. Westendorf. It reads:-

"God's grace be with you and with all. Do not take it amiss that we approach you once more in our church affairs. We have the firm confidence that you, with God's help, will do what you can to advise and help us. At a meeting today it was unanimously resolved that we should have a pastor, who for the first year at least would also be asked to take charge of the school. The

congregation here is growing and the prospects are that within a year we should be able to support both pastor and teacher. There are enough people here, but there is no real cohesion, because there is no pastor here. Therefore we ask you once again to help us in our need.



JINDERA'S FIRST POST OFFICE, 1870-1902.

We had hopes that one of the missionaries would come, but since one of them is going to Germany our hopes are in vain. But we have not given up. God's ways are not our ways. We also have thought of Pastor Teichelmann. Perhaps you can give us some information. We have not the means to call a pastor from Germany. Please see whether it is not possible for us to obtain a pastor from Adelaide. The land and climate here are good, better than in Adelaide. The school-house is finished and, if desired and necessary, we can add to it, if a pastor comes; the building has only two rooms. If a call document is required, we can provide one".

Another letter, dated April 28, 1868, and signed by J. Briese, Gottlieb Lindner, and Christian Westendorf, enquired from President Hensel whether he had received their letter, since two months had passed and no answer had come. They had invited Pastor Jacobsen from Germantown to visit them, but they requested President Hensel to advise them how they could secure a pastor. The Church Council considered this request at its meeting on June 17, 1868, and resolved, with the consent of the Mission Committee, to make J. F. Goessling available to them for three-quarters of a year. His health would not permit a return to the aboriginal mission in Central Australia, but Goessling's future work would be determined by Director Harms of the Hermannsburg Mission Society. In a letter to Director Harms, President Hensel supported the request of the Jindera congregations to have Goessling as a permanent pastor. The outcome of the correspondence was that Pastor Goessling came to the Riverina as the first Lutheran pastor to serve Jindera. He reported on his trip from Germantown to Albury in DAS KIRCHEN UND MISSIONBLATT, 1868, p.159:-

PASTOR GOESSLINGS REPORT

Brother Goessling has begun his ministry at Jindera and writes about his trip and living conditions. "We left Waldau between 1 and 2 in the morning with Bro. T. and one other brother, who accompanied us to Melbourne. I took the train from there at 7 a.m. to

Echuca, where we arrived at 2 p.m. En route we passed through bush and forest, also the famous (or infamous) gold diggings at Castlemaine and Bendigo. At Echuca we saw the Murray, a discontented stream. Thursday night we left by river steamer and travelled upstream zig-zag through dense forest, such as I have not seen before. The first days we suffered from hunger, later conditions improved. There was not much water in the river and as soon as it got dark we tied up. On the last day we got stuck but managed to float off again. Wednesday afternoon, after almost a week of travelling, we arrived at Albury. When we left Adelaide, the whole town was decorated (on account of the royal visit) and here in Albury the town was again in gala dress - the Governor had been there. It is a pleasant town. Soon after we landed Mr. P. came with a small trap and invited us to come with him. He promised to drive us to Jindera Forest the next day. We stayed the night with him and on the next day he took us to Mr. B., who received us very hospitably in his bush home. But he was a little upset that he had not been able to meet us at the boat and that Brother P. had crossed their plans. On Saturday, July 18, we moved into our dwelling. On the 19th, the Sixth Sunday after Trinity, I preached my first sermon. It is only a small church, our dwelling is attached to the rear, situated in the midst of the bush. Our neighbours are all fairly distant; we can see only one house through the trees. The service was well attended. I am pleased that they built a church so soon, since most of them are here only a few years. As the Lord gives His blessing, this should soon become a strong congregation. It is just as well that I have come. If our opponents had succeeded in getting here before us, there would have been a division. But thanks to God, this danger is now past. There are a few other places, Jiratzeri (Gerogery) and Wodonga, the latter across the Murray, but I am not yet sufficiently acquainted to write in detail. My congregation is scattered and there is so much bush that I have to be careful to find home again. We are well and very happy with our home. We are about 8 miles from Albury which is our postal town. The climate here is good, not extreme, but moderate. The hot winds are not known here. We are in a beautiful plain, several miles across, almost encircled by hills, which are also covered with forests. The plain has no stones. The land is good, and if faith and piety dwell in the homes, there is no doubt that the settlers will get on well. There are no natives here, though I did see a few along the way on our trip here.

"With God's help I shall shortly begin teaching school, since there are a considerable number of children. A grant-school has not been established, so I shall have a free hand in opening a church school. The next on the programme will be a manse; the church also is getting too small and will have to be enlarged. If Director Harms were to open a mission station in the South, another pastor would have to be supplied here before I leave. This place cannot remain vacant. Without God's Word the people will become pagans, who otherwise could be won for church and heaven. There is no hotel here, the nearest is 8 miles away, and I hope it remains so. Bushrangers were in this district and all kinds of stories are still circulating. Even now the mail to Sydney is occasionally attacked. Please send all mail via Melbourne. Jindera, July 23, 1868.

JOHANN FRIEDRICH GOESSLING

Pastor Goessling served his congregations, Jindera, Gerogery, Wodonga, till 1876, when Director Harms recalled him into mission service among the Maoris in New Zealand. Here he worked against great odds until 1879, when he accepted a call to Queensland where he served various congregations until his retirement in 1905. He was a foundation member of the United German and Scandinavian Lutheran Synod of Queensland (1885). In spite of his retirement, he continued to serve as opportunity offered, but in 1909 he, with two of his congregations, joined the E.L.S.A. He died in 1917. In the LUTHERISCHER KIRCHENBOTE, 1876, p. 24, the first available statistics for the "Albury parish" state that Gerogery had 35 voting members, 150 souls, 167 communicants, a school with 20 children taught by teacher C. Woltersdorf; eight boys and two girls had been baptized, five members had been buried. Jindera had 23 voting members, 139 souls, 115 communicants, a school with 28 children. Five boys and five girls had been baptized and there was one burial. Wodonga had nine voting members, 40 souls, 30 communicants, a school with nine pupils. One boy and one girl had been baptized, one buried. In 1880 the statistical report (Ey, MITTEILUNGEN, says "the Albury parish comprises the congregations at Gerogery, Jindera, Burrumbuttock, Wodonga, and Benalla. Gerogery was founded with Jindera in 1866-1867, also Wodonga. These three congregations called the Lutheran missionary J. F. Goessling. He arrived in July, 1868. When Pastor Goessling was recalled into mission service, Pastor H. Wiese succeeded him in the pastorate. Jindera numbers 91 communicants and also has a school. A stately church has recently been dedicated."



PASTOR AND MRS. J. F. GOESSLING.

PASTOR THEODOR IMMANUEL EGEN

Already before Pastor Goessling's arrival, the settlers had held regular reading services. Also the settlers who had belonged to the Tanunda-Light's Pass Synod in South Australia met for reading services, conducted most likely by Johann Gottfried Scholz, who is reported also to have administered Holy Communion. When the group led by Elder Johann Gottlieb Klemke arrived in 1868, they spent

their first night at the Scholz homestead and then spent some ten weeks at Four Mile Creek before they moved on and founded Ebenezer, later called Walla Walla, where the first service was held on the first Sunday in February, 1869.



PASTOR THEODOR IMMANUEL EGEN, 1846-1932.

Elder Klemke served also Jindera, Gerogery and Bethel. In 1872, representatives of these congregations met and resolved to call a pastor from Basel Mission Seminary through Pastor Herlitz, It was the same year in which the first Bethlehem Church was built, a weatherboard building, at a cost of £90 and dedicated on November 10, 1872. The CHRISTENBOTE, p. 59 and 83, 1872, carried two announcements, the first that the European mail had brought news that Basel had, in reply to the request from Ebenezer, made available one of its students, Theodor Immanuel Egen, for this pastorate, and that he would leave England on the "Suffolk" and should arrive about the middle of November. He arrived on November 18 and was installed at Ebenezer on the II Sunday in Advent, 1872, by Pastor Herlitz, as pastor of the four congregations, Ebenezer, Bethel, Jindera, and Gerogery. The report in the CHRISTENBOTE (1872, p. 90) mentions that each of these places had a church, three of them had schools, and the fourth intended to open a school as soon as they had a teacher. The Ebenezer church was unable to hold the large number of visitors that had come from all these congregations for the installation. Pastor Egen preached his inaugural sermon with Acts 10:33 as his text. A conference was held in the afternoon to regulate the affairs of the new parish; in the evening there was another service at Ebenezer, on the Monday at Bethel, and on the Tuesday at Jindera.

Pastor Egen served this parish till he accepted a call to Queensland in 1886. Here he ministered to various congregations until his retirement in 1924. He died at Nundah on February 20, 1932.



PASTOR GOTTLLOB SIMPFENDORFER. PASTOR JOHANNES THEODOR PAUL STOLZ.

PASTOR GOTTLLOB SIMPFENDORFER

His successor in the Walla Walla parish was Pastor Gottlob Simpfendorfer. He had graduated from the Basel Mission Seminary in 1885, had come to Australia in the same year, and had served as itinerant pastor in Victoria in

1885 and 1886, The CHRISTENBOTE, May, 1886, p. 70, announced that the Church Council of the Synod of Victoria had agreed to the request of Pastor Egen's former congregations to call him as their pastor. The installation took place at Ebenezer on Exaudi Sunday, June 6. The beautiful weather, the lavishly decorated church, the large congregation made it a really festive occasion. Pastor Simpfendorfer took the liturgy and preached his inaugural sermon with 1 Thess. 2. 9-13 as his text. Then President Herlitz and the elders of the congregations took their place at the altar and the new pastor was solemnly installed. (CHRISTENBOTE, 1886, 87). On October 6 he was united in holy matrimony with Christiana Mathilde Maekle. It was a great festive day at Walla Walla. The legal part of the marriage ceremony was carried out at Wodonga in the home of J. G. Bartel, since Pastor Herlitz's license did not extend to New South Wales. The churchly marriage ceremony was conducted at Walla Walla the following day in the presence of a large congregation. Pastor Simpfendorfer faithfully served his parish until his death on July 8, 1933. He had served also as New South Wales District President, 1923-1926 and 1932-1933 and as Vice-President from 1929-1932.

BETHLEHEM CHURCH

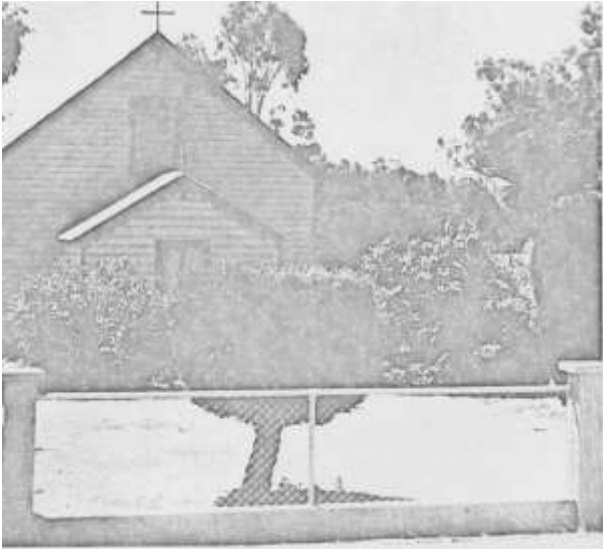
Pastor Simpfendorfer had been a real father to the congregation under his spiritual care during the 47 years of his ministry. In 1925 he had received as assistant Pastor J. T. P. Stolz (1925-1936) to cope with the work of the ever-increasing parish, especially also the work in English with the younger generations. In 1936, owing to parish realignments, Bethlehem severed its long-standing connection with the Walla Walla parish and became part of the newly formed Albury parish. Pastors who served Bethlehem-Jindera from Albury were J.H. Linke, 1936-1939, B.E. Muetzelfeldt, 1939-1951, C. Scheer, 1951-1954. During the ensuing vacancy Pastors K. Kuchel and K. Schmidt ministered to the congregation till Pastor B.E. Bartholomaeus was installed on April 17, 1955. He served till 1964 and was succeeded by Pastor E.T. Sabel. Following Lutheran Union in Australia and the subsequent realignment of parishes, Bethlehem merged with St. John's on December 18, 1966, after some months of combined worship, and became part of the Burrumbuttock, Jindera, Gerogery-Bethel parish, which was served by the neighbouring pastors (N.G. Sander - Bonegilla; E. T. Sabel - Albury) until Pastor A. H. Schubert was called and installed on February 9, 1967.

Pastor Egen had already commenced a Sunday-school, but since Bethlehem's children were able to attend St. John's day-school, the Sunday-school was discontinued until it was re-opened in 1931. It has been conducted regularly every Sunday since 1962.

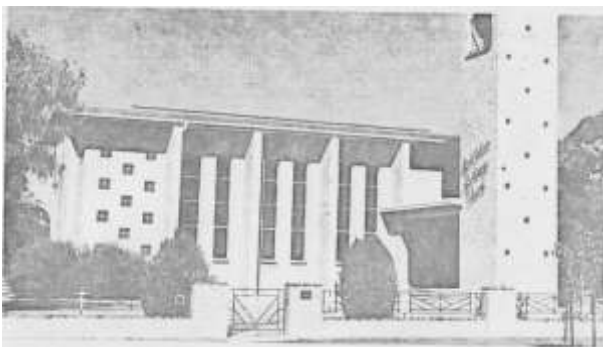
A young people's society was organized in 1930, which in 1937 drew in the young folk from Bethel and has since been known as the Jindera-Bethel Youth Society. A women's guild was organized on August 28, 1951, a parish brotherhood was formed in 1957.

The old timber church of 1872 was with the passing of years becoming more and more in need of repair. In 1947 the annual meeting of the congregation spoke of building a new church. In 1949 the building was treated against white ants and a Church Building Fund opened. In 1951 J. C. Mol Kentin purchased the present site of the church for F71. In 1953 Bethlehem approached St. John's with the proposal to build a new church jointly, but St. John's was not in favour. In 1958 a building committee was appointed. Sketch plans were submitted by Mr. von Schramek, of Adelaide. The foundation stone was laid by

Pastor Bartholomaeus on December 3, 1961. Mr. Walduck, of Brisbane, submitted suggestions for the interior furnishings and equipment. The new Bethlehem Church was dedicated on May 13, 1962, by Dr. M. Lohe and Pastor J.T.P. Stolz. Approximate total cost was £15,550. It was in this church that the special service commemorating the hundredth anniversary of the first preaching service held at Jindera on July 19, 1868, by Pastor J.E.F. Goessling was held on July 21, 1968 and a special commemorative plaque at the church gates unveiled.



OLD BETHLEHEM CHURCH, U.E.L.C.A., BUILT IN 1890.



NEW BETHLEHEM LUTHERAN CHURCH, DEDICATED MAY 13, 1962.

PASTOR H. WIESE

A letter from Pastor Goessling dated March 24, 1876, describes Pastor Wiese's arrival and installation.

"Pastor Wiese was expected on Tuesday, the 14th, by the first train from Melbourne to Wodonga, Pastor Goessling with his church elders and some members were on the platform to greet him. Then, preceded by two riders on horseback, there was a hurried trip to Albury to get Pastor Wiese's personal luggage through the customs. The total duty paid were some kind words. Then back to Wodonga, where accommodation had been arranged for Pastor Wiese. The following morning, the 15th, he was taken to his new home, 22 miles distant, where a hospitable reception awaited him. In the evening there was another social gathering of pastor and people. On Friday, the 17th, Pastor Jacobsen from Germantown arrived. He had been authorized by the Church Council to install Pastor Wiese. At the request of the members, he

conducted a Lenten service in Jindera in the evening, On Sunday, the 19th, the installation took place at St. Peter's, Gerogery. After the solemn installation,



PASTOR H. WIESE.

Pastor Wiese preached his inaugural sermon on 1 Cor. 2.1,2. Pastor Goessling concluded the service with the usual liturgy. After a two-hour noon pause, there was an afternoon service in which Pastor Goessling preached on Ps. 72.1-3 and Pastor Jacobsen on the Gospel for the day. (KIRCHENBOTE, 1876, p.39).

REPORTS FROM N.S.W.

Some interesting information is contained in "contributions" sent to the AUSTRALISCHE ZEITUNG by a correspondent from New South Wales. MAY 18, 1876.

"On May 10 the congregations of Jindera, Wodonga, and Gerogery assembled at Gerogery for a banquet to say farewell to Pastor Goessling and thereby once more demonstrate their love and respect for him, and at the same time to extend a welcome to their new pastor, the Rev. H. Wiese. The noon meal was arranged by Mr. August Heppner and was served in a large hall of wood and calico in the yard of Mr. Otto Pohlner. By noon some 200 men and women had arrived and when the two pastors, Goessling and Wiese, arrived together with Mrs. Goessling, all took their seats and were hospitably entertained. The table prayer was spoken by Mr. August Heppner, who was also elected to be chairman of the gathering. Mr. Christoph Westendorf, who had been serving refreshments, was elected vice-chairman. After the meal Mr. August Heppner proposed the loyal toast and Mr. C. Westendorf a toast to the Governor and the Parliament of the Colony. Then the two main toasts of the day were proposed, a farewell toast to the departing pastor and a welcome toast to the new pastor. Then Mr. Roessler approached Pastor Goessling and in a powerful voice read the address he had prepared, in which he made reference to the faithful services rendered by Pastor Goessling during the eight years he had been in their midst and the love and esteem which he had won from them all. As a substantial token of their love and esteem Mr. August Heppner then presented the departing pastor with a purse containing 50 sovereigns. Pastor Goessling replied feelingly and said he would never forget the members of these congregations. During the afternoon songs were given by Edward Mueller, August Schulz, Otto Pohlner, and others to the masterly organ accompaniment of Mr. Roessler".

JUNE 19, 1876

The second is a longer contribution, dated June 19, 1876, but it throws interesting side-lights on the circumstances and economic conditions under which the pioneers lived and perhaps also offers an explanation why so many of them after a few years moved northwards into new fields.

"Permit me to send a report on this district. With few exceptions seeding was favourable and we look forward to a better harvest than that of last year. We also hope that the border customs charges, so annoying and harmful, will be abolished once and for all. We have become a little anxious about the take-all, the thistles and the Sorrell, and we will have to take drastic measures to combat these enemies of agriculture, if we do not wish to be forced off the land.

"Our wine industry is making steady progress since the three German pioneers made a start, and even the smallest farmer has his own vineyard to supply his own needs and, of course, to charm some others.

"What a change has been wrought in this district since the Land Act of 1861: It is not so long ago that the aborigines caught kangaroos, opossums, etc., and performed their corroborees at full-moon. Now the aborigines have disappeared; only a few beggars remain. Everywhere one can see charming vineyards and orange gardens, and hear Luther's hymn or the Old Hundredth or the To Deum sung to God's glory. Heavy thunder clouds hover about the snow-crowned tops of the south-east ranges, which can be clearly seen from here. Frosts at night have hindered growth and during the day there have been cold raw winds, which have caused some sickness among children. The lack of grass will be felt as a result of the cold weather. There has been much over-stocking and there will probably be an acute shortage of feed. Farm-labourers and domestic help are scarce. The wages of the former vary from 20 to 30 shillings per week with food and lodging, and an able girl can earn from 12 to 18 shillings per week.

"Our revised Land Act of 1875 is not working as well or as advantageously as the old Land Act of 1861. If the ruinous auction system is not soon abolished, the best lands will within one or two years be in the hands of squatters and the free selector will be pushed out; even now the squatter has occupied large tracts of land, where signs of previous agriculture can be clearly seen. Much of the former agricultural land has again reverted to pasture. Many of our German countrymen have sold their properties at a good price and have moved further north, some 60 to 80 miles beyond Wagga Wagga, where they are scattered, without church and school, in order to make a fresh start on land that is said to be good but lacking in water. But there is no doubt that, after a few years, as soon as the necessary improvements have been made on the land, the neighbouring squatter will move in and by good offers induce the farmer to sell, and he will move on. I must add that 35/- to £2 per acre can be called a good price, since on nine-tenths of the land that has been taken up on a deposit of 5/- per acre, 15/- remain to be paid, and the buyer assumes the obligation to pay this outstanding amount. But in spite of these nomadic developments on the part of some of our countrymen, a considerable number of settlers remain, amongst them A. Heppner, the Westendorf brothers, Kalms, Sen.,

Huebner, and others. There are in our district five Lutheran churches, which are served by the generally known and respected Pastor Egen and the newly-arrived Pastor Wiese, who has taken charge of the congregations of Pastor Goessling. There are three German schools, one at Jindera under the capable and systematic direction of teacher Eltze, another in Walla Walla (Ebenezer) under teacher Zilius, and the third in Gerogery under teacher Walter von Woltersdorf. The latter two gentlemen are still bachelors and physically capable of handling a school it

NOVEMBER 21, 1879

"About twelve years ago a number of Germans left South Australia to settle around Albury. In the course of years several congregations were organized: Jindera (township), Gerogery, Walla Walla (Ebenezer), Brown's Springs (Bethel), Burrumbuttock. Through energetic industry most of the members have prospered. Real poverty is not known. Even though the last two harvests were poor, prospects for the present harvest are good. The above congregations are served by the Pastors Wiese and Egen. Each congregation has its school-house and teacher. Jindera can boast that it has four schools, three German and one English, which is probably unique in Australia.

"The new school law is in force, at least to this extent, that the school charges have been reduced to three pence per child per week and that all schools are subject to Government inspection. Since the school fees in the State schools are so low, some Lutheran settlers may be induced to send their children to the State schools, because the fees in the church schools are still seven to eight pence per child. About weeks ago the foundation stone was laid for the new church in Jindera. The fine weather had drawn a large crowd. According to the architect's drawing it will be a very beautiful building. The building contractor is Mr. Haberecht. Pastor Wiese delivered an extraordinarily suitable address on this occasion. At the end of the ceremony luncheon was served in a tent erected close by.... Pastor Wiese serves five congregations, three in New South Wales, (Gerogery, Jindera, and Burrumbuttock) and two in Victoria (Wodonga and Benalla). Pastor Egen has four congregations, three in New South Wales (Walla Walla, Bethel and Jindera) and one in Victoria (Middle Creek). There are three church schools in Pastor Wiese's congregations: Gerogery, teacher Auhl; Jindera, teacher Kuchel; Burrumbuttock, teacher Krafken. In Pastor Egen's congregations there are two church schools: Walla Walla, teacher Zilius; in Jindera, teacher W. von Woltersdorf."

ST. JOHN'S LUTHERAN CHURCH

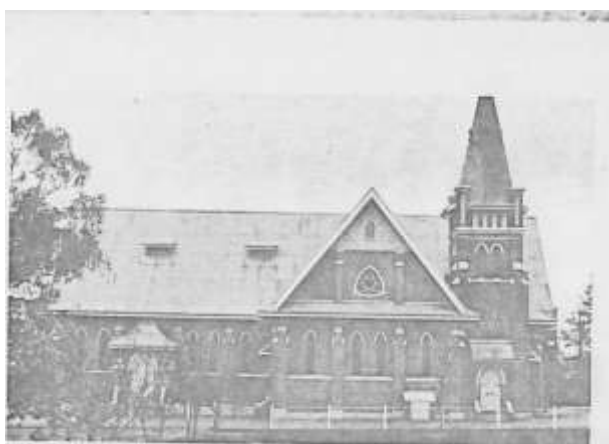
The early settlers had as soon as possible erected a humble church, "a bush house of worship" on Father Kalm's property, next to the present St. John's cemetery. It was in this humble building that the first preaching service had been held. In 1879 the congregation resolved to build a new church within the village boundaries. The plan for the building was prepared by Bro. Brieese, the contractor was Bro. Haberecht, the total cost £444.17.3 (Minutes, p. 12). Trustees elected were August Schmidt, L Ernst Schlieps, Ernst Schulz, Johann Brieese, Gottlieb Kalms, Reinhard Mol Kentin, Christoph

Westendorf, Christian Westendorf.

St. John's Evangelical Lutheran Church at Jindera was dedicated on the XII Sunday after Trinity, August 15, 1880. In addition to Pastor Wiese, to whose parish Jindera belongs, Pastor Bode from Germantown was present. The old church, which had become too small for public worship, will now be used entirely for school purposes. Teacher Kuchel, whose faithful work is a real blessing to the congregation, is a graduate of the Hahndorf College (KIRCHENBOTE, 1880).



ST. JOHN'S, E. L. C. A., BUILT IN 1879.



ST. PAUL'S LUTHERAN CHURCH, WALLA WALLA, CENTENARY JANUARY, 1969.

AUSTRALISCHE ZEITUNG, 1880

Some interesting details are mentioned by a correspondent: "Lutherans in the Jindera district have represented a large portion of the population. The old church soon became too small. The congregation resolved to build a new church. Since the money was freely subscribed and capable men from the congregation took the lead, the work was begun according to the drawings of an able architect. The wealthy made a start with contributions of £50 -£60 each. The whole congregation shared in the work with sacrificing love. Each once contributed according to his ability. Hardly half a year passed before the beautiful building was completed to the value of £600. It is rare that a building is begun and completed in peace and harmony as this building was. The next task was to provide the inner furnishings. The women vied with each other, especially in Mr. Molkenntin's home, which for several weeks before the dedication was a hive of industry and never empty. But the women took pleasure in their work and never regarded it as a burden. On August 15, 1880, at 10 a.m. a farewell service was held in the old church, Pastor Wiese preaching a touching sermon on Psalm 121. 8. Then

the congregation moved in procession from the old to the new church to music provided by the band, formed by young men of the congregation for this occasion, and well-trained by Mr. Paul Fietz. Pastor Wiese opened the doors. The new church could not hold the 800 persons that had assembled for the occasion, amongst them many English friends. More than 70 buggies were counted - waggons and carts are rarely used here to drive to church. It is always a pleasure to see people with different national backgrounds live together in peace and harmony. This church served St. John's congregation until December 18, 1966, when it was officially closed, following Lutheran Union and the merger of St. John's and Bethlehem congregations.

PARISH REALIGNMENTS

In 1883 a partition of the parish became necessary. Pastor C. Harms was called to take charge of the Burrumbuttock-Mahonga area, whilst Pastor Wiese continued to serve Jindera, Gerogery, Wodonga and Benalla. Pastor Wiese had been authorized by the Church Council to install Pastor Harms. An account of this service appeared in the KIRCHENBOTE, 1883, p. 132. Pastor Darsow from Germantown was -he visiting preacher. In his sermon, based on Genesis 24. 32, 33, Pastor Wiese took leave of the congregation, which he had served for some seven years, and then installed Pastor Harms, who based his inaugural sermon on Rom. 1. 16, 17. The Jindera brass band accompanied the singing and played selections during the noon hour, when refreshments were served. In the afternoon service Pastor Darsow preached on John 21. 15-18.

In 1887 a further rearrangement of parishes separated St. John's Jindera from the Burrumbuttock-Gerogery parish. In 1886, on September 5, St. John's resolved to build a parsonage (Minutes p.11), into which Pastor Wiese moved from Gerogery the following year. The parish manse had been at Gerogery from 1874 on, when Pastor Goessling had moved there from Jindera. Pastor Wiese lived in the Jindera parsonage till he accepted a call to Ni Ni Well, Victoria, in 1900. His successors, Pastor Backen, 1900-1906, G. Blaess, 1906-1916, W. Juers, 1916-1920, E.O.F. Eckert, 1922-1927, all lived in this manse. When Pastor P. F. Rudolph, (1927-1955) arrived, the manse was transferred to 643 Olive Street, Albury, which was the residence also of Pastor C.E. Appelt (1955-1964) and Pastor L.P. Altus (1964-1966).

Proposals for realignment of congregations to effect saving of manpower and more economic ministration from 1954 on resulted in St. John's linking up again with Burrumbuttock and Gerogery (March 1, 1963). This reformed parish was served by Pastor Theo Harms, 1963-1964, and Pastor W.W. Adam, 1964-1965. With the Declaration of Altar and Pulpit Fellowship between the E.L.C.A. and the U.E.L.C.A. in November 28, 1965, Bethlehem and St. John's resolved to merge. Joint services were held from March, 1966. The actual merger dates from December 18, 1966, when St. John's church, the older and smaller of the two churches, was officially closed. St. John's was rededicated as a church hall on July 21, 1968.

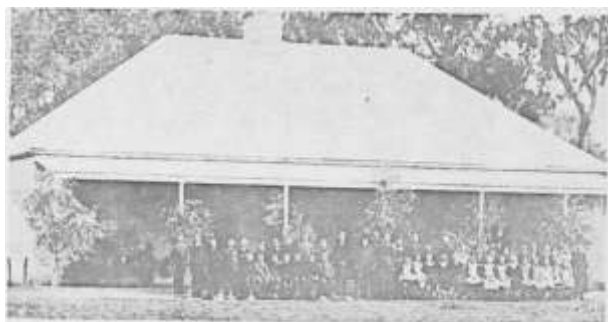
Amongst the members, who served St. John's as elders, lectors, treasurers, trustees, and in other capacities the Minutes of the congregation mention J.

Briese, J. Lindner, G. Kalms, C. A. Schmidt, Christian Schmidt, Adolph Schmidt, H. Krause, A. Briese, Christian Westendorf, J. Welzel, E. Schlieps, Gustav Funk, Ferdinand Schultz.

SCHOOLS

It is worthy of special note that the settlers, soon after arrival, established schools. Each congregation had its own school. The public school was begun in 1872. The following information was obtained from the N.S.W. Education Department:

"On February 24, 1872, Mr. Frederick Baker, on behalf of the residents of Jindera, Dight's Forest, applied for aid to be granted to a provisional school conducted by Mr. George Henry Green. Although almost all the children in the village attend the Lutheran school, those whose parents were of English descent needed a separate school as the other was conducted entirely in German. Not only did this school teach its pupils their religion and their parents' native language, but it released them for farm and house work at 2 p.m. every day and closed throughout the harvest season.... The Lutheran Grammar School had an enrolment of 40 children."



ORIGINAL ST. JOHN'S SCHOOL AND RESIDENCE, STILL STANDING.

CHRISTIAN DAY-SCHOOLS

On August 20, 1882, the congregation resolved to build a new school (Minutes, p.6) and the members present subscribed £168.10.0 on the spot. A building committee was appointed, consisting of August Schmidt, Ernst Schlieps, Christoph Westendorf, August Haberecht, August Krause, Christian Westendorf, Johann Briese, Reinhard Molkentin, and Ferdinand Schultz. On the following April the school-house was ready for use.

In 1924 the present St. John's school was built. It was dedicated by Pastor E. Eckert on September 14, 1924. Cost: £870. Pastor E. Appelt preached the occasional sermon on Ps. 111.10: "The fear of the Lord is the beginning of wisdom". (AUSTRALIAN LUTHERAN, 1924- 202).

It is difficult to trace the history of the several Lutheran schools in Jindera from the time that Pastor Goessling opened his first school, or to state definitely how long Bethlehem church maintained its own school before making an arrangement with St. John's for its children to attend the latter school. But teachers who are named as having taught at Jindera are:

S. G. Molkentin, in the very early years, (The CHRISTENBOTE, 1874, p. 53) reports that "in Jindera our German compatriots have opened a school with

teacher Eltze in charge. The school is attended by 40 children and is prospering". Walter von Woltersdorf taught at Bethlehem school in 1879, More definite dates can be given for the following: C. F. Kuchel, 1879-1892; A.E. Klein, 1892-1896; C. Pagenstecher, 1896 to 1905; Student A. Mueller, 1906; Otto Huebner, 1907-1909; Miss Straede (from Melbourne) 1909; Theo Davids, 1910-1911; J. Backen, 1911-1912; teacher (later pastor) Theo. Backen, 1912-1913 (Easter); Ernst Koch, 1914-1916; A.J. Noske, 1917-1923; J. Kliche, 1923-1925; (a new school was built in 1925); J. Miller, 1926-1929; W. Miller, 1930-1935; A. Eckermann, 1936-1943; Miss Margaret Minge (now the wife of Pastor J. Pietsch), 1944-1946; Miss Una Heinrich, 1946-1947, and Mr. Louis Harms 1948-1968.

A highlight in the school life of the congregations was the annual examination followed by a congregational picnic, which in fact became a community picnic and holiday. Quoting from a report, dated November 21, 1879:

Public school examinations are held every year and they always arouse great interest. The general attitude here is that a man without a good school education is only half a man, and that it is of the greatest benefit to everyone to acquire as much knowledge as he can. Examinations were held in the church or in the school and the congregation was well represented. The examination began with a devotion conducted by the pastor. Then the examination was conducted by the teacher according to a programme arranged with the school elders. Subjects were Catechism, Bible History, German and English reading and writing, arithmetic, mental, addition, subtraction, division, multiplication, fractions, weights and measures, geography, translation. In between the various subjects the children sang songs or gave recitations. The examination closed with a hymn and prayer, followed by a community luncheon and competitive games and sports in the afternoon. After the children's sports there were games for the young people. It was a great day for the school, for the congregation, and for the whole community.



ST. JOHN'S LUTHERAN SCHOOL, ESTABLISHED 1868.

There was keen rivalry between the public school and the church school. A correspondent to the AUSTRALISCHE ZEITUNG, writing from Jindera on November 16, 1881, fears that the church schools have received a severe setback, since the small school fee in the public school has blinded many church

members and the English settlers favour the State school. Yet the church school still holds its own. This was evident at the annual examination held recently in Jindera, where teacher Kuchel is in charge. He was a pupil of the well-known Boehm of Hahndorf. It is still a good sign, when English citizens who have the public school before their doors, send their children to the church school. A year ago a boy who had not learnt the alphabet was sent from Melbourne to the Jindera school and in six months he had learnt so much that he could attend confirmation class and be confirmed.

JINDERA CENTENARY

The Jindera Centenary was celebrated from October 3-7, 1968. Although the village of Jindera was not proclaimed by Government Gazette Notice until July 23, 1869, its founding does coincide with the epic trip by waggon train of the German settlers who camped on the Four Mile Creek here. From this camp the men went in search of suitable land, some families going as far as Walla Walla which will be celebrating its centenary in January, 1969. To mark this spot on the Four Mile Creek the residents erected a cairn in honour of their forefathers. This cairn was unveiled on October 5, 1968, by the lion. Mr. Mackie, M.L.A.

Wagner's Store, Jindera's Pioneer Museum, was also opened on this day by Russell Drysdale, famous Australian painter, who at one time lived at Bungowannah. This museum is unique in that it has a shop set up in the style of the 1800s, besides its residence, slab hut, straw shed, vintage machinery. This museum we hope will be of use to the coming generations as a record of our past history. Centenary celebrations included church services, back to school functions, concerts, dinners and sports.

ARCHIVIST: Dr. F.J.H. Blaess.



MEMORIAL CAIRN UNVEILED OCTOBER 5, 1968.



Greater
Hume
Council

Council Review



Q4, 2023/2024

1: Healthy Communities


Objective: Our lifestyle and services nurture the health and wellbeing of the individual and community as a whole

H1: Our communities are welcoming and inclusive to support diversity and social connectedness

H1.1: Foster inclusive communities where everyone can participate in community life

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H1.1.1	Review and update the Greater Hume Health and Wellbeing Profile and Plan including plans for: <ul style="list-style-type: none"> • Healthy ageing • Children and Youth - including a commitment to Child Safe Standards across Council and community • Multicultural 	Review and update the Greater Hume Health and Wellbeing Profile and Plan including plans for: <ul style="list-style-type: none"> • Healthy ageing • Children and Youth - including a commitment to Child Safe Standards across Council and community • Multicultural 	25%			Director Corporate & Community Services
H1.1.2	Develop partnerships with schools and other community organisations to deliver and promote targeted health and wellbeing programs for youth and engage young people in volunteering	Develop partnerships with schools and other community organisations to deliver and promote targeted health and wellbeing programs for youth and engage young people in volunteering	50%		Youth Week was celebrated at Greater Hume Council in March 24 at both Billabong High School and St Paul's College. The events included a presentation from SQUAD on *Being Job Ready*. The	Customer Relations Coordinator



Council review | 2023/2024

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					target audience were Year 12 students. 80 students participated. Each student received a Rocket Book to assist with organising and planning. The program was part funded by Greater Hume Council and NSW Government - Youth Week. Greater Hume Council is also working with Billabong High School to loan the movie equipment to the schools SRC in early May 24	
H1.1.3	Undertake a range of events and programs as part of Youth week	Undertake a range of events and programs as part of Youth week	40%		Youth Week was celebrated at Greater Hume Council in March 24 at both Billabong High School and St Paul's College. The	Customer Relations Coordinator

Council review | 2023/2024




DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					<p>events included a presentation from SQUAD on *Being Job Ready*. The target audience were Year 12 students. 80 students participated. Each student received a Rocket Book to assist with organising and planning. The program was part funded by Greater Hume Council and NSW Government - Youth Week. Youth Week was also celebrated in the libraries with clay making. 40 participants. This project was funded by NSW Government - Regional Youth</p>	

H1.2: Empower and support vulnerable and disadvantaged community members to participate in community life

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H1.2.1	Implement the Greater Hume Disability Inclusion Action Plan (DIAP)	Implement the Greater Hume Disability Inclusion Action Plan (DIAP)	25%			Director Corporate & Community Services
H1.2.2	In line with Council DIAP implement a program of accessibility improvements to community buildings across the shire	In line with Council DIAP implement a program of accessibility improvements to community buildings across the shire	0%			Manager Waste & Facilities


H2: Our infrastructure and services are aligned to the health, wellbeing and safety needs of the community

H2.1: Provide the facilities, spaces and activities that support wellbeing, active and healthy communities

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H2.1.1	Develop and facilitate a range of recreational spaces with relevant program partners including multi-purpose community centres at Burrumbuttock and Jindera	Develop and facilitate a range of recreational spaces with relevant program partners including multi-purpose community centres at Burrumbuttock and Jindera	80%		Recreational projects being undertaken as funds permit	Director Engineering
H2.1.4	Implement a structured footway and cycleway replacement and extension program across the shire	Implement a structured footway and cycleway replacement and extension program across the shire	75%		Footpath and Cycle path projects being undertaken as funds permit Limited funding opportunities are available for footpath and cycleway upgrades at present	Director Engineering
H2.1.6	Investigate the viability of an integrated bookings system for Council facilities	Investigate the viability of an integrated bookings system for Council facilities	0%		Recommendation to defer this initiative until a service review of customer relations has been complete. Review scheduled for 2024/2025 year.	Director Corporate & Community Services




Council review | 2023/2024

H2.2: Plan and provide services and infrastructure for a changing and ageing population



DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H2.2.1	Support Holbrook Meals on Wheels in developing local service delivery models for aged services	Support Holbrook Meals on Wheels in developing local service delivery models for aged services	100%		Council A Report to Council with a Resolution to donate a mini bus to Holbrook MOW to deliver their service to the community.	Director Corporate & Community Services

H3: Our connection to the local culture and environment fosters positive relationships and learning for sustained health benefits




H3.1: Ensure the community has access to a wide range of learning spaces, resources and activities

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H3.1.1	Provide support and guidance to enable local community gardens to establish and grow	Provide support and guidance to enable local community gardens to establish and grow	100%		Community Gardens have been established and are largely self sufficient.	Director Corporate & Community Services
H3.1.2	Review library delivery service models in 2023 / 2024 to commence from 1 July 2024	Review library delivery service models in 2023 / 2024 to commence from 1 July 2024	100%		Mobile Library Review is currently being undertaken. From July 23 - December 23 the review has looked at Mobile Library statistic include membership, active members and items borrowed. From 1 January the second stage will commence with communicating information to the communities impacted.	Customer Relations Coordinator
H3.1.3	Complete building improvement works at Henty Library	Complete building improvement works at Henty Library	100%		Upgrade of Henty Library completed.	Manager Waste & Facilities

H3.2: Support children's education and care services to ensure a strong foundation for lifelong learning

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H3.2.1	Prepare plans, tender documentation and complete building upgrade works at Holbrook and Culcairn childcare centres	Prepare plans, tender documentation and complete building upgrade works at Holbrook and Culcairn childcare centres	0%			Manager Waste & Facilities
H3.2.2	Develop a child and family services guide	Develop a child and family services guide	100%		Greater Hume Council have developed a separate section on our website that outlines and details all of the local child and family services that can be accessed in our community.	Director Corporate & Community Services

H3.3: Increase, preserve and promote awareness of the community's history and heritage

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
H3.3.1	Deliver the Greater Hume Museum Adviser Program (or similar programs) to provide partnership, guidance, training and expertise to our public and private museums and historical society's	Deliver the Greater Hume Museum Adviser Program (or similar programs) to provide partnership, guidance, training and expertise to our public and private museums and historical society's	100%		Greater Hume has actively participated in the Museum Advisory Program, with members participating in various workshops both locally and in Albury and actively uploading items onto eHive. Commencement of new Museum Advisor has encouraged participation from all community Museums.	Executive Assistant - Governance
H3.3.2	Preserve and maintain a permanent collection of significant items from Greater Hume Council (including items from former Culcairn, Holbrook and Hume Council's)	Preserve and maintain a permanent collection of significant items from Greater Hume Council (including items from former Culcairn, Holbrook and Hume Council's)	100%		A room has be allocated in old Holbrook Council chambers, the collection has been placed in this room. The ongoing cataloguing of items has commenced.	Executive Assistant - Governance
H3.3.3	Create awareness of local culture and history of the	Create awareness of local culture and history of the	100%		Worked with Albury Local Land Council and participated in the Murray	Executive Assistant - Governance

Council review | 2023/2024

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	Aboriginal and Torres Strait Islander people	Aboriginal and Torres Strait Islander people			First Nations Tourism Project to identify current and emerging experiences, history and cultural experiences within Greater Hume.	



Council review | 2023/2024

2: Growth & Prosperity

Objective: Our community growth maximises our location and strengths to enable prosperity for all

G1: Our towns and villages are championed to stimulate economic growth, investment and employment opportunities




G1.1: Strengthen economic viability and connections beyond Greater Hume

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G1.1.1	Support the promotion and actions contained in the Murray Region Newcomer Attraction and Retention Strategy	Support the promotion and actions contained in the Murray Region Newcomer Attraction and Retention Strategy	100%		Continue to advocate for this project	General Manager
G1.1.2	Promote Greater Hume LGA to the Regional Employment Hub in Western Sydney (NSW GROW Murray Pilot) and in conjunction with Multicultural NSW to support placed-based	Promote Greater Hume LGA to the Regional Employment Hub in Western Sydney (NSW GROW Murray Pilot) and in conjunction with Multicultural NSW to support placed-based	100%		Material for promotional booklet promoting Greater Hume services, which has been distributed to potential newcomers. Video of newcomer resident who moved to Holbrook telling their story https://multicultural.nsw.gov.au/grow can be viewed via this link, facilitated by Council officer. Testimonial of newcomer has been included in Country Change marketing and promotional materials. This pilot program will conclude in November.	General Manager



Council review | 2023/2024

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	resettlement partnerships	resettlement partnerships				

G1.2: Pursue a high standard of planning, urban design and development that supports urban centres and rural localities

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G1.2.1	Prepare new Section 7.11 contributions plan for West Jindera precinct	Prepare new Section 7.11 contributions plan for West Jindera precinct	0%			Director Environment & Planning
G1.2.2	Undertake West Jindera Masterplan	Undertake West Jindera Masterplan	70%		Flood Studies completed. Grant funding has been obtained to complete this project. Currently finalising scope of works and for project to go out for tender.	Director Environment & Planning
G1.2.4	Prepare Land Use Strategies for Holbrook and Morven	Prepare Land Use Strategies for Holbrook and Morven	50%		Some work has occurred on the planning strategy for Holbrook. No further action for Morven (Council resolution). A grant application has been lodged to undertake a planning strategy for the entire Council area. The successful grant application for West Jindera Masterplan area has enabled	Director Environment & Planning



Council review | 2023/2024

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					funds to be directed to a shire wide settlement strategy.	
G1.2.5	Subject to final Council approval, undertake Culcairn Residential Estate	Subject to final Council approval, undertake Culcairn Residential Estate	100%		Council has appointed a contractor to commence construction of Culcairn residential estate - Stage 1 of 24 lots. Council has re-named the estate - Kinvara after the property name and after consultation with the local family that owned the land prior to Council purchasing the land. The development is progressing well with the lots expected to be ready for sale by the end of 2024.	General Manager
G1.2.6	Undertake promotion of Jacob Wenke Drive Residential Subdivision Stage 2 and Stage 3 developments	Undertake promotion of Jacob Wenke Drive Residential Subdivision Stage 2 and Stage 3 developments	100%		Jacob Wenke stage is due to be auctioned and EOI's requested in the coming months. Stage 3 is still in	General Manager


Council review | 2023/2024

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					preliminary design phase and will progress once Culcairn has been progressed further.	



G1.3: Support business and industry to be economically, socially and environmentally responsible

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G1.3.1	Conduct two business training workshops annually	Conduct two business training workshops annually	100%		Two sessions have been completed	General Manager
G1.3.2	Conduct two business after hours events for business and industry	Conduct two business after hours events for business and industry	100%		Two events held	General Manager

G2: Our liveability boosts quality of life for today's and future generations**G2.1: Support local job creation by creating industrial areas and employment opportunities**




DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G2.1.2	Actively promote and support vocational education programs through local high schools	Actively promote and support vocational education programs through local high schools	60%		Greater Hume Council has a Student Based Trainee working at the Henty Library until the end of 2024. The trainee is undertaking a Cert 3 in Business.	Customer Relations Coordinator

G2.2: Encourage social enterprises and businesses to grow local employment

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G2.2.2	. Subject to final Council approval, proceed with 26 lot subdivision at Jindera Industrial Estate	Subject to final Council approval, proceed with 26 lot subdivision at Jindera Industrial Estate	100%		Currently no budgeted funds to complete this project.	General Manager
G2.2.3	Partner with TAFE to promote awareness of VET programs, provide traineeship and apprentice opportunities and link with local business	Partner with TAFE to promote awareness of VET programs, provide traineeship and apprentice opportunities and link with local business	70%		Council currently has a Student Based Trainee working at Henty Library.	Customer Relations Coordinator

G3: Our region's highlights are celebrated, maintained and promoted to enhance our visitor experience

G3.1: Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment




DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G3.1.1	Encourage development, promotion, funding and management skills of events and cultural programs to grow the visitor experience and provide a point of difference	Encourage development, promotion, funding and management skills of events and cultural programs to grow the visitor experience and provide a point of difference	100%		Developed and implemented a 2024 Campaign with Murray Regional Tourism. Developed and implemented a micro-campaign in partnership with Wagga Wagga City Council. On-going promotion and further development of marketing materials and social media.	Executive Assistant - Governance
G3.1.2	Maintain and promote the Greater Hume Events Calendar and provide advice on Hosting an Event in Greater Hume	Maintain and promote the Greater Hume Events Calendar and provide advice on Hosting an Event in Greater Hume	100%		Achieved and Ongoing, supporting over 105 Greater Hume events in the 2023-2024 period.	Executive Assistant - Governance
G3.1.3	Explore the feasibility and funding opportunities of developing public and cultural art or	Explore the feasibility and funding opportunities of developing public and cultural art or	0%		No funding available as yet to further explore this project.	Executive Assistant - Governance

Council review | 2023/2024


DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	sculpture trails in Greater Hume	sculpture trails in Greater Hume				

Council review | 2023/2024




G3.2: Promote Greater Hume as a great place to live, work, visit and invest

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G3.2.1	Review and implement contemporary Visitor Centre Services to extend tourism assistance across Council's heritage, culture and tourism facilities and locations	Review and implement contemporary Visitor Centre Services to extend tourism assistance across Council's heritage, culture and tourism facilities and locations	100%		Ongoing assistance has been provided to our Visitor Information Points as well as tourism operators. A review of most VIP points have been undertaken and operations have been changed to suit various communities across Greater Hume. Further review to be undertaken in 2025	Executive Assistant - Governance
G3.2.2	Hold an event to welcome new residents to Greater Hume including newcomer residents	Hold an event to welcome new residents to Greater Hume including newcomer residents	100%		New residents events are now being delivered by local community groups	General Manager
G3.2.3	Develop promotional / marketing campaigns and collateral to hero Greater Hume's natural environment, history and heritage, walk / bike / ride /	Develop promotional / marketing campaigns and collateral to hero Greater Hume's natural environment, history and heritage, walk / bike / ride	100%		Developed and implemented a 2024 Campaign with Murray Regional Tourism. Developed and implemented a micro-campaign in	Executive Assistant - Governance


Council review | 2023/2024

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	drive itineraries, agritourism, tourism operators and experiences	/ drive itineraries, agritourism, tourism operators and experiences			partnership with Wagga Wagga City Council. On-going promotion and further development of marketing materials and social media.	
G3.2.5	Conduct visitor information workshops / meetings for tourism operators, community members and Greater Hume Council staff to provide them with knowledge when assisting with enquiries from visitors	Conduct visitor information workshops / meetings for tourism operators, community members and Greater Hume Council staff to provide them with knowledge when assisting with enquiries from visitors	90%		Information has been provided via seperate newsletters and emails to tourism operators, community memebrs and Council staff. Planning to organise a tourism operator workshop in 2025	Executive Assistant - Governance

G3.3: Promote the diversity and quality of retail offerings and local products

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
G3.3.1	Encourage individuals and agricultural businesses to develop farm gate and niche produce	Encourage individuals and agricultural businesses to develop farm gate and niche produce	100%		Farm tours and tourism operator meetings have been conducted and business ideas have been developed and promoted where possible. Connections with other operators and tourism networks/professionals have been made.	Executive Assistant - Governance
G3.3.2	Promote and support local producers and giftware through the Greater Hume Visitor Information Centre	Promote and support local producers and giftware through the Greater Hume Visitor Information Centre	90%		Communication with local producers started. Engaged a local marketing consultant to further develop this area.	Executive Assistant - Governance
G3.3.3	Ensure all tourism operators and experiences have a digital presence through the Australian Tourism Data Warehouse	Ensure all tourism operators and experiences have a digital presence through the Australian Tourism Data Warehouse	100%		Ongoing development of tourism database for inclusion onto Australian Tourism Data Warehouse, Buy Local and Visit Greater Hume website	Executive Assistant - Governance
G3.3.4	Ensure all retailers and tourism operators are listed in Buy Local	Ensure all retailers and tourism operators are listed in Buy Local	100%		Buy Local Directory updated June 2024.	General Manager

Council review | 2023/2024

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	in Greater Hume Business Directory	in Greater Hume Business Directory				
		Ensure all retailers and tourism operators are listed in Buy Local in Greater Hume Business Directory	100%		Complete update of the Buy Local Directory to be undertaken in 2025. Ongoing development of tourism database for inclusion onto Australian Tourism Data Warehouse, Buy Local and Visit Greater Hume website	Executive Assistant - Governance





Council review | 2023/2024

3: Natural & Built Environment



Objective: Our natural and built environment is preserved and maintained in harmony with sustainable practices.

N1: Our infrastructure and facilities are maintained and built in harmony with the natural environment


N1.1: Develop and implement long term Asset Management Plans for all infrastructure categories

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N1.1.1	Plan and undertake activities to build resilience in the asset base in response to environmental challenges	Plan and undertake activities to build resilience in the asset base in response to environmental challenges	100%		Upgrading of assets being undertaken as part of normal works to manage environmental challenges	Director Engineering
N1.1.2	Implement the program for asset revaluations	. Implement the program for asset revaluations	100%		Asset Revaluations to be undertaken in Asset Finda system once data is loaded	Director Engineering
N1.1.3	Plan for activities required to introduce strategic asset management programs	Plan for activities required to introduce strategic asset management programs	80%		Consultants developing Asset Management Plans for all assets Council has received draft plans and are currently reviewing the plans.	Director Engineering
N1.1.4	Refine distribution of asset renewal funding	Refine distribution of asset renewal funding	80%		Consultants preparing Asset Management	Director Engineering




Council review | 2023/2024

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
	to align with asset categories and asset life cycle modelling	to align with asset categories and asset life cycle modelling			Plans Draft Asset Plans received and being reviewed Life cycle modelling to be undertaken once resources permit	
N1.1.5	Develop a strategy for organisation-wide asset management literacy	Develop a strategy for organisation-wide asset management literacy	80%		Consultants supporting Council in developing an Asset Management Strategy Draft Asset Management Strategy developed and is currently being reviewed	Director Engineering
N1.1.9	Complete Plan of Management for Crown lands under the control and management of Council	Complete Plan of Management for Crown lands under the control and management of Council	100%		Plans of Management completed and lodged with Crown Lands	Director Corporate & Community Services


N1.2: Expand waste water treatment systems into villages

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N1.2.1	Continue to investigate options to sewer Gerogery, Woomargama and Burrumbuttock	Continue to investigate options to sewer Gerogery, Woomargama and Burrumbuttock	90%		Options to sewer villages are being investigated as part of Councils IWCM project	Director Engineering

N1.3: Support local adoption of clean energy solutions

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N1.3.1	Promote programs to enable citizens to adopt energy efficiency and renewable energy technologies	Promote programs to enable citizens to adopt energy efficiency and renewable energy technologies	100%		Solar and battery project completed at Wymah Recreation Reserve and promotional material on the project is being finalised	Director Corporate & Community Services
N1.3.2	Continue to implement the Greater Hume Energy Savings Action Plan and investigate the feasibility of further expansion of solar photovoltaic systems and batteries at various community facilities	Continue to implement the Greater Hume Energy Savings Action Plan and investigate the feasibility of further expansion of solar photovoltaic systems and batteries at various community facilities	100%		Solar and battery project at Wymah Recreation Reserve completed. This is the second and final project identified in the Energy Savings Action Plan	Director Corporate & Community Services
N1.3.3	Review opportunities to support electric vehicle charging points at Council offices and depots to facilitate integration of electric vehicles into Council's fleet	Review opportunities to support electric vehicle charging points at Council offices and depots to facilitate integration of electric vehicles into Council's fleet	100%		There has been nine additional charging stations installed within the Holbrook area. On this basis market has met the community demand for this service.	Director Corporate & Community Services


N1.4: Encourage and provide local reuse and recycling infrastructure

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N1.4.3	Develop a sustainable purchasing policy to ensure procurement of material containing recycled content	Develop a sustainable purchasing policy to ensure procurement of material containing recycled content	15%		Investigation of existing policies developed by others to occur	Director Environment & Planning

N2: Our road and transport network is maintained and accessible**N2.1: Develop 5-year Strategic Road Strategy**

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N2.1.1	Implement asset maintenance and renewal programs in accordance with adopted budgets and capital works programs	Implement asset maintenance and renewal programs in accordance with adopted budgets and capital works programs	100%		All maintenance and capital work being undertaken as part of current works program	Director Engineering
N2.1.2	Seek external funding for identified priority road projects including: <ul style="list-style-type: none"> Jingellic Road (various sections) Brocklesby - Balldale Road (construction of final 4km) Coppabella Road (rehabilitation of first 4km) Henty - Cookardinia Road (Henty - HMFD) Culcairn - Holbrook Road (Willow Creek Bridge widening) Benambra Road (Weeamera Road to Cummings Road) 	Seek external funding for identified priority road projects including: <ul style="list-style-type: none"> Jingellic Road (various sections) Brocklesby - Balldale Road (construction of final 4km) Coppabella Road (rehabilitation of first 4km) Henty - Cookardinia Road (Henty - HMFD) Culcairn - Holbrook Road (Willow Creek Bridge widening) Benambra Road (Weeamera Road to Cummings Road) 	100%		4 year plan being completed as a part of budget process. Grant applications lodged where appropriate for identified projects	Director Engineering

N3: Our communities share responsibility to increase sustainability and minimising our environmental impacts**N3.1: Develop planning and operational controls to protect and support a sustainable environment**

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
N3.1.1	Implement the Riverina & Murray Weeds Action Program	Implement the Riverina & Murray Weeds Action Program	100%		Staff utilising new equipment for mapping weed infestations. Staff will undertake training in ATV operations to allow for improved performance while undertaking the Riverina Muarry Weeds Action Program.	Director Environment & Planning



Council review | 2023/2024

4: Leadership & Communication


Objective: Our leadership and communication cultivates confidence in our future direction

L1: Our decision-making is inclusive, collaborative and encourages ownership of our future



L1.1: Support local decision making through transparent communication and inclusive community engagement

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L1.1.2	Develop strategies to identify new technologies to open up digital communications and engagement channels	Develop strategies to identify new technologies to open up digital communications and engagement channels	25%		IT working Group has been established. IT Needs Survey has been developed and ready to distribute to workforce. IMEI have been contracted for device management services.	Director Corporate & Community Services
L1.1.3	Source and develop innovative methodologies to involve the community in two way decision-making processes	Source and develop innovative methodologies to involve the community in two way decision-making processes	100%		Continue to build relationships and provide avenues for engagement. Year concluded with a community meeting in Henty to allow member of GHC community to present and discuss	General Manager

Council review | 2023/2024



DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
					projects with Councillors.	
L1.1.4	Develop a Digital Strategy	Develop a Digital Strategy	100%		A Digital Strategy has been developed and now a Road map is being developed to achieve the strategy.	Director Corporate & Community Services

L2: Our communication is open, effective and purposeful to connect and educate our community**L2.1: Support leadership and mentoring initiatives that build and strengthen the capacity of individuals, businesses and communities**




DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L2.1.1	Develop a Volunteer Management and Support Strategy	Develop a Volunteer Management and Support Strategy	0%		Re-assess the suitability of this task.	Director Corporate & Community Services
L2.1.2	Assist with coordination of Local Government elections	Assist with coordination of Local Government elections	100%		Appointed the Electoral Office to run the 2024 election and lodged the Constitutional Referendum Question. Election planning is progressing as planned.	General Manager

Council review | 2023/2024


L2.2: Collaborate with partners to deliver positive outcomes for the community, economy and environment

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L2.2.1	Actively lobby State and Federal members of parliament on issues of importance to our community	Actively lobby State and Federal members of parliament on issues of importance to our community	100%		Regular conversations at a state level to continue to ensure Greater Hume priorities has presented.	General Manager
L2.2.2	Actively participate in regional strategic planning and collaborative initiatives through REROC / RivJO, Riverina Regional Library and government agencies	Actively participate in regional strategic planning and collaborative initiatives through REROC / RivJO, Riverina Regional Library and government agencies	100%		Greater Hume's membership in REROC has been extremely beneficial greatly improving our advocacy by participating in regional submissions for the many reviews conducted this year.	General Manager

L3: Our leadership and advocacy**L3.1: Undertake integrated, long term planning and decision making, reflective of community needs, resources and aspirations**




DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L3.1.2	Develop and implement the Greater Hume Council Workforce Management Plan	Develop and implement the Greater Hume Council Workforce Management Plan	60%		Employee Satisfaction Survey has been undertaken in June/July 2024 to identify workforce areas for development. Employee Satisfaction Survey has been completed. Awaiting results of final survey which will be included in the Workforce Development Plan.	Director Corporate & Community Services
L3.1.3	Develop and implement an Asset Management Improvement Program	Develop and implement an Asset Management Improvement Program	80%		Consultants supporting development of Asset Management Improvement Plan	Director Engineering
L3.1.6	Undertake asset class revaluation for Roads	Undertake asset class revaluation for Roads	100%		Road Revaluations to be undertaken as required Full road revaluation completed	Director Engineering

L3.2: Ensure responsible, sustainable, ethical and open local government





DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L3.2.1	Undertake a community-wide Customer Satisfaction Survey	Undertake a community-wide Customer Satisfaction Survey	100%		Survey was completed by the end of June. The results will be presented to the new Council in October.	General Manager

Council review | 2023/2024

L3.3: Deliver efficiency, effectiveness and probity in Council processes and services

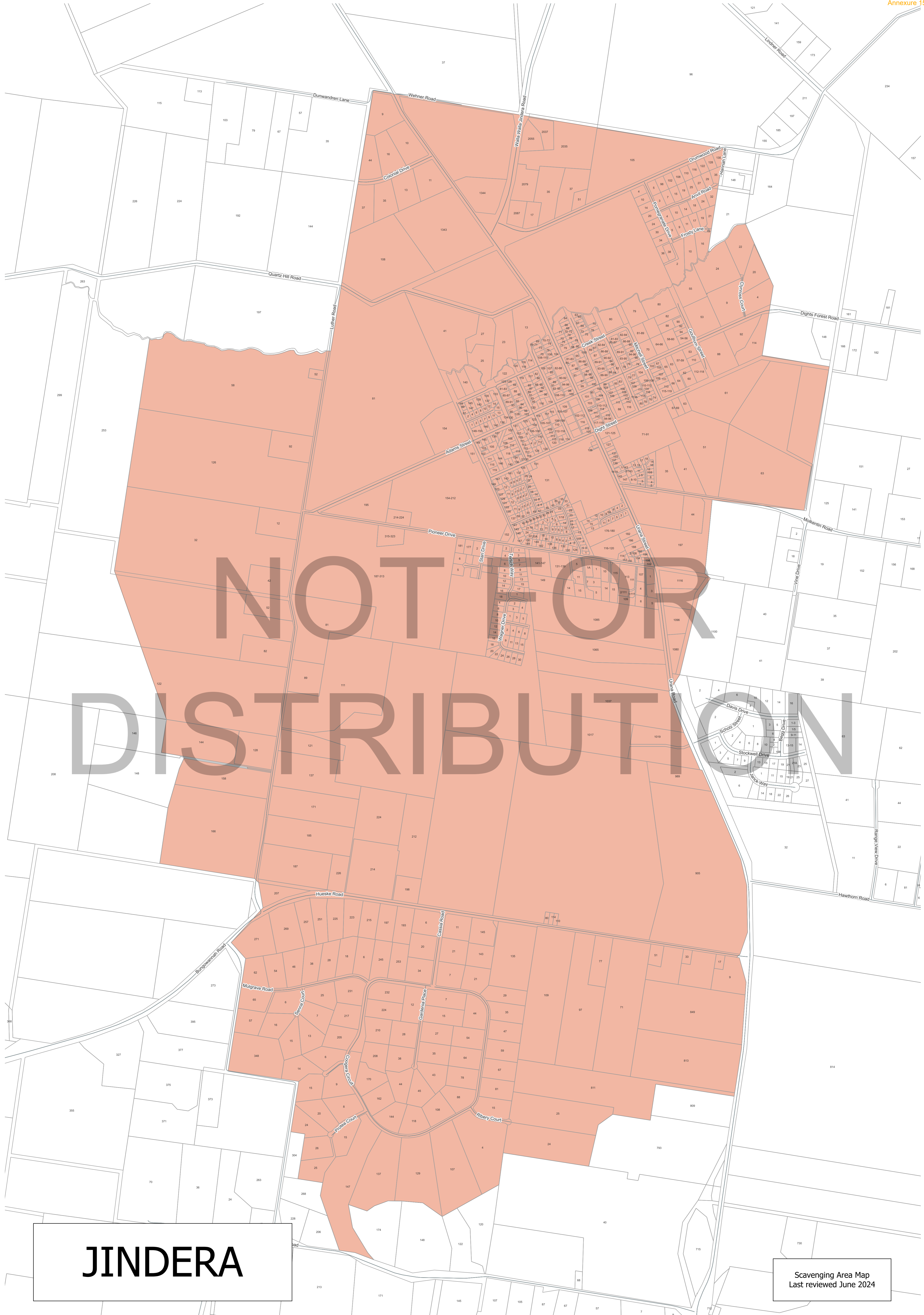
DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L3.3.1	Identify and complete at least one service and efficiency review within each Department annually with particular emphasis on removing manual workloads within Council processes	Identify and complete at least one service and efficiency review within each Department annually with particular emphasis on removing manual workloads within Council processes	60%		WHS Audit is currently being undertaken in the organisation for May/June 2024. Customer Relations due for Service Review late 2024.	Director Corporate & Community Services
L3.3.2	Undertake a program on Internal Audit projects and provide advice on risk and control, economy, efficiency and effectiveness across all service elements of Council	Undertake a program on Internal Audit projects and provide advice on risk and control, economy, efficiency and effectiveness across all service elements of Council	100%		A four year Internal Audit Scope has been developed and to be endorsed at the May 2024 ARIC Meeting.	Director Corporate & Community Services
L3.3.3	Replace furniture and install new audio visual equipment in Culcairn Council Chambers	Replace furniture and install new audio visual equipment in Culcairn Council Chambers	100%		Two quotes sought for teleconferencing equipment. Purchase Order to be raised. Teleconferencing system installed, new desks and large screens have been installed.	Director Corporate & Community Services

Council review | 2023/2024

DP Action Code	DP Action	Action	Progress	Traffic Lights	Comments	Responsibility
L3.3.5	Develop and implement an information technology infrastructure replacement program	Develop and implement an information technology infrastructure replacement program	25%			IT Coordinator
L3.3.6	Continue to support our staff to use technology by improving digital capability	Continue to support our staff to use technology by improving digital capability	25%			IT Coordinator
L3.3.7	Implement and manage technology that allows staff to access information from any location to improve delivery of services	Implement and manage technology that allows staff to access information from any location to improve delivery of services	25%			IT Coordinator
L3.3.9	Investigate an integrated Cemetery Register which captures all cemetery records and documentation in one location	Investigate an integrated Cemetery Register which captures all cemetery records and documentation in one location	20%		This measure is still under investigation.	Director Environment & Planning

Council review | 2023/2024

Council review | 2023/2024



NOT FOR DISTRIBUTION

JINDERERA

Scavenging Area Map
Last reviewed June 2024

GREATER HUME SHIRE COUNCIL

Schedule of the Director Corporate Community Services' Schedule of Information to Council Meeting -
Wednesday 14th August, 2024


COMBINED BANK ACCOUNT FOR THE MONTH ENDED 31st July 2024**CASHBOOK RECONCILIATION**

	General Fund	Trust Fund
General Ledger Cashbook Balance as at 1st July 2024	-77,601.32	44,312.28
Cashbook Movement as at 31st July 2024	-516,031.07	-450.40
Less: Term Deposits included in Cashbook Balance (Trust only)	0.00	0.00
General Ledger Cashbook Balance as at 31st July 2024	<u>-593,632.39</u>	<u>43,861.88</u>

BANK STATEMENT RECONCILIATION

Bank Statement Balance as at 31st July 2024	NAB	-\$27,735.35	43,861.88
	Hume	\$10,978.22	
	Bendigo	\$10.00	
	WAW	\$0.00	
	Total	<u>-16,747.13</u>	<u>43,861.88</u>
(LESS) Unpresented Cheques as at 31st July 2024		-24,975.48	0.00
(LESS) Unpresented EFT Payments as at 31st July 2024		0.00	0.00
PLUS Outstanding Deposits as at 31st July 2024		-551,909.78	0.00
PLUS / (LESS) Unmatched Cashbook Transactions 31st July 2024		0.00	0.00
Cashbook Balance as at 31st July 2024		<u>-593,632.39</u>	<u>43,861.88</u>

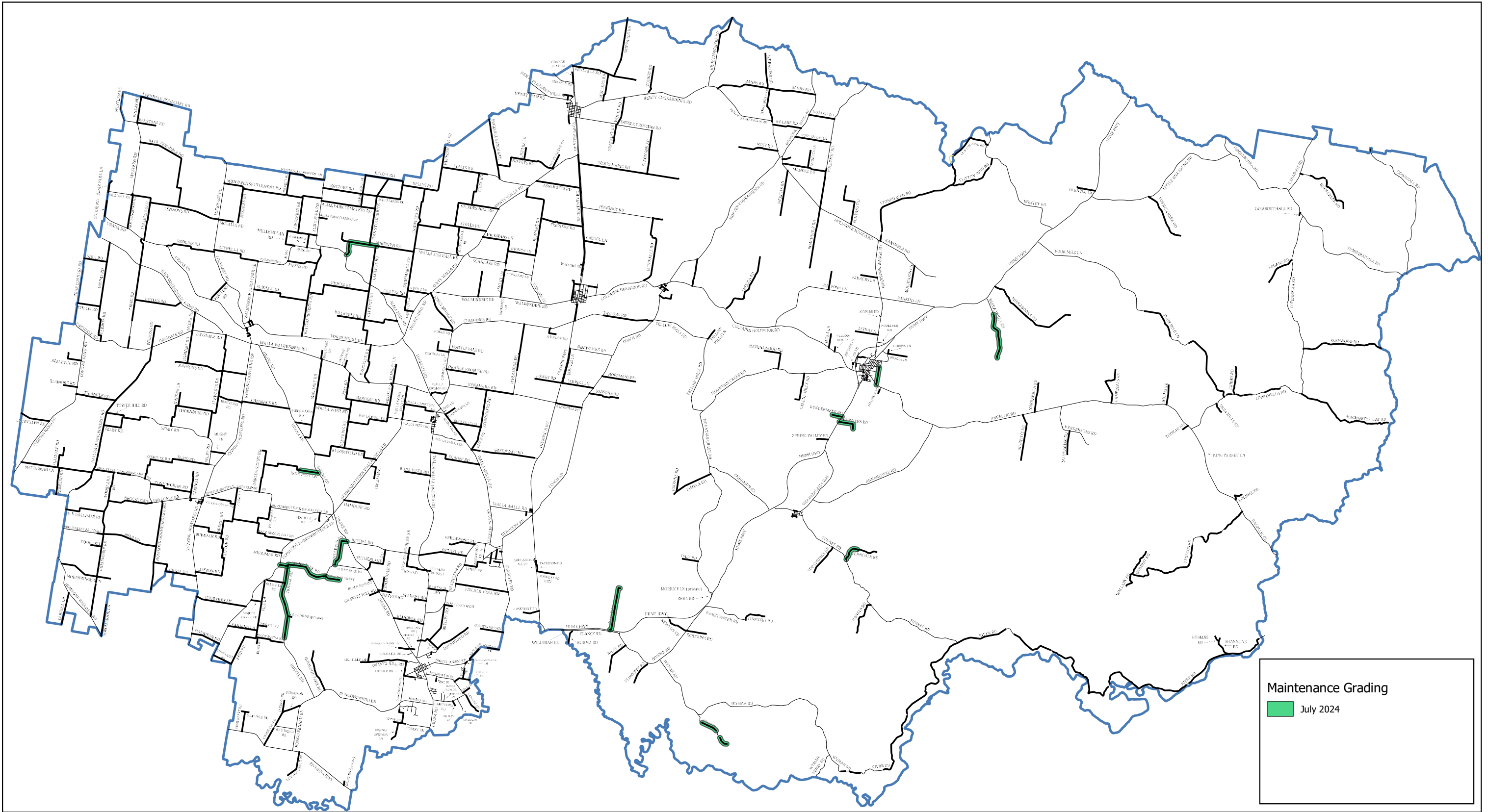
I certify that all of Council's surplus funds have been invested in accordance with the Act, the regulations and Council's investment policies and that all cheques drawn have been checked and are fully supported by vouchers and invoices and have been certified for payment.


 Responsible Accounting Officer
 1 August 2024

This is page no.1 of Schedule No.1 of the Director Corporate & Community Services' Schedule of Information to Ordinary Council Meeting held on 14th August 2024

GENERAL MANAGER

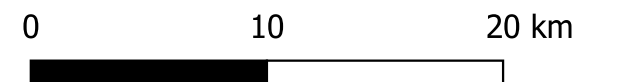
MAYOR



Greater Hume Council

Greater Hume Local Government Area

Maintenance Grading 2024 - July



Electronic Version is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy verify that it is the current version.

Document Name	Working doc file path	Version Number	Date of Issue	Review Date
Maintenance grading July	G:\Projects&Maps\## Maintenance Grading\Maintenance Grading.qgz	1	2024-08-01	2025-08-01

GHC Capital Works and Forward Program 2024/2025

5/08/2024

Project No	Location	Status	Crew / Contractor	Date Completed	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
CONSTRUCTION PROGRAM - Annual		ROADS TO RECOVERY/GRANTS														
11	Jelbart Road, Jindera	Commence reconstruction of 1.8km	Contractor													
	Brocklesby Balldale Road Stage 2	Reconstruction of 3.25km from Woodlands Rd to start of seal	Jindera H/M													
	Jingellic Road - 5 Bridges	Widening of Wantagong Bridge and Replacement of 4 other bridges	Contractor													
CONSTRUCTION PROGRAM - URBAN																
12	Swift Street, Holbrook	Young St to Bowler St - Reconstruct road, K&G and install drainage 300m	Holbrook													
13	Dight Street, Jindera	Urana St to Jindera Primary School including Parking for Rec Ground 350m	Contractor													
REGIONAL ROADS WORKS		BLOCK GRANT														
MAIN ROADS CAPITAL																
45	Jingellic Road	Reconstruction and widening at Wantagong (1km per year) 7kms														
Main Roads (General)		BLOCK GRANT														
	MR 125 Urana Road	Heavy patching areas to be decided														
	MR 211 Holbrook Wagga Road	Heavy patching areas to be decided														
	MR 331 Jingellic Road	Heavy patching areas to be decided														
	MR 331 Walbundrie Jingellic Road	Heavy patching areas to be decided														
	MR 370 Howlong Kywong Road	Heavy patching areas to be decided														
	MR 384 Tumberumba Road	Heavy patching areas to be decided														
	MR 547 Walla Jindera Road	Heavy patching areas to be decided														
Main Roads (Resealing)		BLOCK GRANT														
			Contractor													
			Contractor													
			Contractor													
STATE ROADS (ORDERED WORKS)		RMCC														
Main Road 78 (Olympic Way)																
RMCC WO	Heavy Patching Various Segments	Heavy Patching - TBA														
	Reseals Main Road 78 (Olympic Way)															
RMCC WO	MR 78 Olympic Highway	Segment 78320 (To Be Confirmed)	Contractor													
RMCC WO	MR 78 Olympic Highway	Segment 78460 (To Be Confirmed)	Contractor													
RMCC WO	MR 78 Olympic Highway	Segment 78520 (To Be Confirmed)	Contractor													
RMCC WO	MR 78 Olympic Highway	Segment 78550 (To Be Confirmed)	Contractor													
Main Road 284 (Tumba Road)																
RMCC WO	Various Segments	Heavy Patching - TBA	Holbrook													
	Reseals Main Road 284 (Tumba Road)															
RMCC WO	MR284 Tumberumba Road	Segment 1280010 (To be confirmed)	Contractor													
RMCC WO	MR284 Tumberumba Road	Segment 1280020 (To be confirmed)	Contractor													
RMCC WO	MR284 Tumberumba Road	Segment 1280060 (To be confirmed)	Contractor													
TRAFFIC FACILITIES		BLOCK GRANT														
TBA	Regional Roads	Linemarking Various Locations	Contractor													
TBA	Local Roads	Linemarking Various Locations	Contractor													
TBA	Urban Streets	Linemarking Various Locations	Contractor													
BITUMEN RESEALING PROGRAM - REGIONAL		COUNCIL RESEAL PROGRAM														
41	MR125 Urana Road	Molkentin Rd to Walla Walla Jindera Rd (CH 11666 to CH 13244) 1.58km	Contractor													
42	MR211 Holbrook Wagga Road	Start 1km Nth of Kanimbla Rd to Back Creek Bridge (CH 11410 to CH 14990) 3.6km	Contractor													
43	MR211 Holbrook Wagga Road	Back Creek Bridge to Property #1839 (CH 14990 to CH 18390) 3.3km	Contractor													
44	MR547 Jindera Walla Road	Start Property #716 to Bethel Rd (CH 7270 to CH 11860) 4.6km														
BITUMEN RESEALING PROGRAM - RURAL		COUNCIL RESEAL PROGRAM														
14	Sweetwater Road	From Narrow seal to Road end (CH 900 to CH 4625)	Contractor													

GHC Capital Works and Forward Program 2024/2025

Project No	Location	Status	Crew / Contractor	Date Completed	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
15	Morven Cookadina Road	From 6.7km Nth of Carabobla Lane, Nth for 3km (ch 10000 to CH 13000)	Contractor													
16	Trigg Road	Start 925m from Uranan Road, sealed section over bridge to end of seal (CH 7180 to CH 8650)	Contractor													
17	Four Corners Road	Full length Daysdale to Hall Road (CH 0 to CH 3950)	Contractor													
18	River Road	Chainage 32446 to 33086 (DUST SEAL)	Contractor													
18	River Road	Chainage 40836 to 41196 (DUST SEAL)	Contractor													
18	River Road	Chainage 49445 to 49815 (DUST SEAL)	Contractor													
18	River Road	Chainage 57900 to 58200 (DUST SEAL)	Contractor													
18	River Road	Chainage 61947 to 62987 (DUST SEAL)	Contractor													
18	River Road	Chainage 76640 to 76890 (DUST SEAL)	Contractor													
18	River Road	Chainage 82776 to 85205 (DUST SEAL)	Contractor													
19	Coppabella Road	Maginnitys Gap Rd , West for 2km (CH 9420 to CH 11420)	Contractor													
20	Mountain Creek Road	Start Property #778 to South End of Narrow Bridge Just Sth of Fairbarn Rd (CH 7885 to CH 12420)	Contractor													
21	Henty Walla Road	From Last seal to Walbundrie Rd (CH 17550 to CH 20820)	Contractor													
BITUMEN SEALING PROGRAM - URBAN		COUNCIL RESEAL PROGRAM														
22	Gordon Street, Culcairn	Balfour St to Baird St (CH 410 to CH 1588)	Contractor													
23	Gordon Street, Culcairn	Balfour St to Wattle St (CH 0 to CH 395)	Contractor													
24	Ivor Street	Keightley St to Rosler Parade (CH 280 to CH965)	Contractor													
25	Swift Street	Ross St to Bath St (CH 580 to CH 1395)	Contractor													
	Allan St	Sladen St to Rosler Parade (CH 0 to CH 960)	Contractor													
GRAVEL RE-RESHEETING		COUNCIL RESHEETING PROGRAM														
26	River Road	Ongoing Program	Maintenance													
27	Scoff Road	Full Length (CH 0 to CH 4682)	Contractor													
28	Reapers Road	End of Seal to Henty Walla Road (CH 1960 to CH 8890)	Contractor													
29	Sherwyn Road	From Alma Park Road to Shoemarks Road (CH 0 to CH 6780)	Contractor													
30	Clifton Ring Road	Full Length (7995km - 4 Sections	Contractor													
31	Back Brocklesby Road	Between Wongadel Rd and Howlong Burrumbuttock Rd (CH 6330 to CH 10530) 4.2km	Contractor													
32	Kotzurs Road	From Alma Park Rd to Green Acres Rd (CH 0 to CH 1800) 1.8km	Contractor													
33	Rockville Road	Full Length 2.571km	Contractor													
34	Tower Hill Road	Full Length 1.693km	Contractor													
35	Groch Road	Full Length 2.15km	Contractor													
36	Lochiel Road	Full Length 1.1km	Contractor													
37	McCalls Road	From Lockhart Rd for 1.26km (CH 0 to CH 1260)	Contractor													
38	Glossop School Road	Full Length 0.60km	Contractor													
39	Blight Road East	Full Length 2km	Contractor													
Bridge / Major Culvert		BRIDGE PROGRAM														
Footpath Construction		COUNCIL PROGRAM														
40	Balfour Street, Culcairn	(McBean Street to Stockroute) North Side - 220m	Contractor													
Kerb and Gutter		COUNCIL PROGRAM														
Bus Shelters		COUNCIL PROGRAM														
Various Locations																
Town Services - Villages Vote		COUNCIL PROGRAM														
Stormwater Drainage																
2	Balfour Street Culcairn	Replace open drain with culverts and install Kerb along Balfour Street from Federal St to Drain + Asphalt Path (2m wide) and Culvert Connecting Federal Street to Fifield Close	Contractor													
3	Thorpe/Wallace Street, Holbrook	Culvert replacement (Inceasae capacity to Reduce flooding)	Contractor													
Parks and Gardens																
Local Road and Community Infrastructure Projects																

Applications Approved



c_dm073									
Approved Between 1/07/2024 and 31/07/2024									
05/08/2024									
Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
DA/2023/97	Applicant: Habitat Planning Pty Ltd Wagner DR JINDERA Lot: 224 DP: 1280394 Lot: 31 DP: 1062153	Thirty-Five (35) Lot Torrens Title Subdivision, Vegetation Removal,	\$0	26/07/2023	Withdrawn	30/07/2024	198	173	198
DA/2024/63	Applicant: D H Buchan 16 Frosty LA JINDERA Lot: 409 DP: 1252780	New Colorbond Shed	\$59,467	1/06/2024	Approved	19/07/2024	40	9	40
DA/2024/78	Applicant: Shed Boss 2 Vine DR JINDERA Lot: 10 DP: 247311	New Shed	\$0	26/06/2024	Withdrawn	4/07/2024	9	0	9
DA/2024/89	Applicant: Wagga Surveyors Pulletop RD COOKARDINIA Lot: 71 DP: 753344 Lot: 42 DP: 1303672	Two (2) Lot Torrens Title Subdivision - Exempt Development	\$0	17/07/2024	Approved	31/07/2024	15	0	15
CDC/2024/21	Applicant: SouthernVale Homes 29 Kotzur CCT WALLA WALLA Lot: 92 DP: 1283527	New Dwelling & Garage	\$370,549	18/07/2024	Approved - Private Certifier	18/07/2024	1	0	1
CDC/2024/22	Applicant: E A Tindle 164 Drumwood RD JINDERA Lot: 1 DP: 1034705	New Swimming Pool	\$60,000	19/07/2024	Approved - Private Certifier	19/07/2024	1	0	1
CDC/2024/23	Applicant: I & M Pools Pty Ltd 125 Sarah ST GEROGERY Lot: 18 DP: 802372	New Swimming Pool	\$53,495	22/07/2024	Approved - Private Certifier	22/07/2024	1	0	1

Applications Approved

c_dm073

Approved Between 1/07/2024 and 31/07/2024

05/08/2024

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days
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Report Totals & Averages

Total Number of Applications : 7

Total Estimated Cost : 543,511.00

Average Elapsed Calendar Days: 37.86

Average Calendar Stop Days: 26.00

Average Adjusted Calendar Days: 11.86

Total Elapsed Calendar Days: 447.00

Total Calendar Stop Days: 182.00

Total Adjusted Calendar Days: 265.00



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 Director Environment & Planning
 Greater Hume Shire Council

NEXT MEETING – ANNUAL GENERAL MEETING MONDAY 5TH AUGUST 2024 AT 5.30PM**Minutes of Walla Community Hall Committee meeting held Monday 1st July 2024.**

Meeting opened by President Jeff Grosse at 5.30pm. Jeff welcomed all.

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

Apologies: Leon Schoff. Moved Herb seconded Ross that apology be accepted. Carried.

Minutes of meeting held 3rd June 2024 taken as read. Moved Herb seconded Elaine. Carried

Business out of Minutes:

1. Jeff read the report of the condition of the Main Hall floor prepared for the Council. There are lots of recommendations for work that will be needed to be done. There will be money tagged from Walla Walla Solar Farm towards this project Councillors assured the meeting that the Council are committed to fixing the Hall.
2. There was discussion on the Council supplying three new garbage bins. What increase will all residents have on their rates?
3. Honour Board – Herb to contact Grahame Wenke to see if he knows any person's names that should be added to the Honour Board.
4. P A System – no action from Ross
5. Monica and Herb to look after the flower pots outside the WAW Bank.
6. Meals on Wheels Sconversations is very good and enjoyed by all.

Correspondence:

1. Letter from WAW Bank advising our term deposit account is due. Jeff has checked and is happy with the rates.

Treasurer's Report:

Interest Bearing Deposit	\$16,639.38
S18 Account	<u>\$11,784.73</u>
Total Funds	\$28,424.11

Jeff moved this report be adopted Seconded Elaine. Carried.

General Business:

1. Annual General Meeting – Jeff advised the next meeting should be the Annual Meeting. Helen to print notices and distribute around town shop windows .A notice also sent to Councillors
2. Holes were noticed in the skirting board on the Southern side wall. . Jeff to phone Council why these have been cut.

There being no further business Jeff closed the meeting at 6.05pm and thanked all for attending

Bookings

MOW Conversations - every Tuesday till Christmas 1.30pm – 4.00pm

Generation Life Riverina - Sunday 28th July

15 JUL 2024

CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE MEETING 16TH JULY 2024 7PM**CULCAIRN COUNCIL CHAMBERS**

PRESENT: Philip McCartney, Ken Scheuner, Terry Weston, Ian Forrest, Paul Wilksch, Kirsty Wilksch

APOLOGIES: Jennifer Christensen, Nicole Pope.

MINUTES OF PREVIOUS MEETING 18 June 2024 were accepted on the motion of Kirsty, seconded Ian. Carried.

CORRESPONDENCE-emails, dealt with in Other Business.

TREASURER'S REPORT-Ken reported that we have paid Jennifer \$2,000 and our current balance is \$301.54. Since meeting \$151.90 from Return&Earn pick up on 18th July.

COUNCIL UPDATE-Ian

1. Hume Bank discussion very productive and positive. Hume to look at a round of community grants focused on Culcairn.
2. Council meeting proposal (17th July meeting) of the VPA Neoen money being allocated to \$100,000 to beautification of Balfour Street CBD and \$50,000 for soil testing on ARTC ground (as that is the sticking point at the moment) as per minutes of the Council meeting sent out this motion was passed. Ian is still looking at other avenues for funding for new cricket nets.
3. JYCC's-Junior Youth Chamber of Commerce – 50 year centenary book recently published, a book launch at the Billabong Highschool recently. It was very big in Culcairn area, some of the funds the group raised was put to the building of the original steps up Morgans Lookout and the Billabong Creek pool. The group was instrumental in securing the Billabong Highschool for Culcairn (rather than Henty or Holbrook) farmstays and decimal currency educational training. Ian suggested that we as CCDC acknowledge the work of the JYCC's and their contributions to Culcairn. We do, and we are very grateful.

OTHER BUSINESS

1. Presentation to Council-prior to Council meeting 17th July at Henty-4.30pm. Philip to go and present the 5 main priorities sent to Evelyn (General Manager) in a March letter, they being-
 - Grassing of the CBD
 - Resurfacing of roads-Balfour and Railway Parade
 - Shade Cover for Plaza
 - New Pool with new facilities and shade covers
 - ARTC land acquisition
2. NEOEN meeting held on Monday 16th July, with Aarti (from Neoen Sydney office), Tim Paramore-Neoen Community Liaison officer, Ruth-first Nations co-ordinator, Terry, Philip, Ken, Michelle, and Kirsty. We have a brochure that explains how the Community Benefit fund will work, using the Bendigo Bank Community Enterprise Foundation as

the holder of the funds and they do the administration for applications for grants. Applications are then sent to Neoen and the Local Advisory Committee for funding. Our input can be through the Local Advisory Committee which will be set up a couple of months prior to the fund being set up. (mid 2026 at this stage) It was a great meeting and Aarti will keep us informed as things progress. Kirsty to send some emails to her for this to happen.

3. Rex Hartwig-Philip clarified which sign he meant when discussing this last meeting-not the one in front of the toilets at the Bus Terminal, but the one with Culcairn and it's services closer to roundabout and Railway pedestrian crossing. it is out of date and the suggestion was to ask Council about an updated sign with a tribute to Rex on the bottom of it. Held over until next meeting for more discussion.
4. Return&Earn bins. Marita (from Council) had spoken to Philip, there was broken bottles on the playground in Eric Thomas Park that had to be cleaned up-youths taken them out of the return&earn bins? Discussion about the bins, no need to separate glass and plastic now that they have an automated setup. So, decided to change signage that plastic and glass can go in all bins, and the 2 with side holes be changed to the top (like the other 2) so that it's harder to get items out. Philip to talk to Men's shed about altering the bins. (update-he has and they will be able to change them onsite, and we will give a donation for their help)
5. Ken to followup on Tidy Towns.

CLOSED 8.30PM, NEXT MEETING 20TH AUGUST 2024, 7PM

WALBUNDRIE GROUNDS COMMITTEE AGM

24/06/24

Meeting commenced 6.38pm.

PRESENT: Damian Wardius, Christopher Collins, Hamilton McMaster, Brett Lieschke, Trish Lieschke, Kevin Wardius, Helen Lieschke, Tom Lieschke, Tim Coyle, Graham Seidel, Rick Clancy.

APOLOGIES: Nigel Lieschke, Daniel Athanitis, Rachel McMaster, Susan Collins, Kent Kohlhagen.

BUSINESS ARISING:

- Nil business due to last meeting being held in 2017.

Christopher Collins moved the minutes of the previous AGM to be true and correct, Hamilton McMaster sec. Dec carried.

CORRESPONDENCE:

- Committee has dealt with correspondence when received or needed as last meeting was held in 2017.

TREASURERS REPORT: see sheet.

Kevin Wardius moved treasurers report to be true and correct, Hamilton McMaster sec. Dec carried.

GENERAL BUSINESS:

- Change of Office Bearers.
- Nominations for office bearers.

Christopher Collins thanked Brett Lieschke for his dedication to the Walbundrie Grounds Committee over the years.

NOMINATION FOR OFFICE BEARERS-

Christopher Collins declared all office positions as vacant, and new nominations for office bearers be brought forward.

Kevin Wardius will be stepping down as Treasurer.
Brett Lieschke will be stepping down as president.
Patricia Lieschke will be stepping down as Secretary.

PRESIDENT- Christopher Collins nominated Kevin Wardius as president, Kevin accepted.

VICE PRESIDENT- Christopher Collins nominated Damian Wardius as Vice president, Damian Accepted.

Kevin Wardius nominated Kent Kohlhagen as Vice President; Kent accepted via phone.

TREASURER: Kevin Wardius nominated Helen Lieschke as treasurer; Helen accepted.

SECRETARY- Trish Lieschke nominated Rachel McMaster as Secretary; Rachel McMaster accepted via phone.

AUDITOR- Kevin Wardius nominated Julie McRae as Auditor subject to her approval.

NEW OFFICE BEARERS:

PRESIDENT – Kevin Wardius

VICE PRESIDENTS- Damian Wardius, Kent Kohlhagen

TREASURER- Helen Lieschke.

SECRETARY- Rachel McMaster

COMMITTEE MEMBERS- Christopher Collins, Kevin Wardius, Helen Lieschke, Tom Lieschke, Damian Wardius, Kent Kohlhagen, Rick Clancy, Hamilton McMaster, Tim Coyle, Rachel McMaster, Graham Seidel, Susan Collins, Nigel Lieschke.

Patricia Lieschke is to be removed as a signatory from the CBA account.

Kevin Wardius is to remain as a signatory.

Rachel McMaster and Helen Lieschke are to be added as signatories to CBA account.

The account will remain as 2 to sign.

All signatories are to have internet banking access.

Meeting closed at 6.57pm

MINUTES OF WALLA WALLA SOLAR FARM COMMITTEE
HELD AT WALLA WALLA RECREATION GROUND, WALLA WALLA
ON TUESDAY, 9 JULY 2024

The meeting opened at 15.36 pm.

IN ATTENDANCE

Cr Tony Quinn, Evelyn Arnold, Aimee Mellington, Luke Lieschke,

APOLOGIES

Pradeep Vashishta

1. **WELCOME [LUKE LIESCHKE]**

2. **PRIORITISE PROJECTS TO BE FUNDED**

RESOLUTION

Moved Aimee Mellington, Second Luke Lieschke

That after the completion of the works to upgrade the Walla Walla Hall the balance of funds be distributed in the following order.

- i. A Playground that is fenced be erected at the Walla Recreational Ground
- ii. Pump Track
- iii. Swimming Pool amenities be upgraded.

FOR	AGAINST	ABSENT	DECLARING INTEREST
Quinn Arnold Leischke Mellington		Vashista	

3. **CONSULTATION OF PLAYGROUND DESIGN**

RESOLUTION

Moved, Luke Lieschke Second, Aimee Mellington

That Council Staff consult the Walla V.P.A Committee on the design of the Playground.

FOR	AGAINST	ABSENT	DECLARING INTEREST
Quinn Arnold Leischke Mellington		Vashista	

MINUTES OF WALLA WALLA SOLAR FARM COMMITTEE
HELD AT WALLA WALLA RECREATION GROUND, WALLA WALLA
ON TUESDAY, 9 JULY 2024

GENERAL BUSINESS

There being no further business, the meeting concluded at 16.10pm.

THESE MINUTES WERE CONFIRMED at the next meeting.