

**CONSIDERATION OF ENVIRONMENTAL MATTERS SUPPORTING THE
WAKOOL LAND USE STRATEGY AND DRAFT WAKOOL PRINCIPAL
LOCAL ENVIRONMENT PLAN**

PREPARED FOR WAKOOL SHIRE COUNCIL

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1 INTRODUCTION AND EXECUTIVE SUMMARY

This report has been prepared on behalf of the Wakool Shire Council as a supplement to the *Wakool Land Use Strategy* and provides further environmental consideration to a number of key sites in the Wakool LGA. This work combined with the *Wakool Land Use Strategy* will inform the preparation of the draft Wakool Principal Local Environmental Plan (LEP). The new draft Principal LEP will be prepared in the form of the Standard Instrument Order 2006 and in doing so will propose changes in the land use designation (land use zone) to a number of sites throughout Wakool Shire Council (the Shire). The draft Principal LEP will repeal and replace the current Wakool Local Environmental Plan 1992.

This report has been prepared in response to the notification issued pursuant to Section 54(4) of the *Environmental Planning and Assessment Act 1979* (the Act) by the Department of Planning (the Department) to the Shire on 9 March 2009 and subsequent correspondence advising that the following matters need to be addressed prior to the Department endorsing the Wakool Land Use Strategy (LUS) that has been adopted by the Shire.

- An adequate environmental assessment (including consideration of flooding and bushfire impacts) of any new release areas, consistent with the agreed strategic framework and including mechanisms for staging and funding and provision of infrastructure.
- Evidence that the provision of residential / large lot urban land supply will meet short to medium term requirements, can be adequately serviced and will not compromise valuable environmental, riverine or primary production land.
- Address the Section 117(2) Directions and relevant State Environmental Planning Policies and Regional Environmental Plans.
- Document and justify any changes to existing provisions.
- Ensure adequate measures for management and conservation of environmental values.

The LUS was adopted by Council on the 15 April 2009 following extensive public consultation including community meetings in Murray Downs, Tooleybuc, Barham, Moulamein and Wakool. Council received 29 submissions from government agencies, consultants and private individuals. Many of these submissions were from land owners requesting that their property be rezoned to enable residential subdivision.

In adopting the LUS, the Shire only considered for rezoning land on the fringes of the existing urban areas. Furthermore, it was also deemed necessary that adequate access and services were available and the land was free of environmental constraints. The Shire has rejected requests for rezoning where it was considered that:

- the land was inappropriately located and fragmented from the existing urban area;

- adequate access to and servicing of the site could not be provided easily;
- there were significant environmental constraints such as flood, bushfire or native habitat.

For these reasons and as outlined in this report, it is considered that the land recommended for rezoning will create a logical expansion of the existing towns and villages and will have negligible impact on environmental values. This approach was taken to simplify liaison with relevant government departments and to assist in having the new LEP processed as expeditiously as possible.

This report provides an analysis of the environmental impacts of each rezoning on a site-by-site basis. In addition, this report provides an overview of the relevant Directions of Section 117 of the Act and justification for any inconsistencies with the relevant Directions.

It should be noted that the new LEP will include more detailed requirements to manage the future development of the land with regard to various matters, including the management of township and rural interface areas and elements of subdivision design. These matters are managed through development control plans in the existing LEP, with these requirements expected to be translated into the new LEP. For this reason, many of these detailed design elements are not discussed in this report.

The following table provides a list of sites proposed for a change of zone designation:

TABLE 1: LIST OF SITES PROPOSED FOR A CHANGE OF ZONING

Site Number	Locality	Address	Future Use
1	East Barham Road, Barham	Lot 1 on DP 776105 Lot 1 on DP 977223 Lot 1 on DP 1094360	1(a) General Rural to Residential Use
2	North west Barham town centre	Lots 14, 15 and 16 on DP 1039025	1(c) Rural Residential to Residential Use
3	North west Barham on Murray River	Lots 40 and 42 on DP 756571 Lot 92 on DP 756508	1(a) General Rural to Large Lot Residential
4	North Barham, Eagle Creek/Vincombe Road	Lot 10 on DP 789076 Lot 5 on DP 804314	1(a) General Rural to Residential Use
5	Moulamein Rd Barham	Lot 148 on DP 704346	1(a) General Rural to a Mixed Commercial Use

6	Near Barham Lakes	Lot 24 on DP 1027213 Lot 25 on DP 1096799 Lot 1 on DP 224754	1(c) Rural Small Holdings to Residential Use
7	Tooleybuc north near golf course	Lot 1 on DP 450129 Lot 1 on DP 1122524	1(a) General Rural to Residential Use
8	South Tooleybuc	Lot 1 on DP 449798 Lot 1 on DP 835945 Lot 2 on DP 835945 Lot 3 on DP 835945 Lot 4 on DP 835945 Lot 5 on DP 835945 Lot 6 on DP 835945 Lot 7 on DP 835945 Lot 1 on DP 828565 Lot 2 on DP 828565 Lot 3 on DP 828565 Lot 16 on DP 15542 Lot 23 on DP 15542 Lot 24 on DP 15542 Lot 25 on DP 15542 Lot 1 on DP 615450 Lot 2 on DP 615450 Lot 1 on DP 1035817 Lot 2 on DP 735660	1(a) General Rural to a Large Lot Residential Use
9	Murray Downs; east and north of existing settlement	Lot 2 on DP 785831 Lot 605 on DP 1142600 Lot 58 on DP 813520 Lot 4 on DP 758831	1(c) Rural Residential to a Residential Use
10	West of Murray Downs settlement	Lots 1 and 2 on DP 1144152 Lot 1 on DP 859813 Lot 13 on DP 859813 Lot 14 on DP 859813 Lot 608 on DP 1144877 Lot 11 on DP 1014854 Lot 12 on DP 1014854 Lot 2 on DP 859813 Lot 3 on DP 859813	1(c) Rural Residential a Residential Use

		Lot 4 on DP 859813 Lot 5 on DP 859813 Lot 6 on DP 859813 Lot 7 on DP 859813 Lot 8 on DP 859813 Lot 9 on DP 859813 Lot 10 on DP 859813	
11	Moulamein Road, Murray Downs near Swan Hill	Lot 75 on DP 722007	1(c) Rural Residential to a Residential Use
12	Murray Downs near Swan Hill, south of Moulamein Rd	Lot 1 on DP 1123494 Lot 2 on DP 1123494	1(a) General Rural to a Commercial Use
13	North of Moulamein Road Murray Downs, near Swan Hill	Lot 21 on DP 1017769 Lot 1 on DP 5315??? Lot 3 on DP 270228 Lot 5 on DP 270228 Lot 6 on DP 270228 Lot 2 on DP 844955 Lot 1 on DP 1134973 Lot 2 on DP 1134973	1(a) General Rural to a mix of Tourist and Residential Use
14	Moulamein Rd Murray Downs near Swan Hill	Lot 71 on DP 756603 Lot 7002 on DP 1089741 Lot 1 on DP 384076 Lot 2 on DP 384076 Lot 73 on DP 1117956	1(a) General Rural to a Commercial / Industrial Use
15	Moulamein town south on Edward River	Lot 87 on DP 756564 Lot 88 on DP 756564 Lot 108 on DP 257122 Lot 80 on DP 756564 Lot 81 on DP 756564 Lot 82 on DP 756564 Lot 2 on DP 243487 Lots 1 - 10 on DP758713 Lots 1 - 4 and 8 - 12 on DP 799379	1(a) General Rural to a Large Lot Residential Use
16	Moulamein south east	Lot 11 on DP 1134982 Lot 12 on DP 1134982 Lot 13 on DP 1134982 Lot 14 on DP 1134982 Lot 15 on DP 1134982 Lot 16 on DP 1134982	Part 1(a) General Rural and part 1(c) Rural Residential to a Large Lot Residential Use

Lot 170 on DP 1136533
 Lot 171 on DP 1136533
 Lot 172 on DP 1136533
 Lot 173 on DP 1136533
 Lot 188 on DP 1119988
 Lot 189 on DP 1119988
 Lot 3 on DP 739695
 Lot 1 on DP 747459
 Lot 2 on DP 747459
 Lot 1 on DP 719695
 Lot 67 on DP 756565

The following table provides a summary of the proposed new residential upzonings in each township, including the existing zone, proposed land use, approximate land area and potential lot yield. In considering the table below it should be noted that Council intends back zoning approximately 21 hectares of residential land in Barham, 17 hectares of large lot residential in Barham and 124 hectares of residential land in Murray Downs

TABLE 2: SUMMARY OF PROPOSED RESIDENTIAL UPZONINGS

Location/ Site	Existing Zoning	Proposed Use	Comments	Approx. Area	Potential Lot Yield
Barham Site 1	1(a) General Rural 1(c) Rural	Residential	Partial Murray River frontage Services available Orderly extension of township Demand for high amenity land	108 hectares	852
Barham Site 3	1(a) General Rural	Large Lot Residential	Long frontage to Murray River Will provide buffer between rural land and township Orderly Extension of township	31 hectares	50
Tooleybuc Site 7	1(a) General Rural	Residential	Affordable frontage to Murray River Orderly extension of township	18 hectares	100
Tooleybuc Site 8	1(a) General Rural	Large Lot Residential	Existing large lot residential land use patterns Partial frontage to Murray River	211 hectares	63
Murray Downs Site 9	1(a) General Rural	Residential	Development potential under enabling clause Golf course access and	50 hectares	450

			frontage		
			Partial Murray River frontage		
			Existing residential land use patterns		
Moulamein Sites 15 & 16	1(a) General Rural 1(c) Rural	Large Lot Residential	Existing residential land use patterns	93 hectares	38
			Orderly extension of township		
			Partial frontage to Edward River		

2 SECTION 117 DIRECTIONS

Section 117 of the Act allows the Minister for Planning to give directions to Councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of draft LEPs. Therefore, the Ministerial Directions must be considered in the preparation of a draft strategy which will later inform the draft Principal LEP. The intention of this report is to provide a detailed assessment of the consistency of each 'upzoning' proposal with each of the Ministerial Directions, or where proposal does not comply, provide justification for the inconsistency with the relevant Direction.

The relevance of each Ministerial Direction in terms of the scope of this report as well as a summary of consistency to any relevant Direction is summarised in Table 3 below. Each relevant Direction will be further investigated in the detailed discussion of each rezoning proposal provided in Section 3 of this report.

TABLE 3: RELEVANCE OF MINISTERIAL DIRECTIONS TO THE DRAFT LEP

Direction		Applicable to the draft LEP?	Consistency with the Direction
Employment and Resources			
1.1	Business and Industrial Zones	No. The draft LEP does not propose to reduce the area of any existing business or commercial land and no rezoning will impact on the continued operation of existing business and commercial lands.	Consistent
1.2	Rural Zones	Yes. The draft LEP proposes changes to the	Consistent. The objectives of this Direction include the protection of the agricultural

Direction		Applicable to the draft LEP?	Consistency with the Direction
		existing rural zones.	production value of rural land. The Direction also requires justification in the form of a strategy for any change of land use zone from Rural. Therefore all sites proposed for upzoning are addressed in a separate assessment in order to satisfy the Direction.
1.3	Mining, Petroleum Production and Extractive Industries	Yes. The draft LEP does not impact resources or extractive operations and does not propose to prohibit or restrict mining. The draft LEP will retain a 500ha minimum lot size for agriculture which will further assist in preserving the natural resource base from inappropriate development.	Consistent
1.4	Oyster Aquaculture	N/A	
Environment and Heritage			
2.1	Environmental Protection Zones	Yes. This Direction applies to all draft LEPs.	The draft Strategy and LEP will be consistent with this Direction as environmentally sensitive lands will be protected from upzoning and development pressures.
2.2	Coastal Protection	N/A	
2.3	Heritage Conservation	Yes. This Direction applies to all draft LEPs.	Consistent with this Direction as it is proposed to include more items in Schedule 5 of the draft LEP, and none of the upzoning proposals will impact on the conservation of heritage items and places,
2.4	Recreation Vehicle Areas	Yes. This Direction applies to all draft LEPs.	The Draft LEP is consistent with this Direction as there are no proposals to develop land for the purposes of a recreation vehicle area.
Housing, Infrastructure and Urban Development			
3.1	Residential Zones	Yes. This Direction affects all land proposed for residential development.	Consistent. Refer separate assessment of each site.

Direction		Applicable to the draft LEP?	Consistency with the Direction
3.2	Caravan Parks and Manufactured Home Estates	Yes. This Direction applies to all draft LEPs.	The draft LEP is consistent with this Direction as it does not specifically propose any new caravan parks or motor home estates and will not impact on any existing developments of this nature.
3.3	Home Occupations	Yes. This Direction applies to all draft LEPs.	The draft LEP is consistent with this Direction as it does not affect provisions allowing for home occupation within dwelling houses.
3.4	Integrating Land Use and Transport	Yes. This Direction applies to all draft LEPs creating or altering a village zone.	The draft LEP has given due consideration for the relevant items of the Direction and is therefore consistent. Refer specific assessment of each site.
3.5	Development Near Licensed Aerodromes	No. There is no licensed aerodrome in the Shire.	
Hazard and Risk			
4.1	Acid Sulfate Soils	N/A There is no land within the Shire shown on the Acid Sulphate Soils Planning Maps.	
4.2	Mine Subsidence and Unstable Land	N/A There is no land within the Shire that is unstable or within a Mine subsistence District.	
4.3	Flood Prone Land	Yes. Parts of the draft LEP affect flood prone land.	See separate assessment of each site.
4.4	Planning for Bushfire Protection	Yes. The draft LEP includes land that is mapped as bushfire prone.	The draft LEP is consistent with this Direction as none of the proposed rezoning sites are at risk of bushfire hazard.
Regional Planning			

Direction		Applicable to the draft LEP?	Consistency with the Direction
5.1	Implementation of Regional Strategies	Yes. The SEPP-REP-2 Murray Riverine Land is applicable to the Shire.	The draft LEP is consistent with the provisions of the deemed SEPP-REP-2 Riverine Land and will include model local provisions as prescribed in Appendix 3 of the draft Murray Regional Strategy.
5.2	Sydney Drinking Water Catchments	No.	
5.3	Farmland of State & Regional Significance (Far North Coast)	No.	
5.4	Commercial and Retail Development (Pacific Highway)	No.	
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No.	
5.6	Sydney to Canberra Corridor	No.	
5.7	Central Coast	No.	
5.8	Second Sydney Airport	No.	
Local Plan Making			
6.1	Approval and Referral Requirements	Yes. This Direction applies to all draft LEPs.	The draft LEP is consistent with this Direction as it does not propose concurrence or referral requirements.
6.2	Reserving Land for Public Purposes	Yes. This Direction applies to all draft LEPs.	The draft LEP is consistent with this Direction as it does not propose any changes to land reserved for public purposes.

3 ANALYSIS OF SITES PROPOSED FOR URBAN RELEASE

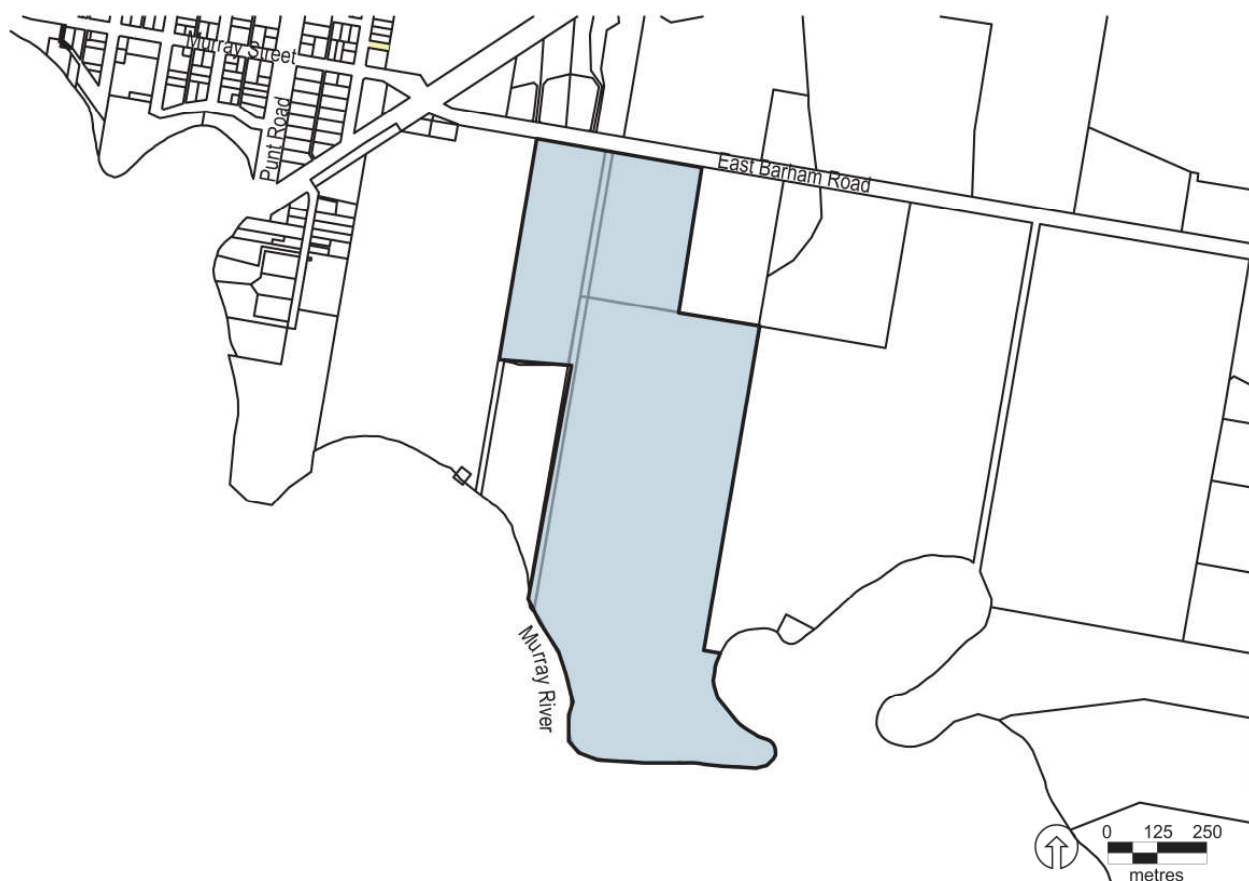
3.1 BARHAM

Cadastral Description	Site 1
Land Description	Lot 1 DP 776105 Lot 1 DP 977223 Lot 1 DP 1094360
Proposed Zoning Changes	1(a) General Rural to Residential Use
Site Context	Site 1 has frontage to the Murray River and is located on East Barham Road approximately 1 kilometre to the south east of the town centre. The site is largely undeveloped with scattered remnant vegetation throughout and riparian woodland on the river side of the levee. The site is also adjacent to the Barham Lakes recreation area.

The land is serviceable by water and sewer and the potential yield is approximately 600 lots. Given the large potential lot yield, the land owner has indicated that the development will be staged, with the first stage to be the river front blocks with staging continuing to the north. It is anticipated that the first release will be approximately 30 lots. The land owner intends to provide a public open space area on the site to include a beach and riparian vegetation below the existing flood levy. Some of the newly created lots will have frontage to the Murray River. A river front building setback will apply.

A sewerage treatment plant is located to the north west of the site. It will therefore be necessary that the Shire request an odour assessment report in relation to the subdivision of the northern parts of the site closest to the sewerage treatment plant. This report will ensure an appropriate buffer is maintained from the sewerage treatment plant. It is anticipated that this would not be necessary for another five to ten years.

In addition, the property between the subject land and the treatment plant is a reserve for the purposes of a public open space / botanical gardens. This reserve will continue to provide a physical and visual buffer between the subject land and the treatment plant.



MINISTERIAL DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it rezones rural land for residential purposes. However the upzoning of the land will represent an orderly extension of Barham and use of the land for residential purposes will satisfy a genuine need for additional residential land as demonstrated by the Wakool Shire Land Use Strategy. The provision of additional residential land in sought after, attractive locations is important as it is in line with evolving lifestyle and demographic trends and will ensure the continued functioning of the township.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental Matters	
Soil Contamination	No known areas of contamination and no historical presence of possible sources of contamination affect the land.
Flooding and Storm water	The land is predominantly protected by a registered flood levee. Residential development will not be permitted below the flood level.
Bushfire Hazard	The site has minimal risk of being affected by bushfire and is not located within an identified bushfire risk area. Site conditions (being generally cleared and flat) would likely preclude the development of bushfire risk.

Noise / Odours	The sewerage plant to the north-east of the subject land has potential to cause odour impacts on the subject land. An appropriate buffer between future residential use of the land and the sewerage treatment plant will be provided by the botanical gardens. The botanical gardens will be retained as a public use for this purpose and will effectively provide for a 200-400 metres wide buffer between the subject land and the sewerage treatment plant. Furthermore, it is considered that the northern parts of the site will be the last stages to be developed. Any requirement for an odour assessment is appropriate to be considered as part of the development assessment stage.
Biodiversity and Heritage	
Flora	Some remnant vegetation is scattered throughout the site. This vegetation should be appropriately protected and incorporated into the design of any future subdivision of the land. Remnant riparian woodland is located on the low side of the levee. Land containing the remnant riparian woodland is therefore unable to be developed for urban purposes.
Fauna	Existing fauna habitat on the site will be protected as described above.
Cultural Heritage and Archaeology	There are no aboriginal or European heritage sites listed on the DEH register as occurring on the site.
Resources	
Extractive and Mineral Resources	The proposal will not impact on any extractive or mineral resources or operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	The proposed development will provide for a continuation of the current pattern of residential development of the township. A master plan is to be prepared for the site which will ensure a high quality outcome in terms of a functional design and landscape character.
Community and Urban Development	
Infrastructure	All necessary infrastructure services are available within the locality and can be cost-effectively provided to the site.
Access and Traffic Generation	The site is accessed from existing local roads. These roads will need to be upgraded as a condition of development. There will be no significant impact on any state or regional roads as a result of the development of the site given the distance from roads in this category.
Social Impacts	The rezoning of the land will result in positive impacts for the town given the identified market demand that exists for land in attractive locations close to the river and parkland. This is consistent with national trends for increased migration to particular lifestyle locations such that Barham can offer.
Economic Impacts	The proposed rezoning will have positive economic effects for Barham given that there is ongoing demand for housing. Increased population will assist in the ongoing economic development of the town and the future viability of services and facilities.

Cadastral Description

Site 2

Land Description

Lots 14, 15 and 16 on DP 1039025

Proposed Zoning Changes

1(c) Rural Residential to Residential Use

Site Context

The site is located to the north west of the town centre and has frontage to the Murray River. The dwelling on the site is accessed from Yarrein Street / Gonn Street. An alternative access point is provided via an intersection with North Barham Road.

There is a valid planning approval for a holiday cabin / tourist development on the subject land. The land owners are reconsidering the use of the site with a view to developing the land for residential purposes due to the convenient location near the town centre and Murray River frontage.

The site is approximately 17 hectares in size, with a potential yield in the order of 180 lots. The site will likely be developed in stages, with the first stage being approximately 31 lots adjacent to the Murray River and proposed road providing access to the river. The balance of the property would be developed in a staged manner, towards the east and north over a five to ten year period.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it proposes to rezone rural land for residential purposes. Notwithstanding, the site has a valid development consent for tourist accommodation and through granting consent, Council has already indicated that the site has moved beyond its agricultural purpose. Given the context of the existing approval for tourist accommodation and the proximity of the subject land to the township, rezoning the land for residential purposes will have negligible additional impact on any rural production values. The proposed upzoning responds to demonstrated demand and is a logical extension of the township.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	No known areas of contamination and no historical presence of possible sources of contamination affect the land.
Flooding and Storm water	The land is protected by a registered flood levee. Extensive storm water works in the area have been completed, including the recent creation by Council of an easement to convey water directly west from the subject land to the Murray River, replacing the previous system which required the pumping of storm water north to Eagle Creek.
Bushfire Hazard	The site has minimal risk of being affected by bushfire and is not located within an identified bushfire risk area.
Noise / Odours	None relevant.
Biodiversity and Heritage	
Flora	The site contains some existing, significant vegetation (<i>E. camaldulensis</i>, River Red Gums). The valid planning consent for tourist accommodation includes a condition seeking for this vegetation to be protected via a covenant on title. The covenant would preclude any development from occurring within 30 metres of the tree line. Any future development of the land should include a similar condition. A separate permit was previously issued allowing vegetation removal along the access road, which has since been completed. The <i>Wakool Local Environment Plan 1992</i> protects the riparian vegetation as well as a 30 metre buffer zone. This is reflected in the valid planning consent for tourist accommodation. It is proposed that this area will be included in the River Front Foreshore Building Line Map to be incorporated into the new LEP.
Fauna	Refer above as relating to Flora.
Cultural Heritage and Archaeology	There are no aboriginal or European heritage sites listed on the DEH register as occurring on the site.
Resources	
Extractive and Mineral Resources	The proposal will not impact on any extractive or mineral resources or operations.

Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate soils. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	The subject land is located close to the Barham Township and will represent an orderly and logical expansion of the town that makes best use of existing infrastructure and services. Furthermore, a valid planning permit exists for the development of holiday cabins on the site. Future residential development of the land is therefore not expected to create any significant visual impacts.
Community and Urban Development	
Infrastructure	All services are available within the locality and can be cost-effectively provided to the site.
Access and Traffic Generation	The site is accessed from existing local roads. These roads will need to be upgraded as a condition of any development. There will be no significant impact on any state or regional roads as a result of the development of the site, given the site's distance from roads in this category.
Social Impacts	The rezoning of the land will result in positive impacts for the town given the identified market demand that exists for land in attractive locations close to the River Murray and with excellent access to the town centre. This is consistent with national trends for increased migration to particular lifestyle locations such that Barham can offer.
Economic Impacts	The provision of additional residential lands will have positive long term economic effects given the demand for housing in Barham. Increased population in the town and close to the town centre will also assist in ongoing economic development of Barham and the continued viability of services and facilities.

Cadastral Description

Site 3

Land Description

Lot 14 on DP 1039025

Proposed Zoning Changes

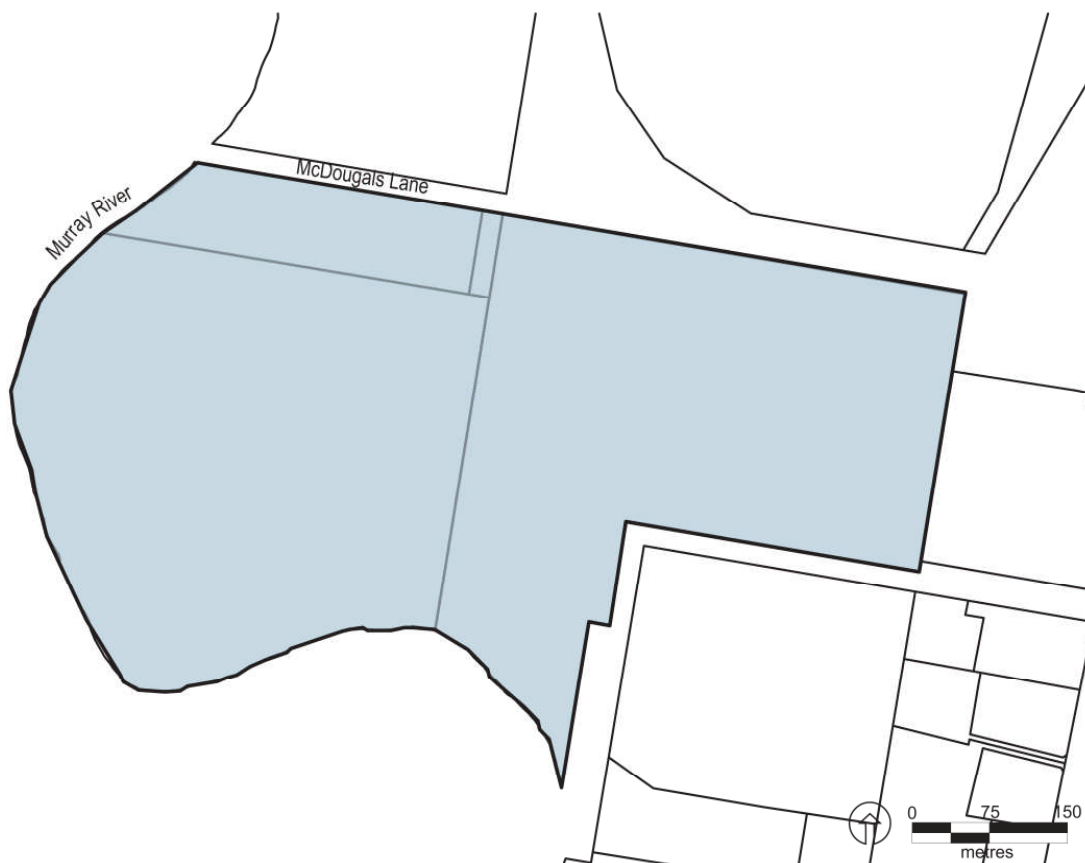
1(a) General Rural to a Large Lot Residential Use

Site Context

Site 3 is located approximately 3 kilometres to the north west of the town centre and has an area of approximately 31 hectares. The site has frontage to the Murray River.

The site is generally flat and cleared of vegetation. The site is part of a larger property that is used as an operational dairy farm however, the site is used for grazing only and infrastructure such as the dairy, cattle yards, plant storage and chemical storage are located on a separate allotment. The site is therefore not integral to the ongoing viability of the dairy farm. For these reasons it is not considered necessary to require a detailed chemical assessment to be carried out prior to the new LEP being finalised.

It is estimated that the site will yield approximately 50 large lot residential lots however, it is anticipated that the land owner will not develop the property within the next five years. It is expected that the land will be developed from east (where it adjoins the urban area) to west to create an orderly extension of the township.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it proposes to rezone rural land for large lot residential purposes. The rezoning of the land will represent an orderly extension of Barham and use of the land for residential purposes will satisfy a genuine need for additional 'large lot' residential land as demonstrated by the Wakool Shire Land Use Strategy. The land release also forms an aspirational target to capture large lot residential demand in the region. The land is used as part of an operational dairy farm and the development of the site for residential purposes will result in the loss of some productive agricultural land. Despite this, the majority of the site will be retained in the rural zone and the operation of the existing dairy farm will be able to continue. Buffers will be incorporated into the design and layout of the subdivision.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	No known areas of contamination and no historical presence of possible sources of contamination relate to the subject land. Whilst the land forms part of an established dairy farm, there have never existed any cattle dips, chemical stores or other sources of possible contamination on this part of the land.

Flooding and Stormwater	The land is generally not subject to flooding and is protected by a levee.
Bushfire Hazard	No substantial bushfire risk is identified or likely to develop.
Noise / Odours	The site will be located adjacent to the remaining, functional portion of the dairy farm. It is expected that buffer requirements would be placed upon any future development of the site to ensure that residential uses are appropriately distanced from any farming operations.
Biodiversity and Heritage	
Flora	Some remnant vegetation is scattered throughout the site, characterised as individual, isolated trees. This vegetation will be protected through the incorporation of vegetation protection provisions into the LEP. A remnant riparian woodland is located on the other side of the levee and is therefore unable to be developed for urban purposes.
Fauna	Existing fauna habitat on the site will be protected, as indicated above.
Cultural Heritage and Archaeology	There are no aboriginal or European heritage sites listed on the DEH register as occurring on the site.
Resources	
Extractive and Mineral Resources	The proposal will not impact on any extractive or mineral resources or operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate soils. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation
Landscape	
Visual Impact	The proposed development will provide for a continuation of the current pattern of residential development of the township, and being relatively level, will not be visible from any major roads. The proposed low density nature of the development will ensure maintenance of the rural character of the area and facilitate retention of existing vegetation.
Community and Urban Development	
Infrastructure	All services are available within the locality and can be cost-effectively provided to the site.
Access and Traffic Generation	The site is accessed from existing, local roads. These roads will need to be upgraded as a condition of development. There will be no significant impact on any state or regional roads as a result of the development of the site, given the distance of the subject land from roads in this category.
Social Impacts	The rezoning of the land will result in positive impacts for the town given the identified market demand that exists for land in attractive locations close to the township, river and parkland.
Economic Impacts	The proposed rezoning will have positive economic effects for the Township given that there is ongoing demand for large lot style housing in Barham. It will also contribute to the ongoing economic development of the town in the medium to long term.

Cadastral Description

Site 4

Land Description

Lot 10 on DP 789076

Lot 5 on DP 804314

Proposed Zoning Changes

1(a) General Rural to Residential Use

Site Context

The site is located to the north of the Barham Township and to the west of the golf course, which adjoins the eastern boundary. Eagle Creek forms part of the western boundary of the subject land. The site is generally flat and is physically accessible by two roads - Vinecombe Lane and an unsealed driveway from Moulamein Road. There is already large lot residential development in the locality near the Golf Course and the area has recent development activity in response to the high demand for 'amenity' housing in the region.

The site has an approximate area of 51 hectares and a potential yield of around 72 large lot residential lots. The owner of the site has recently commenced a 14 lot subdivision of land adjoining the south boundary of the site.

It is anticipated that the site will be developed in a northerly direction, providing an extension of the urban area. Development of the site is expected to occur over the next five years and will be designed to take advantage of the outlook created by frontage to Eagle Creek and Barham Golf Course.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is non-compliant with this Direction because it rezones rural land for residential purposes. Rezoning of the land will represent an orderly extension of Barham and use of the land for residential purposes will satisfy a genuine need for additional large lot residential land as demonstrated by the Wakool Shire Land Use Strategy. The location and nature of the subject land allows it to provide a sought after housing alternative near Barham.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	The site is not expected to be affected by instances of soil contamination. SEPP 55 assessment at development application stage will confirm the presence of soil contamination.
Flooding and Stormwater	The land is not generally subject to flooding. With dwelling floor heights required to comply with Council's policy for "north barham".
Bushfire Hazard	No substantial bushfire risk is identified in RFS Mapping or likely to develop.
Noise / Odours	Eagle Creek separates the site from an existing dairy farm. The riparian vegetation along the Creek provides a substantial physical buffer between the proposed very low

density residential development of the subject land and the farming activity.	
Biodiversity and Heritage	
Flora	The land is largely cleared as a result of previous farming activity. Further clearing of the remaining trees can be controlled via the inclusion of tree protection provisions within the LEP and at development assessment stage.
Fauna	No fauna or fauna habitat will be affected by the rezoning subject to the protection of flora as outlined above.
Cultural Heritage and Archaeology	There are no aboriginal or European heritage sites listed on the DEH register as occurring on the site.
Resources	
Extractive and Mineral Resources	The proposal will not impact on any extractive or mineral resources or operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation
Landscape	
Visual Impact	The proposed rezoning will not impact on the visual quality of the area given that it will be a logical extension of the existing township and the site has minimal visibility from surrounding lands given its generally flat nature.
Community and Urban Development	
Infrastructure	All services are available within the locality and can be cost-effectively provided to the site.
Access and Traffic Generation	Access to the site can be achieved from the existing local roads. The existing road (Vinecombe Lane) can be extended to provide for direct access from the Barham town centre, with upgrading of the existing gravel driveway providing access to Moulamein Road. This upgrade will benefit existing residents of adjoining lands along Vinecombe Lane, as it will provide them with a direct access point to Moulamein Road. It will also eliminate the need for trips in a northerly direction from having travel into Barham township.
Social Impacts	The rezoning of the land will result in positive impacts for the township given the identified market demand that exists for land in attractive locations close to the river. The subject land is also located next to the golf course and is therefore likely to appeal to a specific housing market that is the most active market in the town.
Economic Impacts	The proposed rezoning will have positive economic effects for the township given that there is ongoing demand for housing in Barham that meets a particular segment of the amenity lifestyle market. It will assist in the ongoing economic development of the town through the development of a strengthened population and demand for local services.

Cadastral Description

Site 5

Land Description

Lot 148 on DP 704346

Proposed Zoning Changes

1(a) General Rural to a mix of Commercial and Residential Uses

Site Context

The site is located to the north of the town centre, with frontage to Moulamein Road, which is the primary road traversing the Township. The land is zoned General Rural although it is not used for any agricultural activity. Lands to the south are used for a range of purposes including a mix of residential and light industrial uses.

**SECTION 117 DIRECTIONS**

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it rezones rural land for commercial purposes. It should be noted however, that the Wakool LEP 1992 is outdated and in some cases particularly near towns and villages, land is not zoned in a way that reflects its use. The location of the subject land on the Moulamein Road makes it ideal for a logical extension to the existing commercial area and it is also noted that a range of commercial, light industrial and residential uses exist on the subject land. The size of

the subject land and the nature of surrounding land also lend to the subject land being better suited to an urban use.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	The site is not expected to be affected by instances of soil contamination.
Flooding and Storm water	The land is generally not subject to flooding. The site is within the Barham Town Levee
Bushfire Hazard	No bushfire risk is identified in RFS Mapping or likely due to the urban location.
Noise / Odours	The land is already used for a range of commercial / light industrial uses. The rezoning of the land is therefore unlikely to create additional amenity impacts for residents. It is also noted that there is sufficient separation between the proposed commercial zoning and residential uses to ensure that any impacts are minimal.
Biodiversity and Heritage	
Flora	Generally the site has been cleared of vegetation. There is some remnant vegetation at the north east corner of the site that should be protected.
Fauna	A portion of the site is a possible habitat for the Bush Stone Curlew. It is recommended that this part of the site be preserved as a nature reserve. The zoning map should reflect this use. Siting and design guidelines should be applied to development to ensure that edge effects upon the curlew habitat are minimised.
Cultural Heritage and Archaeology	There are no aboriginal or European heritage sites listed on the DEH register as occurring on the site.
Resources	
Extractive and Mineral Resources	The proposal will not impact on any extractive or mineral resources or operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate soils. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	Rezoning of the site will not have detrimental visual impacts given it forms a logical extension of an existing commercial / industrial precinct.
Community and Urban Development	
Infrastructure	All services are currently available to the site.
Access and Traffic Generation	Access to the site can be achieved from the existing local roads. The site will have direct access to Moulamein Road which is a major road converging on the township.
Social Impacts	Development of the site for a range of alternative business purposes that cannot currently be accommodated in the central business district (CBD) will benefit the community in terms of providing for increased employment diversity.
Economic Impacts	It is important that the proposed commercial area does not compete with the town centre and for this reason the LEP will need to ensure that the zoning of the land reflects an appropriate function and is clearly not oriented to retail developments that would effectively result in out-of-centre development taking place.

Cadastral Description

Site 6

Land Description

Lot 24 on DP 1027213

Lot 25 on DP 1096799

Lot 1 on DP 224754

Proposed Zoning Changes

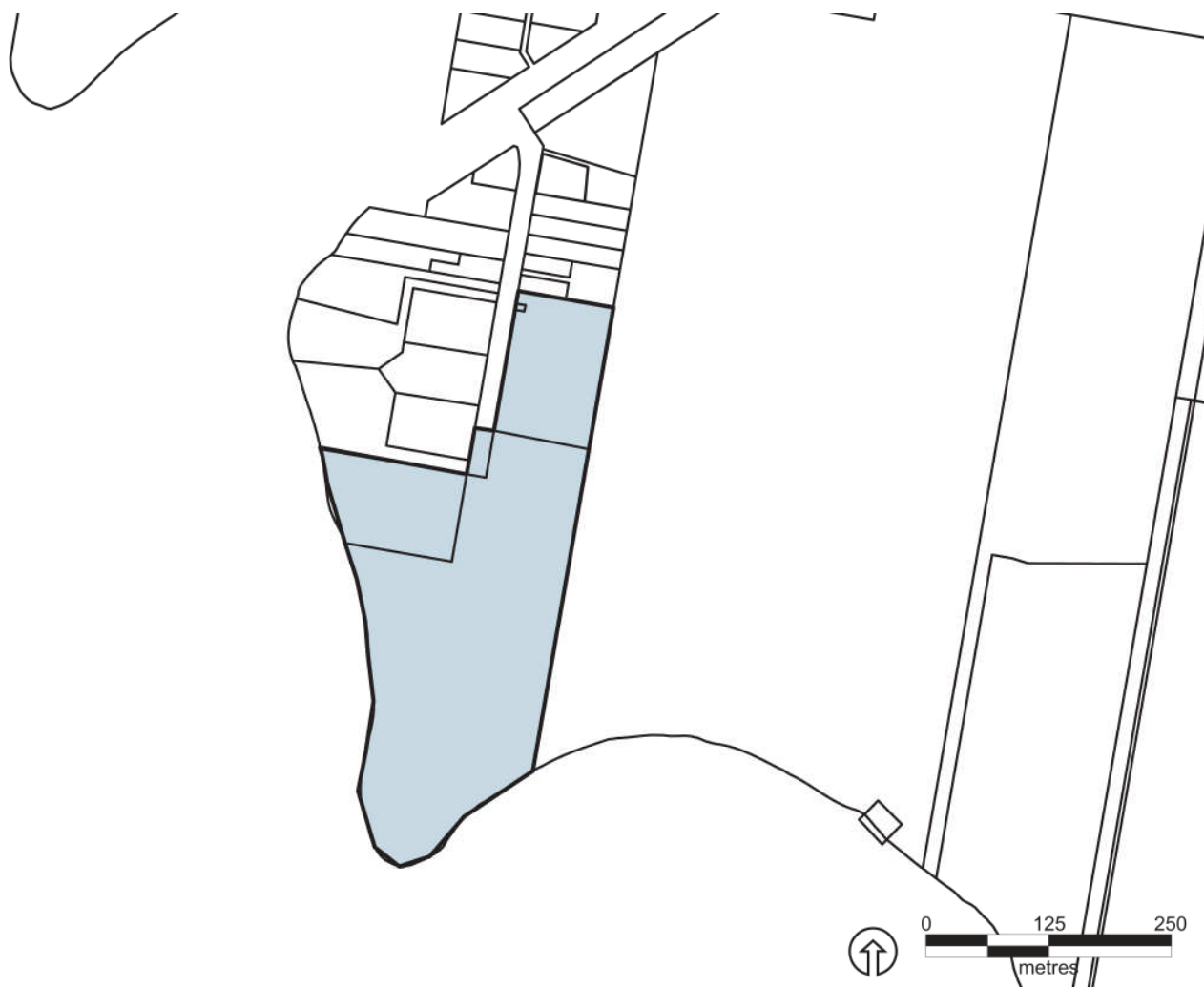
1(c) Rural Small Holdings to a Residential Use

Site Context

The site has an area of approximately 11.4 hectares and is located approximately 1 kilometre from the town centre. It has frontage to the Murray River and is adjacent to the Barham Lakes recreation area. The site is serviced by sewer and water and adjoins the existing village area.

The existing zone does not truly reflect the use of the site given its proximity to the township and relatively small area. There are also a number of dwellings on large urban lots existing on the site. The site is ready for appropriate residential infill to take advantage of the proximity to Barham centre.

The site is mapped in the current LEP with a 30 metres setback from the Murray River and it is expected that this setback will be retained.



MINISTERIAL DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it proposes to rezone rural land for residential purposes. Although the current land use zone is Rural 1(c), the use is 'residential' in nature, so the upzoning refers more to an increase in residential density in this locality. Rezoning of the land will represent an orderly extension of Barham and use of the land for residential purposes will satisfy a genuine need for additional residential land as demonstrated by the Wakool Shire Land Use Strategy. The provision of fully serviced and accessible residential land in attractive locations is important as it is in line with evolving lifestyle and demographic trends and will ensure the continued functioning of the township.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental Matters	

Soil Contamination	No known areas of contamination and no historical presence of possible sources of contamination affect the land.
Flooding and Storm water	The land is predominantly protected by a registered flood levee. Residential development will not be permitted in unprotected areas.
Bushfire Hazard	The site has minimal risk of being affected by bushfire and is not located within an identified bushfire risk area. Site conditions (being generally cleared and flat) would likely preclude the development of bushfire risk.
Noise / Odours	The site is not located near any noise or odour generating uses.
Biodiversity and Heritage	
Flora	The site is generally cleared of vegetation apart from riparian vegetation along the riverbanks. Some remnant vegetation is scattered throughout the site. This vegetation should be appropriately protected and incorporated into the design of any future subdivision of the land. Remnant riparian woodland is located on the low side of the levee. Land containing the remnant riparian woodland is therefore unable to be developed for urban purposes. A river front building setback in the LEP will further consolidate this approach.
Fauna	Existing fauna habitat on the site will be protected as described above.
Cultural Heritage and Archaeology	There are no aboriginal or European heritage sites listed on the DEH register as occurring on the site.
Resources	
Extractive and Mineral Resources	The proposal will not impact on any extractive or mineral resources or operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	The proposed development will provide for a continuation of the current pattern of residential development of the township.
Community and Urban Development	
Infrastructure	All necessary infrastructure services are available within the locality and can be cost-effectively provided to the site.
Access and Traffic Generation	The site is accessed from existing, local roads. These roads will need to be upgraded as a condition of development. There will be no significant impact on any state or regional roads as a result of the development of the site given the distance from roads in this category.
Social Impacts	The rezoning of the land will result in short term positive impacts for the town given the identified market demand that exists for land in attractive locations close to the river and parkland. This is consistent with national trends for increased migration to particular lifestyle locations such that Barham can offer.
Economic Impacts	The proposed rezoning will have positive economic effects for Barham given that there is ongoing demand for housing. Increased population will assist in the ongoing economic development of the town and the future viability of services and facilities.

3.2 TOOLEYBUC**Cadastral Description**

Site 7

Land Description

Lot 1 on DP 450129

Lot 1 on DP 1122524

Proposed Zoning Changes

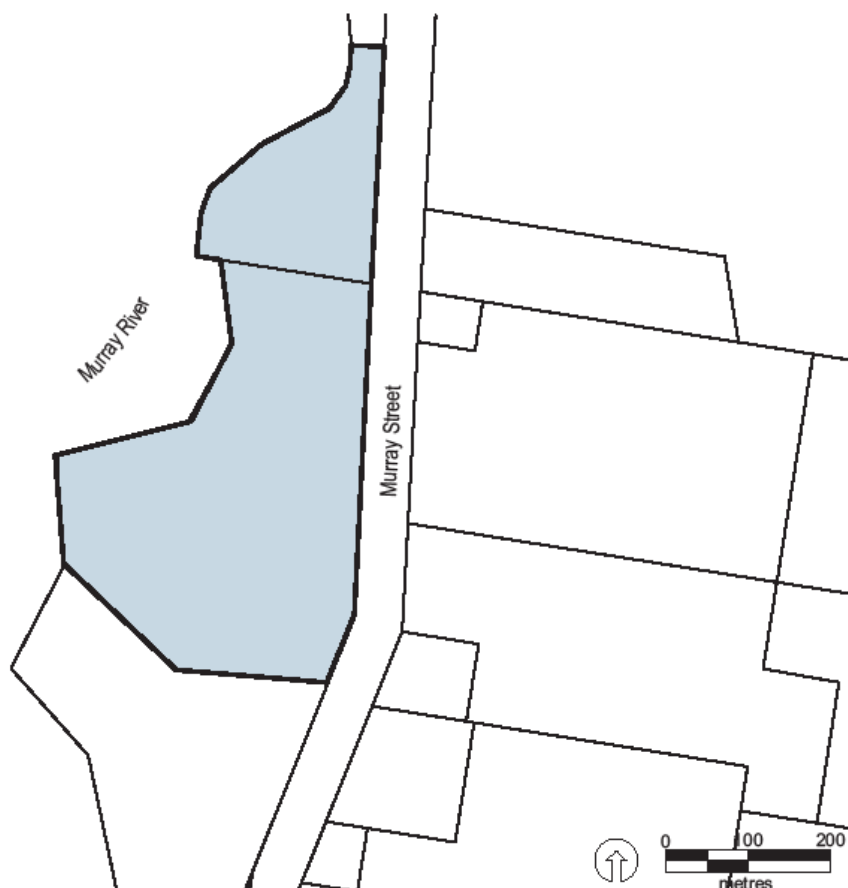
1(a) General Rural to a Residential Use

Site Context

The subject land is located on the northern edge of the village with the golf course adjoining the southern boundary. The land has frontage to the Murray River for the full length of its western boundary.

At a recent community planning meeting facilitated by the Shire, the Tooleybuc community identified the potential for creating growth by developing land adjacent to the Murray River. It is envisaged that river front land in Tooleybuc could be some of the most affordable residential Murray River frontage land available along the entire length of the river. The land has an area of approximately 18 hectares with approximately 15 hectares available for development, with the balance being on the lower side of the levee.

The site has a potential lot yield of around 100 lots. The owner intends to develop the river front allotments in the early stages and it is acknowledged that it may take in excess of ten years for the balance of the land to be fully developed.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it rezones rural land for residential purposes. Whilst the proposed rezoning may result in the loss of some potentially productive agricultural land, it is considered that the future stability of the village is dependent on the provision of additional residential land with access to the River Murray. The subject land adjoins existing settlement and is one of the few remaining sites that can provide this housing choice and is therefore considered as an acceptable 'trade off' that will produce a net benefit outcome.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	The site is not expected to be affected by contamination based on previous land use history.
Flooding and Stormwater	The land is generally not subject to flooding and is protected by a levee.
Bushfire Hazard	The site does not have any significant identified bushfire risk.
Noise / Odour	The site is not located near any noise or odour generating uses. There are some rural properties located to the east however, a vegetated buffer can be provided along the road at this interface at subdivision design stage.

Biodiversity and Heritage	
Flora	There are a number of scattered trees across the site which will be protected by vegetation protection controls to be incorporated into the LEP. Riparian vegetation along the Murray River will be protected as a result of minimum setback requirements for development.
Fauna	The site does not contain any contiguous areas of fauna habitat. The existing habitat qualities of the individual trees and riparian vegetation will be protected as per above.
Cultural Heritage and Archaeology	The site contains no listed cultural heritage features.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	Future development is not expected to have any unreasonable impacts on visual amenity. The land is generally flat and a vegetated buffer provided along the road frontage will assist in maintaining a semi-rural character.
Community and Urban Development	
Infrastructure	The site is able to be serviced by necessary services.
Access and Traffic Generation	The site gains direct access to Murray Street, which is an existing local road. Access points to individual properties from Murray Street can be provided via consolidated access points.
Social Impacts	The rezoning will provide for the long term housing needs of the village and assist in achieving better prospects for stabilisation of the population.
Economic Impacts	The rezoning may result in positive economic effects for the village, particularly the golf course and the small number of local businesses and services.

Cadastral Description

Site 8

Land Description

Lot 1 on DP 449798
 Lots 1 through 7 on DP 835945
 Lots 2 and 3 on DP 828565
 Lots 16, 23, 24 and 25 on DP 15542
 Lots 1 and 2 on DP 615450
 Lot 1 on DP 1035817
 Lot 2 on DP 735660

Proposed Zoning Changes

1(a) General Rural to a Large Lot Residential Use

Site Context

The site is located to the south of the village and comprises several small rural holdings but forming one contiguous parcel. The site has long frontage to Tooleybuc Road and has frontage to the Murray River for a significant portion of its western boundary.

The large lot residential zone proposed for the site reflects the current use. It is not anticipated that large scale subdivision of the land will occur given the size and layout of the existing lots. It is likely that rezoning will allow existing land owners to divide lots into slightly smaller parcels and take advantage of the Murray River frontage.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction as it rezones rural land for residential purposes. The rezoning of the subject land will reinforce the existing pattern of rural residential development, while allowing for slightly more intensive development through the provision of smaller lot sizes. Formalisation of the existing large lot residential nature of development on the subject land is considered a positive outcome to encourage concentration of this type of development into a single area, thereby minimising effects on rural practices and simplifying management of interface issues between rural residential and rural land uses.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	The site is not expected to be affected by instances of contaminated land.
Flooding and Stormwater	The land is generally not subject to flooding and is protected by a levee.
Bushfire Hazard	The site is not identified in RFS Mapping as being a bushfire risk..
Noise / Odour	The site is not located near and noise or odour generating uses. Impacts relating to agricultural activity on surrounding farmland can be managed through the creation of vegetated buffers and transitional lot sizes within the subject site as appropriate.

Biodiversity and Heritage	
Flora	There are a number of scattered trees across the site which will be protected by vegetation protection controls to be incorporated into the LEP. Riparian vegetation along the Murray River will be protected as a result of minimum setback requirements for development. There is a patch of native bush located adjacent to the Murray River, in association with a small intermittent creek. It is anticipated that part of this land may be able to be incorporated into a recreation reserve and any additional vegetation located on private property can be protected via vegetation protection controls.
Fauna	The existing habitat qualities of the site will be protected via the means listed above.
Cultural Heritage and Archaeology	The site contains no listed cultural heritage features.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability/Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	The land is generally flat and its development will not have any unreasonable impacts on visual amenity. The intended low density pattern of development is generally consistent with the use of the land and will ensure that the rural character of the area is maintained.

Community and Urban Development	
Infrastructure	The site is unlikely to be connected to reticulated water and sewerage services and proposed minimum lot sizes will therefore reflect the need for on-site waste disposal and water harvesting. Lot sizes will reflect onsite effluent disposal requirements.
Access and Traffic Generation	The site will be accessed from Tooleybuc Road, which is an existing sub-regional road. Access arrangements will be dependent on lot sizes, although given the low vehicle volumes and good sight distances, direct access to individual properties from this road may be able to be safely provided.
Social Impacts	The rezoning will provide for the long term housing needs of the village and given the growth in demand for lifestyle blocks, rezoning of the subject land is one of the few opportunities the village may have to encourage longer-term population stability.
Economic Impacts	The rezoning may result in positive economic effects for the village, particularly the golf course as a result of increased population.

3.3 MURRAY DOWNS

Cadastral Description

Site 9

Land Description

Lot 2 on DP 785831
 Lot 605 on DP 1142600
 Lot 58 on DP 813520
 Lot 4 on DP 758831

Proposed Zoning Changes

1(a) General Rural to a Residential Use

Site Context

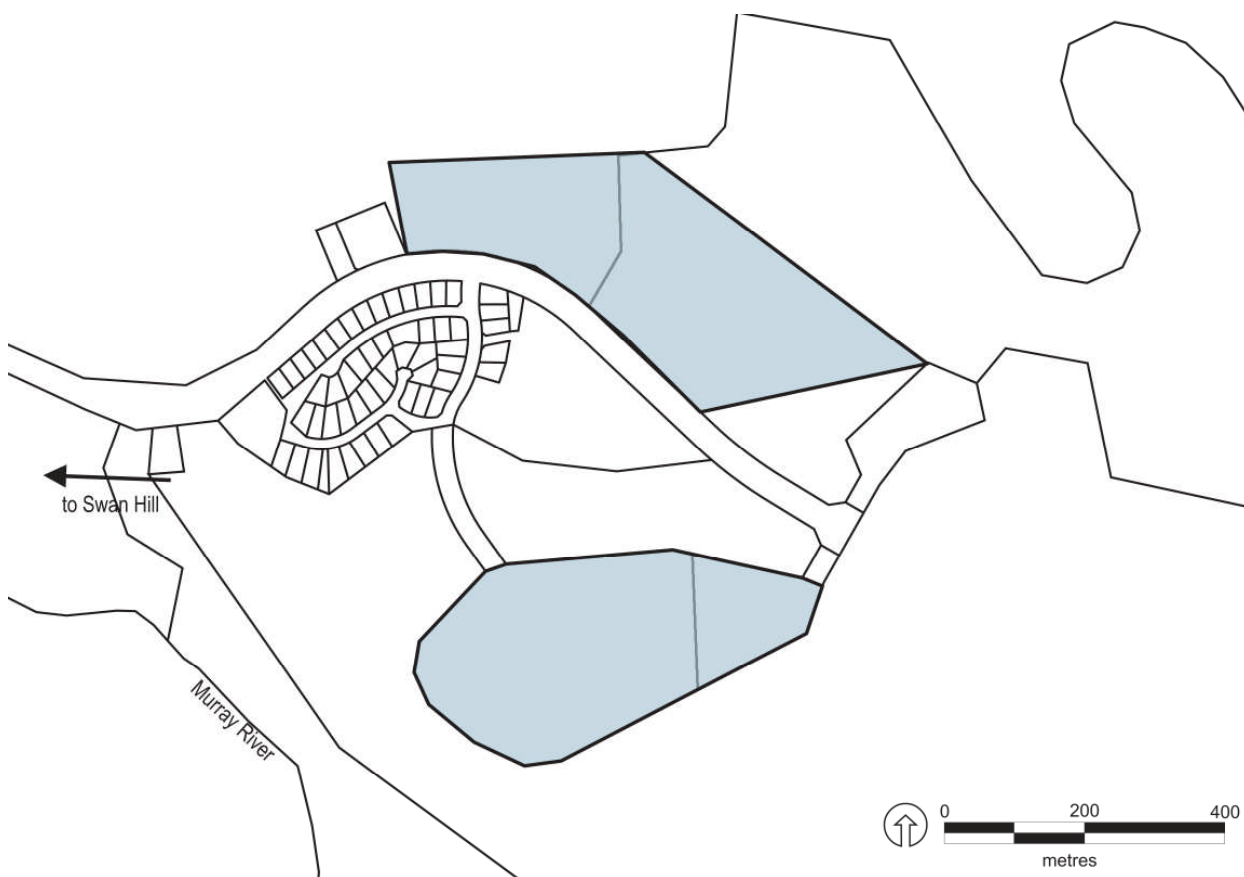
The site comprises two main parcels, both located to the north and south of the township. One adjoins an existing pocket of residential land and is generally surrounded by the golf course. The second parcel is entirely surrounded by the golf course. In total, both parcels comprise approximately 12.3 hectares, with a potential lot yield of 144 lots.

The site forms part of the Murray Downs 'sandhills'. Revegetation of the subject land and surrounding area has been undertaken in recent times to improve the environmental amenity of the land.

It is considered that the northern parcel of land will provide for a more affordable land release having views of the golf course but not direct frontage. The southern parcel or "Island Block" as it is locally known will likely provide premium product with direct frontage to both lakes and golf course.

The site was part of the original Murray Downs development master plan that was prepared in the late 1980s and could be developed for residential purposes under the enabling clause 37 in the current LEP.

It should be noted that Murray Downs has been subject to detailed indigenous and flora and fauna studies over many years. There are no known species of indigenous significance on the site and the developer has existing agreements with the Wamba Wamba Aboriginal Land Council. Furthermore, it is noted that all vegetation on the site was planted by the owner of the land in the late 1980s.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it rezones rural land for residential purposes. It has to be noted however, that Murray Downs has been developed through an enabling clause in the LEP which in effect has promoted rural land to an urban residential land use. While the zone is currently zoned rural, the ensuing land use is urban in nature. Thus inconsistency with the Direction is a technicality. The rezoning of the subject land will reinforce the existing pattern of rural residential development, while allowing for more intensive development through the provision of smaller lot sizes. Formalisation of the rural residential nature of development on the subject land is considered a positive outcome to encourage concentration of this type of development into a single area, thereby minimising effects on rural practices and simplifying management of interface issues between rural residential and rural land uses.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	The subject land is not expected to be affected by instances of contaminated land.
Flooding and Stormwater	The subject land is not prone to flooding.
Bushfire Hazard	The sites have no significant, unmanageable bushfire risk, and are not located within identified bushfire hazard areas.

Noise / Odour

The site is not located near and noise or odour generating uses.

Biodiversity and Heritage	
Flora	The subject land contains a mix of non-remnant native vegetation, both indigenous and non-indigenous to the area. It is anticipated that a proportion of this vegetation will require removal to allow for the construction of roads and placement of dwellings. Further investigation will be required into the full impacts of development on the vegetated portions of the subject land. The current DCP 5 – Tree Preservation aims to protect the ecosystems of the sand hills, as well as control the extent of wind erosion. Having regard to the objectives of the DCP, it would be necessary to ensure that any clearing and earthworks associated with the development of the subject land were appropriately managed so as not to cause soil erosion. There is a range of measures that could be used to achieve this outcome and to this effect, a requirement of development would be that a site management plan be prepared and implemented.
Fauna	A flora and fauna report has been prepared for the site indicating that the vegetation is largely not remnant and has been planted in recent times. This report does however indicate that the vegetation has some notable habitat values.
Cultural Heritage and Archaeology	The site subject land does not contain listed cultural heritage features. A Cultural Heritage Management Plan has been prepared for the Murray Downs area and evidence of aboriginal occupation has been found. Development of the sites would proceed in accordance with the requirements of the relevant legislation, ensuring that any found artefacts or burial remains are treated appropriately. Further detailed studies would be required prior to undertaking any ground disturbance works in order to fully ascertain the extent of any remains or artefacts.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	The land is generally flat and its development will not have any unreasonable impacts on visual amenity. The subject land is located some distance from major roads and is able to be appropriately set into the landscape and screened by vegetation.
Community and Urban Development	
Infrastructure	The subject land is able to be fully serviced.
Access and Traffic Generation	The subject land is able to be accessed from Murray Downs Drive, which primarily services the golf course as well as existing residential properties. It is expected that access to individual sites will be consolidated into a single intersection. It is unlikely that traffic volumes in this road will ever significantly exceed current volumes given that it terminates at the golf course. It is therefore expected that direct access to properties fronting the road would be acceptable.
Social Impacts	The rezoning will provide for positive social impacts, by taking advantage of the growth of Swan Hill and demand for lifestyle lots close to the golf course.
Economic Impacts	Development of the subject land will have positive economic benefits for the Shire through an increased residential population.

Cadastral Description

Site 10

Land Description

Lots 1 and 2 on DP1144152

Lots 1, 13 and 14 on DP 859813

Lot 608 on DP 1144877

Lots 11 and 12 on DP 1014854

Lots 2 through 10 on DP 859813

Proposed Zoning Changes

1(a) General Rural to a Residential Use

Site Context

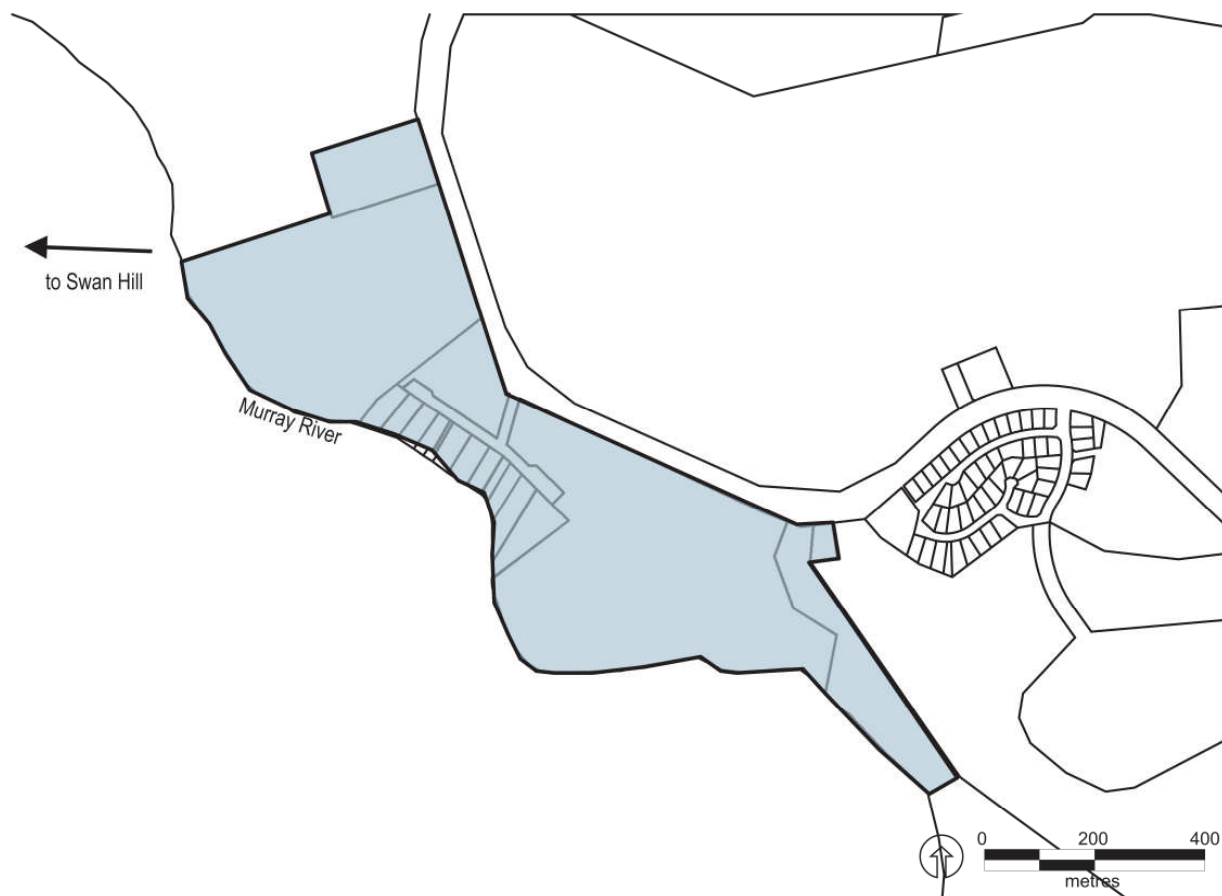
The subject land is located to the east of the golf course and forms a substantial portion of land within the village of Murray Downs. It has direct road access from Murray Downs Drive as well as a long frontage to the Murray River. The subject land comprises a number of small rural holdings that would generally be used for lifestyle purposes, as well as a cluster of small riverside residential blocks.

These allotments were part of the original Murray Downs development master plan that was prepared in the late 1980s and could be developed for residential purposes under enabling clause 37 in the current LEP.

The land is approximately 38 hectares in size with a potential yield of 50 lots with an average of 1200 square metres and approximately 304 lots with an average of 700 square metres.

There are two subdivisions under construction on the site creating an additional 26 lots in the short term. It is anticipated that once rezoning is finalised that the owner of the western most portion of the site will commence the first stage of a 250 lot residential subdivision commencing at the river end of the site.

Council has been mindful to restrict land to be up zoned to the area above the 68.5AHD level, which is accepted as the flood level for the site.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it rezones rural land for residential purposes. As noted in the notes for Site 9, the land at Murray Downs is used for urban purposes, enabled via clause 37 of the LEP although zoned Rural. The rezoning of the subject land will reinforce the existing pattern of rural residential development, while allowing for more intensive development through the provision of smaller lot sizes. Formalisation of the rural residential nature of development on the subject land is considered a positive outcome to encourage concentration of this type of development into a single area, thereby minimising effects on rural practices and simplifying management of interface issues between rural residential and rural land uses.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	Part of the subject land is subject to a valid planning permit and contamination has been identified in a small section of the site. The land is the subject of a remediation action plan to address the identified contamination. No other area of contamination exists on the site.
Flooding and Stormwater	The subject land is protected by a levee.
Bushfire Hazard	The subject land has no significant, unmanageable bushfire risk.

Noise / Odour

The site is not located near any noise or odour generating uses.

Biodiversity and Heritage	
Flora	The subject land is predominantly cleared of native vegetation. Riparian vegetation along the banks of the Murray River will be protected through the adherence to minimum waterway setback distances. The majority of this vegetation is located below 68.5 AHD and is unable to be developed.
Fauna	The habitat values of the site are not significant, given that there is little vegetation apart from remnant red gums below the developable flood line. These trees will therefore not be affected by future development of the subject land.
Cultural Heritage and Archaeology	The subject land contains no listed cultural heritage features. A Cultural Heritage Management Plan has been prepared for the Murray Downs area and evidence of aboriginal occupation has been found. Development of the sites would proceed in accordance with the requirements of the relevant legislation, ensuring that any found artefacts or burial remains are treated appropriately. Further detailed studies would be required prior to undertaking any ground disturbance works, in order to fully ascertain the extent of any remains or artefacts.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate soils. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation
Landscape	
Visual Impact	The land is generally flat and its development will not have any unreasonable impacts on visual amenity.
Community and Urban Development	
Infrastructure	The land is able to be fully serviced.
Access and Traffic Generation	The land is able to be accessed from Murray Downs Drive, which carries vehicle traffic to the golf course. It is expected that access to the land will be consolidated to minimise the number of access points. It is unlikely that traffic volumes on Murray Downs Drive will significantly increase so direct access to properties fronting the road may be acceptable.
Social Impacts	The rezoning will provide for positive social impacts, by taking advantage of the growth of Swan Hill and demand for lifestyle lots close to the golf course and river. Development of this site will result in a relatively substantial increase in the population Murray Downs, which given the proximity to Swan Hill will not be disadvantaged by the limited services available within Murray Downs itself.
Economic Impacts	Development of the subject land will have positive economic benefits for the Shire through an increased residential population.

Cadastral Description

Site 11

Land Description

Lot 75 on DP 722007

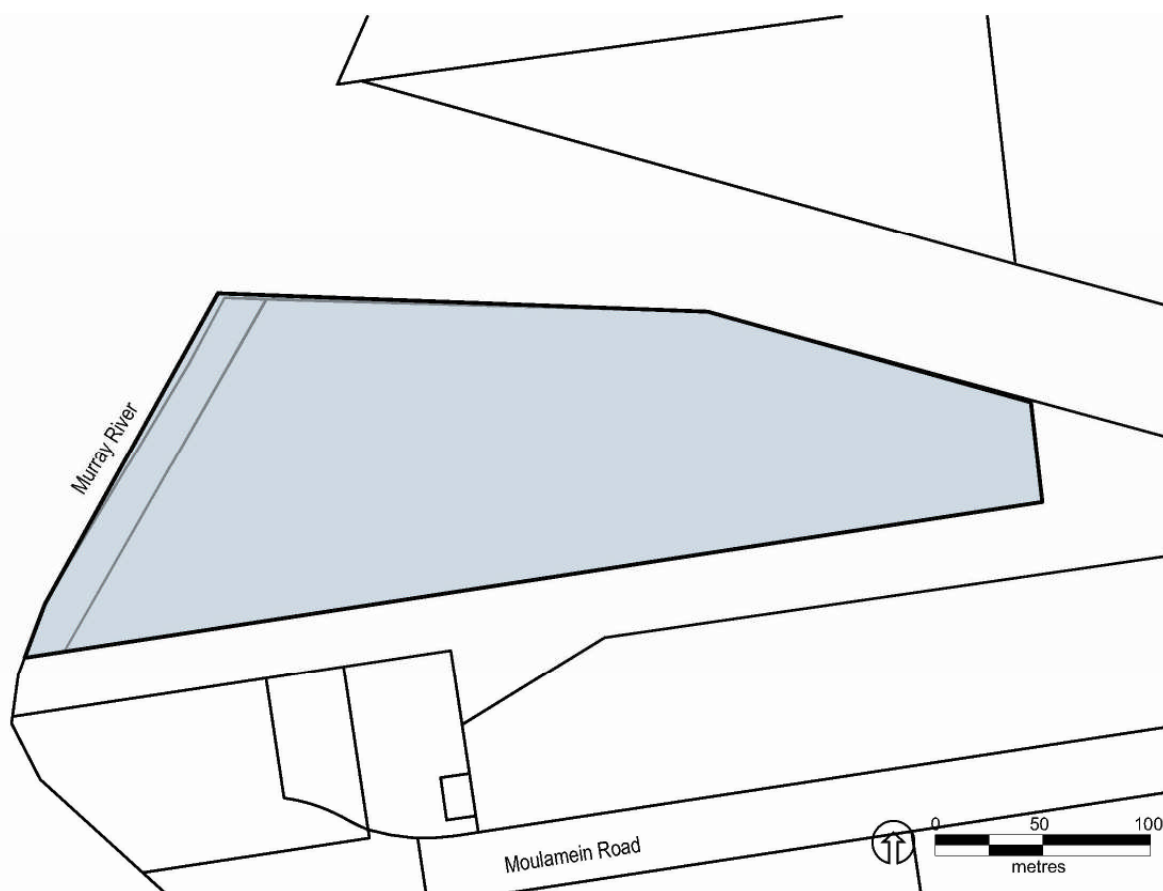
Proposed Zoning Changes

1(a) General Rural to a Residential or Special Use

Site Context

The subject land is located at the western edge of the township, adjacent to the Murray River. It is occupied by the Wamba Wamba Local Aboriginal Land Council and used for a range of purposes, including residential and cultural purposes.

The nature of the existing low density residential use is expected to continue on the land.

**SECTION 117 DIRECTIONS**

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it proposes to rezone rural land for unique residential and cultural purposes. The location of the subject land makes it an ideal and logical extension to the existing township. The new zone will need to reflect the existing and proposed conditions of the land. Further advice will be required on the best zoning treatment for the subject site.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	The site is not expected to be affected by instances of soil contamination.
Flooding and Stormwater	The land is protected by a levee.
Bushfire Hazard	The subject land is not located within a bushfire risk area.
Noise / Odour	The land is not located near and noise or odour generating uses.
Biodiversity and Heritage	
Flora	There are a number of scattered trees across the site which will be protected by vegetation protection controls to be incorporated into the LEP. Riparian vegetation along the Murray River will be protected as a result of minimum setback requirements for development from the River.
Fauna	The habitat values of the site will be protected through the measures outlined above.
Cultural Heritage and Archaeology	The site is the location of the Wamba Wamba Local Aboriginal Land Council. The site contains no listed aboriginal cultural heritage features other than the existing habitation.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	The land is generally flat and its development will not have any unreasonable impacts on visual amenity given the proximity to the township.
Community and Urban Development	
Infrastructure	The land is able to be fully serviced.
Access and Traffic Generation	The subject land is able to be accessed from main road to Swan Hill. Any future access to the site will be gained via the existing, single access point.
Social Impacts	The rezoning will provide for positive social impacts through provision of land adjacent to the township that is also located in close proximity to the Swan Hill town centre.
Economic Impacts	Development of the subject land will have positive economic benefits for the Shire through providing for a modestly increased residential population.

Cadastral Description

Site 12

Land Description

Lots 1 and 2 on DP 1123494

Proposed Zoning Changes

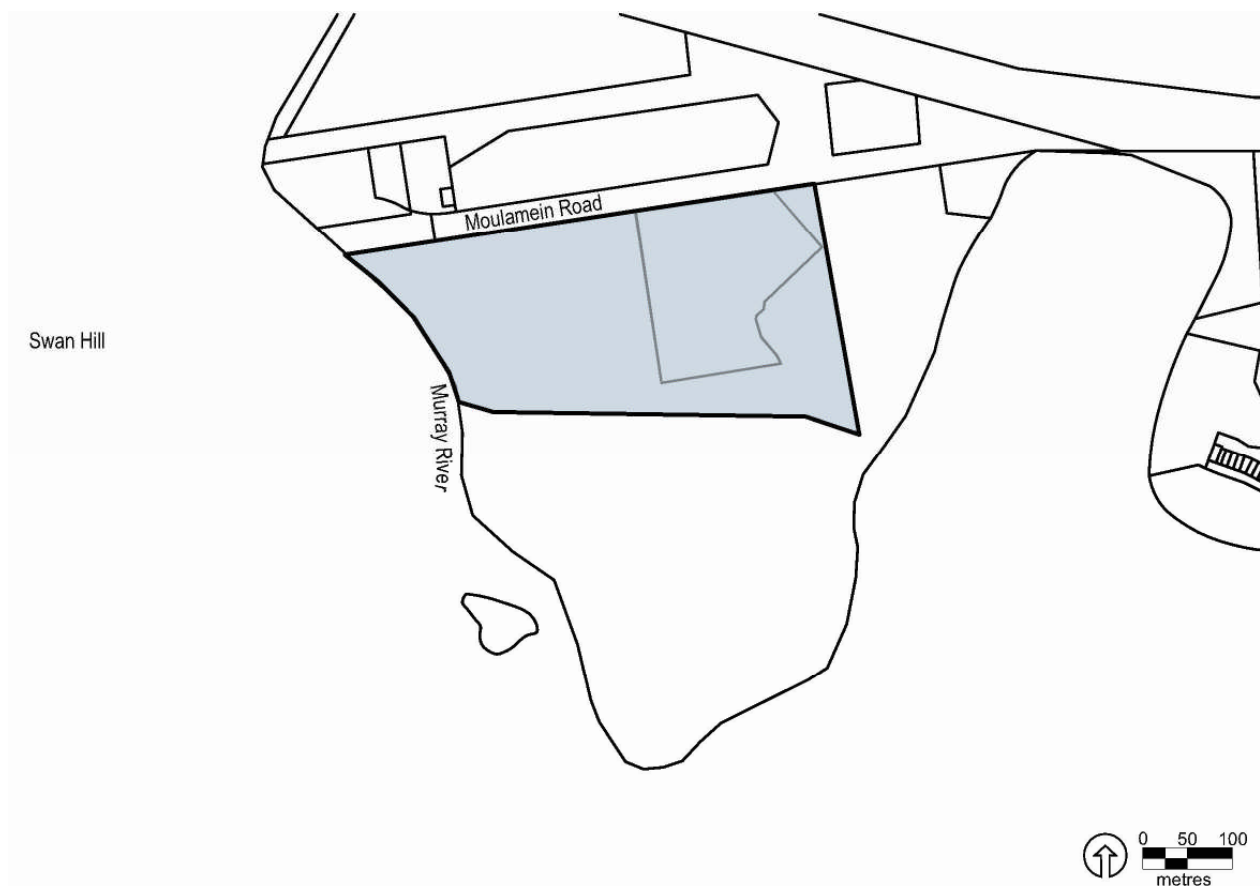
1(a) General Rural to a Commercial and Industrial Use

Site Context

The site is located at the western edge of the township, separated from Swan Hill by the Murray River.

The site is the location of Pickerings transport which has had an ongoing use for approximately 60 years. The site is used as a large transport and logistics business and there is also a nursery and brick sales and display area on site. It is anticipated that this use will continue for the foreseeable future.

A large part of the land is undeveloped and contains some remnant vegetation. There is an opportunity to encourage commercial development in the locality.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it proposes rezoning of rural land to commercial or light industrial purposes. The site has a continuing history of around 60 years use for transport and logistics. This land use history, along with the capabilities of existing infrastructure and the location of the subject site make it appropriate for rezoning.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	The site is not expected to be affected by instances of contaminated land.
Flooding and Stormwater	The land is protected by a levee.
Bushfire Hazard	The site is not located in a bushfire risk area.
Noise / Odour	The site is not located near and noise or odour generating uses.
Biodiversity and Heritage	
Flora	There are a number of scattered trees across the subject land that will be protected by vegetation protection controls to be incorporated into the LEP. There is some more extensive woodland vegetation covering the site and it is possible that a significant amount of this vegetation would be able to be set aside in a reserve. Riparian vegetation along the Murray River will be protected as a result of minimum setback requirements for development.
Fauna	The habitat values of the site will be protected through the inclusion of vegetation protection controls. Further investigation may be undertaken to determine which areas have the greatest values for placement within a reserve. A plan of development would need to be prepared showing how vegetation could be incorporated into the site development.
Cultural Heritage and Archaeology	The site contains no listed cultural heritage features.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation
Landscape	
Visual Impact	The land is generally flat and its development will not have any unreasonable impacts on visual amenity. Parts of the subject land are used for commercial purposes. Furthermore, it is expected that given the limited road frontage there will be limited visibility of any future development of the subject land.
Community and Urban Development	
Infrastructure	The land is able to be fully serviced.

Access and Traffic Generation	The sites are able to be accessed from the main road to Swan Hill. A consolidated access point will need to be created to provide access to the land behind the existing premises.
Social Impacts	The rezoning will provide for positive social impacts by providing land for commercial purposes in close proximity to the existing township as well as the Swan Hill town centre.
Economic Impacts	Development of the subject land will have positive economic benefits for the Shire through formalised commercial zoning and potentially employment generating development.

Cadastral Description

Site 13

Land Description

Lot 21 on DP 1017769

Lot 1 on DP 531599

Lot 3, 5 and 6 on DP 270228

Lot 2 on DP 844955

Lot 1 and 2 on DP 1134973

Proposed Zoning Changes

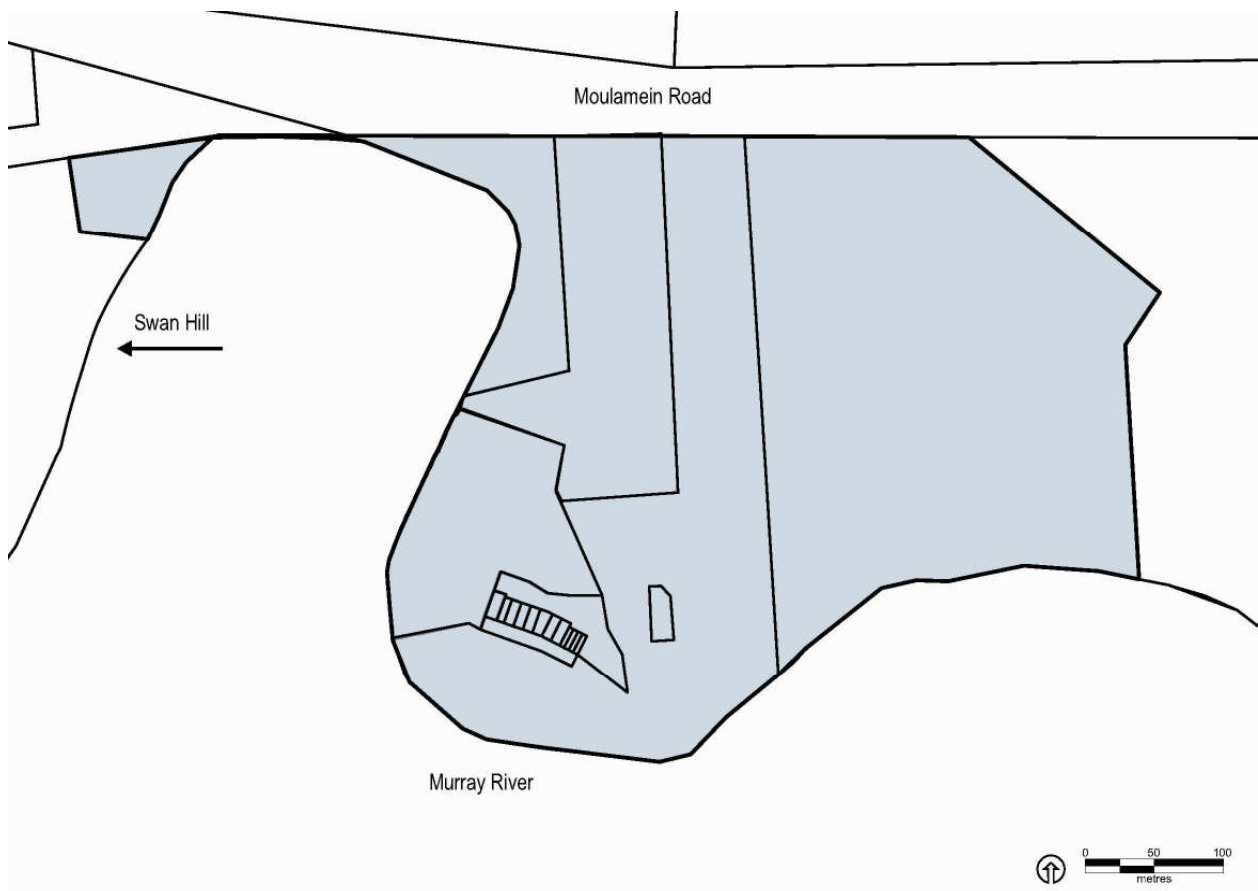
1(a) General Rural to Private Recreation or Tourism Use

Site Context

The site is located south of Moulamein Road Street (the main road linking with Swan Hill), with extensive frontage to the Murray River.

The site is developed with a marina and has other approvals for a river boat cruise operation and tourist accommodation.

There is riparian vegetation along the Murray River and other scattered vegetation through the site (some planted and some indigenous). All significant native vegetation has been protected by the existing approvals, with all future approvals for the site similarly expected to protect the native vegetation.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it rezones rural land for specialised private recreation and tourism purposes with some low density residential opportunities. Rezoning of the subject land will reinforce the existing approvals and pattern of tourism and rural residential development. The close proximity to Swan Hill and the location of the site on the Murray River makes it ideally suited for tourism uses. The shape and size of the site exclude it from being reasonably used for agricultural purposes. The current land use zone is inappropriate in this instance.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	The site is not expected to be affected by instances of contaminated land.
Flooding and Stormwater	The site is largely protected by a levee, apart from the existing marina.
Bushfire Hazard	The site is not located in a bushfire risk area as identified in RFS Mapping.
Noise / Odour	The site is not located near and noise or odour generating uses that would affect the expected tourism use of the site.
Biodiversity and Heritage	
Flora	As discussed above, there is riparian vegetation along the Murray River and scattered vegetation (both planted and indigenous) throughout the site. Existing approvals for the site protect the riparian vegetation and it is expected that future approvals for the site would similarly protect significant native vegetation.
Fauna	The habitat values of the site will be protected through the ongoing protection of vegetation on the site.
Cultural Heritage and Archaeology	The site contains no listed cultural heritage features.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation
Landscape	
Visual Impact	The land is generally flat and its development will not have any unreasonable impacts on visual amenity. Parts of the subject land are already used for tourism purposes and there are other approvals in place that are yet to be implemented.
Community and Urban Development	
Infrastructure	The land is able to be fully serviced.
Access and Traffic Generation	The site is able to be accessed from the main road to Swan Hill.
Social Impacts	The rezoning will provide for positive social impacts by providing land in close proximity to the existing township as well as the Swan Hill town centre.

Economic Impacts	Development of the subject land will have positive economic benefits for the Shire through increasing tourism in the Shire and utilising the close proximity of Swan Hill.
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Cadastral Description

Site 14

Land Description

Lot 71 on DP 756603
 Lot 7002 on DP 1089741
 Lots 1 and 2 on DP 384076
 Lot 73 on DP 1117956

Proposed Zoning Changes

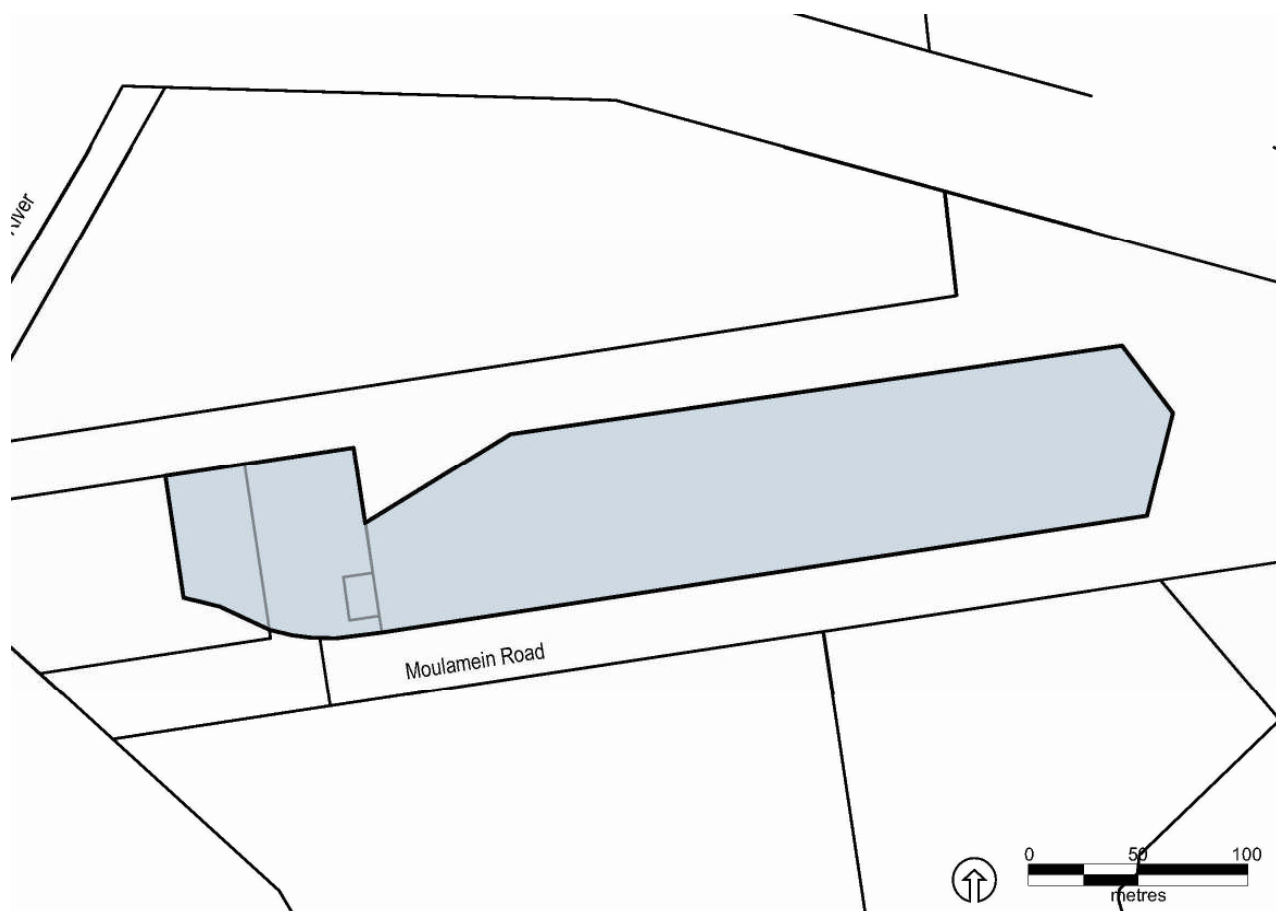
1(a) General Rural to Commercial Use

Site Context

The site is located at the western edge of the Murray Downs area with frontage to Moulamein Road. The Federal Hotel is located on the southernmost allotment of the site. The site is located within 300 metres of the Swan Hill CBD. The site may lend to commercial and highway service uses.

The site is former Crown land that was once part of the travelling stock route. Council has acquired the site and during the acquisition process native title and other cultural issues were considered and accepted by the State government as being resolved.

The site is proposed for rezoning to encourage business development to take advantage of the proximity of Swan Hill. Other commercial uses are in the area, including the Federal Hotel as discussed above and the Pickering's transport land to the south.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it rezones rural land for commercial and other purposes, even though the site is partially developed. Due to the generally small size of the parcel and its former use as TSR the current zone is not representative of the future use of the land. Changing the land use to allow commercial land uses will take advantage of the proximity to the township, other commercial land uses and excellent access to the land that is provided by Moulamein Road. Moulamein Road also provides excellent access from the land to Swan Hill. Given the geographical features of the land, it is considered most appropriate to cater for the commercial land use demand in Murray Downs.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	The site is not expected to be affected by contaminated land.
Flooding and Stormwater	The land is protected by a levee.

Bushfire Hazard	The site is not located in a bushfire risk area as identified in RFS Mapping
Noise / Odour	The site is not located near and noise or odour generating uses that would affect the proposed commercial use of the land.
Biodiversity and Heritage	
Flora	The land has previously been cleared given the former use as a stock route. As a result, there is no vegetation of significance identified on the land.
Fauna	Due to the clearing of vegetation from the land as outlined above, it has little habitat value.
Cultural Heritage and Archaeology	The site contains no listed cultural heritage features.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate conditions. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation
Landscape	
Visual Impact	The land is generally flat and is located in close proximity to other commercial uses. Any development of the land will be consistent generally with the visual appearance of this part of the township.
Community and Urban Development	
Infrastructure	The land is able to be fully serviced.
Access and Traffic Generation	The site is able to be accessed from the main road to Swan Hill.
Social Impacts	The rezoning will provide for positive social impacts by providing commercial land in close proximity to the existing township as well as the Swan Hill town centre.
Economic Impacts	Development of the subject land will have positive economic benefits for the Shire through increased business land to take advantage of the close proximity of Swan Hill.

3.4 MOULAMEIN

Cadastral Description

Site 15

Land Description

Lots 87 and 88 on DP 756564
 Lots 80, 81 and 82 on DP 756564
 Lot 108 on DP 257122
 Lot 2 on DP 243487
 Lots 1 - 10 on DP 758713
 Lots 1 - 4 and 8 - 12 on DP 799379

Proposed Zoning Changes

1(a) General Rural to a Large Lot Residential Use

Site Context

The subject land is located to the south of the existing township. The site is comprised of a number of individual landholdings and has considerable frontage to the Edward River as well as Billabong Creek. Lots without frontage to Deniliquin Road are accessed via a gravel road. The site contains some areas of scattered remnant vegetation, as well as a large area of riparian vegetation, largely due to the lengthy abuttal of the Murray River. The site also contains the culturally significant Moulamein courthouse.

The site has an area of approximately 52 ha with a potential of 24 unserviced lots. While it is physically possible to service these potential lots due to their close proximity to water and sewer infrastructure, the cost of doing so when considering land values in Moulamein would make servicing unlikely.

The proposed large lot residential zone reflects the use of the area and it is not anticipated that there will be large scale subdivision development of the site. It is likely that the rezoning will allow existing land owners to divide their lots into smaller parcels to provide for some modest infill opportunities and take advantage of the Edwards river frontage.

It is noted that much of this land is under one ownership. It is expected that minimum lot size requirements for large lot residential use will require the consolidation of some smaller lots while allowing the subdivision of other larger lots prior to the construction of dwellings. These requirements will be prescribed by the draft Principal LEP.

There is no demand for small lot residential and hence the rezoning is expected to more adequately respond to the prevailing housing demands in Moulamein.



SECTION 117 DIRECTIONS

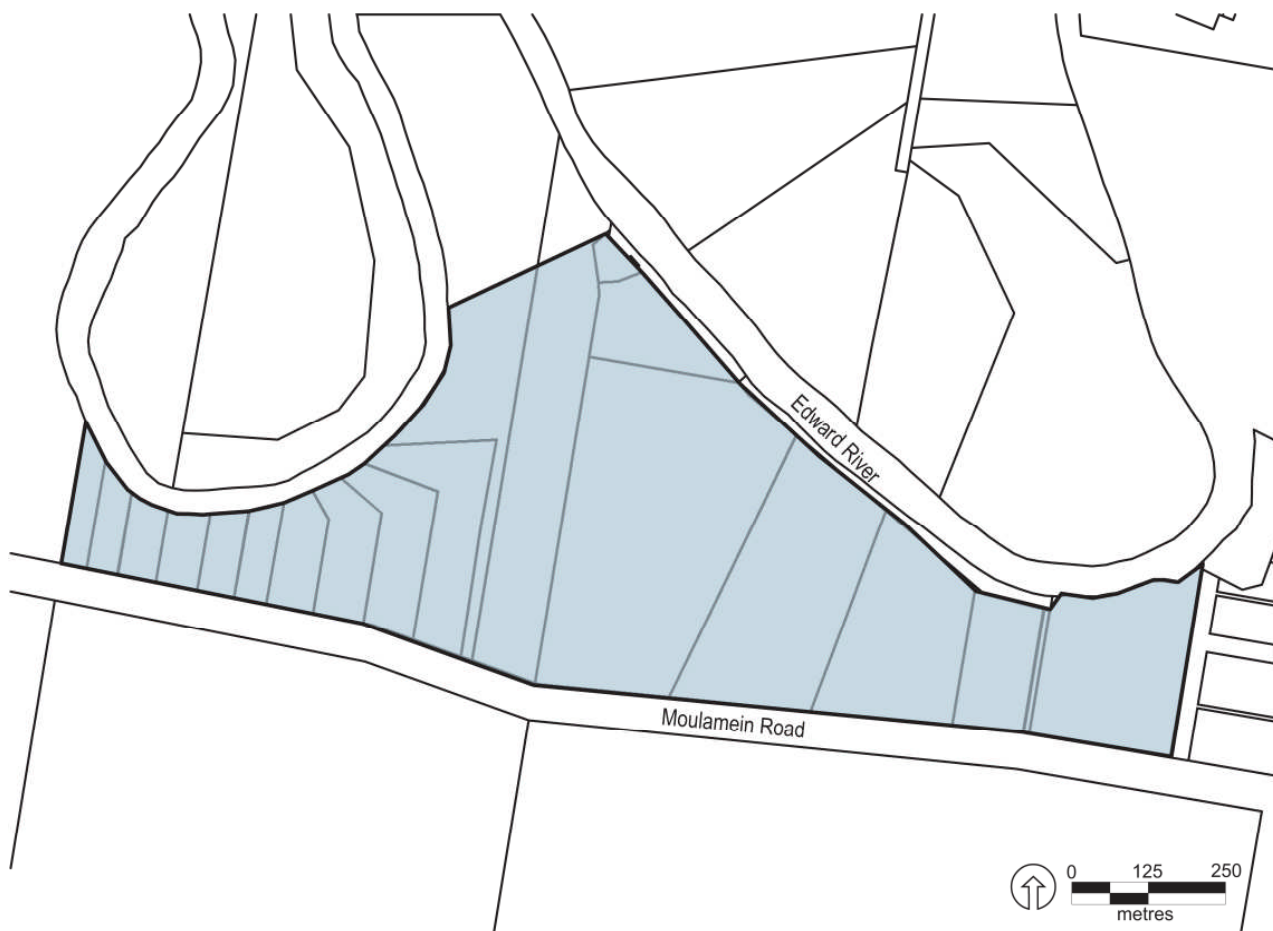
Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is inconsistent with this Direction because it rezones rural land for residential purposes. The rezoning of the subject land will reinforce the existing pattern of large lot residential development, while allowing for a modest amount of infill development through the provision of smaller lot sizes. Formalisation of the large lot residential nature of development on the subject land is considered a positive outcome to encourage concentration of this type of development into a single area, thereby minimising effects on rural practices and simplifying management of interface issues between rural residential and rural land uses. The use of prescribed minimum allotment sizes in the LEP will entail that existing smaller allotments will need to be consolidated prior to the construction of dwellings.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	There are no known areas of possible soil contamination.
Flooding and Stormwater	The site is protected by a registered levee.
Bushfire Hazard	The site has minimal risk of being affected by bushfire as shown in RFS Mapping

Noise / Odour	The site is not located near and noise or odour generating uses. The lands are generally well separated from any agricultural activity.
Biodiversity and Heritage	
Flora	There are a number of scattered trees across the site which will be protected by vegetation protection controls to be incorporated into the LEP. The north-western corner of the site contains a notably higher concentration of woodland vegetation and it is possible that a significant amount of this vegetation would be able to be set aside in a reserve. This area also contains the Moulamein courthouse, so protection of this area will be of benefit to the protection of the heritage values of the site. Riparian vegetation along the Edwards River will be protected as a result of minimum setback requirements for development.
Fauna	The habitat values of the site will be protected through the inclusion of vegetation protection controls. Further investigation may be undertaken to determine which areas have the greatest values for placement within a reserve.
Cultural Heritage and Archaeology	The historic Moulamein Courthouse is located on the site. It is intended that this property will be listed in the Heritage Schedule to the LEP. The courthouse and remnant bush land surrounding it could be placed within a public conservation reserve to ensure the protection of both the building and the vegetation on the site.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate soils. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	The land is generally flat and its development will not have any unreasonable impacts on visual amenity. The low density nature of future development will ensure that the existing low density character of the area will be retained. Compared against the site area, the amount of road frontage to the site is very small, meaning that visibility into the site is not high.
Community and Urban Development	
Infrastructure	All necessary services are available to the site.
Access and Traffic Generation	The site is accessed from Deniliquin Road, which is a major sub-regional road. There is currently a single internal road through the site (Murray Street). The intersection with Murray Street and Deniliquin Road would be maintained as the access point to the site.
Social Impacts	The rezoning will provide for positive social impacts for the existing township by encouraging further residential development and subsequent support for the services that are currently located in the town, the viability of which is vulnerable to population decline.
Economic Impacts	Development of the subject land will have positive economic benefits for the township through an increased residential population and support for local businesses.

Cadastral Description	Site 16
Land Description	Lots 11 - 16 on DP 1134982 Lot 170 - 173 on DP 1136533 Lot 188 and 189 on DP 1119988 Lot 3 on DP 739695 Lots 1 and 2 on DP 747459 Lot 1 on DP 719695 Lot 67 on DP 756565
Proposed Zoning Changes	Part 1(a) General Rural and part 1(c) Rural Residential to a Large Lot Residential use
Site Context	The site is located to the south west of the existing township and is physically and spatially separated from the remainder of the township by the Edward River. The site consists of a number of holdings, which are generally used for large lot residential purposes. It contains some scattered remnant vegetation as well as some remnant riparian vegetation. The land has an area of approximately 41 hectares. Given the current subdivision pattern, tenure and river location it is consider that an additional 14 lots may be possible on this land. The proposed rezoning will provide a link between the existing rural residential land and the Moulamein Township. The proposed large lot residential zone reflects the use of the area and it is not anticipated that there will be large scale subdivision development of the land following the rezoning. It is likely that the rezoning will allow existing land owners to divide their lots into appropriately sized parcels to take advantage of the Edwards river frontage.



SECTION 117 DIRECTIONS

Direction	Justification for Inconsistency
1.2 Rural Zones	The proposed land use change is in part inconsistent with this Direction because it rezones a site with rural land for residential purposes. The rezoning of the subject land will reinforce the existing pattern of rural residential development, while allowing for more intensive development through the provision of appropriately smaller lot sizes. Formalisation of the rural residential nature of development on the subject land is considered a positive outcome to encourage concentration of this type of development into a single area, thereby minimising effects on rural practices and simplifying management of interface issues between rural residential and rural land uses.

ENVIRONMENTAL EFFECTS

Consideration	Discussion
Environmental	
Soil Contamination	It is not expected that the site will be affected by instances of contaminated land.
Flooding and Stormwater	The site is located on the high side of the Edwards River and not considered to be flood prone.
Bushfire Hazard	The site is not located in a bushfire risk area.

Noise / Odour	The site is not located near and noise or odour generating uses. It is generally well separated from agricultural uses.
Biodiversity and Heritage	
Flora	There are a number of scattered trees across the subject land, which will be protected by vegetation protection controls and river front building lines to be incorporated into the LEP.
Fauna	The habitat values of the site will be protected through the inclusion of vegetation protection controls in the LEP as outlined above.
Cultural Heritage and Archaeology	The site contains no listed cultural heritage features.
Resources	
Extractive and Mineral Resources	The land has negligible value in terms of mineral resources. The proposed rezoning will not impact upon any current or future extractive operations.
Land Capability / Soils	The land is not identified as being subject to occurrences of acid sulphate soils. Appropriate construction site practices can ensure that there are no impacts in relation to soil erosion and sedimentation.
Landscape	
Visual Impact	The land is generally flat and its development will not have any unreasonable impacts on visual amenity. The subject land is currently used for rural residential purposes and whilst there will be some intensification for residential purposes, the low density nature will ensure that visual impacts are minimal.
Community and Urban Development	
Infrastructure	The subject land is likely to be able to be serviced by water and power. Sewer mains are too distant to allow cost effective connection and lot sizes and location will therefore need to ensure that on site sewerage treatment can be undertaken.
Access and Traffic Generation	The site is accessed from Swan Hill Road, which is a major sub-regional road. Access to the site will likely need to be managed via a single access point.
Social Impacts	The rezoning will provide for positive social impacts for the existing township by encouraging further residential development and subsequent support for services.
Economic Impacts	Development of the subject land will have positive economic benefits for the township through an increased residential population and support for local businesses.

30 March 2010**Collie Pty Ltd**

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