

*Address all correspondence to:
General Manager, Private Bag 40, Moulamein, N.S.W. 2733 - In replying to correspondence, please quote Councils Ref. No.*

29 May 2006

Mr Mark McNeill
PO Box 31
SWAN HILL VIC 3585

Dear Mark

RE: TOURIST FACILITY, MOULAMEIN ROAD, MURRAY DOWNS

Council wishes to confirm verbal advices conveyed to you regarding the subdivision of land in the 1(a) General Rural Zone for the purposes of constructing a tourist facility.

You are advised that such a proposal, subject to consideration of a development application, could be considered under the provisions of Clause 13 of the Wakool Local Environmental Plan 1992.

Please contact the undersigned should you require any additional information.

Yours faithfully



**MARK WILLIAMS
MANAGER OF HEALTH & BUILDING SERVICES**

FOR

GENERAL MANAGER
mw/jb

Address all correspondence to:
General Manager, Private Bag 40, Moulamein, N.S.W. 2733 - In replying to correspondence, please quote Councils Ref. No.

13 July 2006

Mr Mark McNeill
PO Box 31
SWAN HILL VIC 3585

Dear Mark

RE: TOURIST FACILITY - MOULAMEIN ROAD MURRAY DOWNS

I am writing to confirm our discussions at the Barham Office on 12 July 2006 and to provide some additional information following my further investigations into the above matter.

Council wrote to you on 29 May 2006 advising that a proposal such as yours could be considered as part of a development application under the provisions of clause 13 of the Wakool Local Environmental Plan 1992. I have provided a copy of clause 13 for your further information.

The main hurdle here will be to satisfy Council that:

- "(1) (a) none of the land the subject of the application is prime crop and pasture land; and
(b) the area of each allotment to be created by the subdivision is appropriate having regard to the purpose for which it is intended to be used."

As an alternative you need to satisfy Council that:

- "(2) (a) the purpose for which the allotment is intended to be used involves the supply of goods or services for which there is a demand in the locality;
(b) no other land in the locality could reasonably be used for that purpose; and
(c) the level of demand for the goods or services which are to be supplied from the allotment and the extent to which that allotment is intended to be used to meet that demand justifies the creation of the allotment notwithstanding its agricultural value."

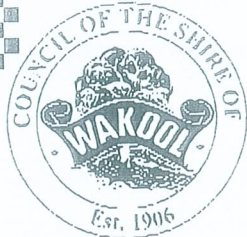
Given the provisions of clause 13 as summarised above, the sort of information that Council would need to be submitted with any development application would have to cover these general issues.

When you attended Councils offices you brought with you a "mud map" showing a proposed conference facility that included as Stage 1 - three units fronting onto the Murray River and a Managers shed and residence along with associated access driveway. Stage 2 - was indicated by additional units surrounding the entry drive and Stage 3 - was indicated as a conference centre and pool within the centre part of the driveway.

../2

0354802073
Shire of Wakool

RIVERS, REDGUMS & PLAINS



Moulamein Administration
Tualka Terrace
Tel: (03) 5887 5007
Fax: (03) 5887 5103
Email: mail@wakool.nsw.gov.au
Website: www.wakool.nsw.gov.au

Barham Branch Office
Murray Street
Tel: (03) 5453 3200
Fax: (03) 5453 3122

Our Ref: I07/958
Contact: Sarah Wain
Your Ref:

Address all correspondence to:
General Manager, Private Bag 40, Moulamein, N.S.W. 2733
In replying to correspondence, please quote Councils Ref. No.

25 October 2007

Mark McNeil
C/- David Merrett
Isis Planning
PO Box 868
ECHUCA VIC 3564

Dear Sir

**RE: DEVELOPMENT APPLICATION 32/07 FOR A SUBDIVISION (1 INTO 2 LOTS)
AND TOURIST FACILITY (10 CABINS AND MANAGERS RESIDENCE), LOT 3 DP
844955, BALRANALD ROAD, MURRAY DOWNS**

I refer to the abovementioned development application and the submissions received in relation to this development.

It has been identified that the NSW Department of Environment and Climate Change and NSW Department of Water and Energy require further clarification about several issues. Please find attached copies of this correspondence.

Please forward your response to Council as soon as you are able so as to progress the determination of this development application.

It should also be noted that Council is in the process of identifying the need to connect the development to the current sewer lines. Should you have any queries please contact the undersigned at Council's Barham Office during normal working hours, on 03 5453 3200.

Yours faithfully

**SARAH WAIN
ENVIRONMENTAL OFFICER**

For

ACTING GENERAL MANAGER