



GrandJunction

6th April 2017

Ken Ross
Director Health & Planning
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

RE: PLANNING PROPOSAL APPLICATION – NORTHBANK ON MURRAY, LOT 1 DP 1182353, STURT HIGHWAY, MALLEE TO REZONE RU1 PRIMARY PRODUCTION ZONE TO B3 COMMERCIAL CORE, B4 MIXED USE AND SP3 TOURIST ZONE AND REMOVE MINIMUM LOT SIZE MAPPING

Ken,

In response to your letter dated 28th March 2017 regarding the Aurecon Assessment of the above planning proposal, Northbank is happy to provide additional information and amend our initial Planning Proposal where appropriate.

The most telling comments in the Aurecon Report are these:

- Page 7 “the Planning Proposal would result in a relatively insignificant reduction in land zoned RU1”; and
- Page 37 “rezoning and development of (part of) the site could support the strategic goals of the Council and should not be discouraged”.

Northbank submits that elements of the Aurecon Report could be used by Council as background for preparing the Planning Unit’s own report to Council. However, the Aurecon Report contains a number of errors and omissions, which would need to be corrected/excised before the Report could be relied upon in its entirety and made public. We have listed these errors and omissions at Appendix A. It would lack procedural fairness for Grand Junction to be required to withdraw our Planning Proposal based upon errors and omissions in the Aurecon Report or for the Aurecon Report to be relied upon before these errors and omissions have been corrected.

We recognise further studies need to be undertaken and will include a suggested list of agencies and organisations to be consulted in the Planning Proposal. As is intended by the Gateway Process, it is appropriate that these further studies be completed after Gateway Determination is received but before the Planning Proposal is finalised.



Please see responses to recommendations for the following items:

1. *Page 9 – The planning proposal states that the site would be better suited to a mixture of commercial, tourism and mixed uses rather than agricultural uses. This comment is based on statements contained in the planning proposal report, which include that the current use generates minimal income for the owners and the location of the site restricts the type of agricultural activities to non-intensive sheep grazing and cultivation which is considered less viable.*

Recommendation: Provide further justification and support of the above assumptions by undertaking and submitting an agronomic assessment that proves that the site would be better suited to the proposed land uses outlined in the planning proposal report.

Response: There are hundreds of thousands of acres of cleared irrigable land in the Sunraysia area and not enough water allocation, or money for infrastructure, to irrigate it. The Northbank site is about 7% of the 22,000 acre Woorlong property that is otherwise intended to be used for agriculture. The comment in the planning proposal that the current land use generates minimal income is a fact. Agronomic Assessment is not necessary and Council has not required this for any other Planning Proposals.

2. *Page 10 – The planning proposal seeks to remove the minimum lot size provisions for the subject site and does not provide any indication of how the Northbank development will be subdivided.*

Recommendation: Give further consideration to minimum lot sizes that could be applied to each zone. Alternatively, provide further justification for the removal of minimum lot size provisions within the revised planning proposal report.

Response: Minimum Lot Size is a substantial issue for discussion and can be approached by inclusion of a reasonable minimum or removing the minimum lot size, as has been done in the Buronga / Gol Gol area. This reflects the need for Council to have flexibility. Absence of minimum lot size maps does not mean there are no restrictions on subdivision. It is not our intention to fragment the landholding, however some subdivision is essential for development to be viable and development to be funded and staged.



3. *Page 12 – The planning proposal does not explain why the B3 Commercial Core and B4 Mixed Use zones are required to be applied when the RU1 Primary Production and SP3 Tourist zones would support the different types of land uses proposed.*

Recommendation: Provide further justification for the application of the two new zones. It may be useful to create a table showing the type of uses that are proposed and the zones that will permit/prohibit those uses.

Response: After extensive discussion with Wentworth Shire Council on suitable zoning, Council recommended use of B3 & B4 zoning (Council discussion attached). We originally suggested a SP3 Zoning for the whole site but believe the Council proposal is an improvement.

4. *Page 13 – The planning proposal should specifically identify the agencies and organisations that will be consulted during the exhibition of the planning proposal.*

Recommendation: Include in the planning proposal report that consultation will be conducted with Rural Fire Services, DPI Fisheries, Roads and Maritime Services, NSW Office of Environment & Heritage, NSW Office of Water, power and telecommunications providers, Mildura Rural City Council, Victorian state agencies etc.

Response: We agree to listing the agencies, however this is not a Victorian proposal and we believe this is a matter for Wentworth Council and NSW agencies and the Victorian agencies/Council are not relevant. The Planning Proposal will be amended to list the other agencies listed.

5. *Page 14 – S117 Ministerial Direction 1.1 Business and Industrial zones. The planning proposal seeks to rezone RU1 Primary Production land to B3 Commercial Core and B4 Mixed Use zones, therefore the report should consider and address this direction.*

Recommendation: Undertake an economic assessment of current commercial, retail and employment land to determine the need for additional commercial zoned land. The assessment should address how this proposal will impact the existing commercial land in Buronga and Gol Gol.

Response: If council deems necessary, an economic study can be prepared as a Gateway condition. This has not been required elsewhere for other commercial developments such as the Kelly or Carazza Planning Proposals and not even for the Wentworth LEP 2011 or the Draft Far West Plan. Such studies are expensive and time consuming and given no particular construction is proposed now such a study will be speculative.



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6. Page 15 – S117 Ministerial Direction 1.2 Rural Zones. The planning proposal report contains insufficient evidence to justify the inconsistency with this direction. The report states that the proposal is considered to be of minor significance, however, this is not considered to be an accurate statement, given the size of the proposed development.

Recommendation: As per 1. Above. An economic assessment will determine if the proposal is the best use of the land in terms of earning capacity and net community benefit. The assessment should also include the economic impacts and benefits throughout the construction phase and operational phase on a local and regional scale. The planning proposal report should also address the proposed development's relevance to the development to the Draft Far West Plan.

Response: The Draft Far West Plan was not released at the time of submission of the NorthBank Planning Proposal. The Draft Far West Plan does however fully endorse the Planning Proposal as Tourism is a key part of this strategy. Specifically, actions in the Draft Far West Plan consistent with Northbank are:

“5.2 Prepare a tourism growth strategy serving peak and off-peak markets

5.3 Identify opportunities for tourism and associated land uses in local plans”.

7. Page 17 – S117 Ministerial Direction 2.1 Environment Protection zones. The planning proposal refers broadly to state-wide policies and legislation for environmental protection and states that previous approvals have been granted for the clearing of the site.

Recommendation: Copies of any approvals for clearing of the site should be submitted as part of the planning proposal documentation. To ensure that the site does not contain any significant plant or animal species, an assessment of the biodiversity of the site should be conducted by a professional ecologist and submitted as part of the planning proposal documentation.

Response: The reference to part of the site having an Environmental Zoning is an error. The existing approval for clearing of land will however be attached.

8. Page 17 – S117 Ministerial Direction 2.3 Heritage Conservation. The planning proposal states that the site has been previously examined and determined to not contain any cultural heritage significance or items.

Recommendation: An assessment of the site for Aboriginal heritage and significance should be conducted in accordance with the NSW Environment,



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Climate Change & Water Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. Refer to link below:

<http://www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf>

Response: Letter from Barkinji Elder was included in Planning Proposal (Appendix I) but will be attached again. If Council require a Cultural Survey it can be made a condition of the Gateway Determination.

9. Page 20 – S117 Ministerial Direction 4.3 Flood Prone Land. The planning proposal does refer to the site as being subject to partial flooding (5%). However, the report does not specifically address this direction.

Recommendation: The planning proposal report should include justification for the development of the flood prone area adjacent to the Murray River, including aerial maps/photos showing the extent of the flood prone area in terms of the concept masterplan and mitigation methods for the protection of life and property, during a flood event.

Response: Planning Proposal has been amended to include aerial photography and land elevation contour mapping. WSC LEP Flood Planning Area Maps were attached as Appendix H in the Planning proposal and addressed on page 18

We only propose rezoning of RU1 land not W1 zone. The W1 Zone is the existing water filled billabong rather than land.

Zone W1 Natural Waterways

1 Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Information and education facilities; Jetties; Mooring pens; Moorings; Recreation areas; Research stations; Roads; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3



10. *Page 21 – S117 Ministerial Direction 5.10 Implementation of Regional Plans. Although the draft Far West Regional Plan is not yet finalised, it is suggested that the planning proposal report address any relevance to the Plan.*

Response: The Draft Far West Regional Plan supports development as per Section 5 page 24. The NSW Government has also provided \$300m in Government funding for regional tourism – we attach a news article relating to this.

11. *Page 22 – S117 Ministerial Direction 6.3 Site Specific Provisions. The planning proposal suggests that a Development Control Plan be applied to enforce additional requirements. The proposal is to rezone the land to allow for the types of uses that are proposed for the Northbank development.*

Response: Agreed. The Planning Proposal will be amended to remove the Development Control Plan and stating that site specific provisions are not applicable.

12. *Page 23 – SEPP (Rural Lands) 2008 (a). The recommendation once again calls for an economic assessment to be undertaken to support the rationale of rezoning the site to allow for the Northbank development.*

Response: See point 5 response

13. *Page 24 – SEPP (Rural Lands) 2008 (b). The recommendation once again calls for an agronomic assessment to be undertaken to support the rationale that the site would be better utilised for the proposed Northbank development.*

Response: See point 1 response

14. *Page 24 – SEPP (Rural Lands) 2008 (d). The recommendation seeks the proponent's consideration of reducing the scale of the Planning Proposal initially or an enabling clause that would allow for the development of the site along the Sturt Highway and Murray River frontage.*

Response: Reducing the potential scale of the development by staged zoning will eliminate the advantages of having numerous different tourism activities in the one location. It will reduce viability and the project will not proceed in Wentworth and will be pursued in another



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area/State. Staged development with a number of services on one site is the desired outcome.

In relation to development near the river, any development of this nature requires consideration of the LEP to protect the environment and the river system.

15. *Page 25 – SEPP (Rural Lands) 2008 (e). Due to the site containing native vegetation, a biodiversity study needs to be undertaken to support the planning proposal.*

Response: As per attached clearing permit, the majority of the site is already approved to be cleared. If required a study of the remaining vegetation could be completed after the Gateway Determination. We note no specific development is being applied for and submit that a Biodiversity Study would be required to support any clearing for a development.

16. *Page 26 – SEPP (Rural Lands) 2008 (g). The recommendation advises the proponent to develop a servicing strategy that will identify the demand on services and the strategies to provide adequate services for the future development and use of the site.*

Response: At this stage there are no buildings, just a request to rezone the site for future development. A servicing strategy will be completed if conditioned at the Gateway.

17. *Page 26 – SEPP 55 Remediation of Land. The recommendation advises that an Environmental Site Assessment should be carried out.*

Response: Not necessary, no evidence of contamination onsite. Cultivation has not commenced, so no agricultural chemicals have been used on this site. There is no justification or evidence to support the need for a Contamination Study.

18. *Page 27 – SEPP 44 Koala Habitat Protection. The recommended biodiversity assessment should identify if koalas are found on the site, if so, the measure to be undertaken to protect the local species.*

Response: In the decades of ownership of this property, no Koalas have been sited. There are no koalas on site and no evidence for this. Please see link to NSW OEH “A Preliminary Map of the Likelihood of Koala Occurrence in NSW” <http://www.epa.nsw.gov.au/resources/epa/140869KoalaMap.pdf> . If required, a biodiversity assessment could be included as a Gateway Condition. Again no development is currently proposed.



19. Page 30 – The planning proposal does not adequately address how it sits with the Economic Development Strategy.

Recommendation: the reviewed planning proposal report should provide further detail how the planning proposal relates and responds to the Economic Development Strategy.

Response: Page 10 of the planning proposal, responds directly to the Wentworth Shire Council Economic Development Strategy 2011-2016. A development of this size will not only create infrastructure employment initially, but long term local employment.

20. Page 34 – Environmental considerations – Bushfire hazard. The planning proposal does not adequately address the current and future bushfire hazard.

Recommendation: Due to the site partially having bushfire prone mapping applied, it is recommended that the reviewed planning proposal address the current and future bushfire hazard, risks and mitigation methods.

Response: Once the site is cleared as per the clearing consent, the bushfire hazard will also change. This bushfire mapping has been prepared without consideration of the clearing consents.

Aurecon Assessment Summary

The recommendations of the assessment report are summarised as follows:

- A review of the planning proposal report, particularly to respond to:
 - Minimum lot sizes for the proposed zones – WILL DISCUSS WITH COUNCIL
 - Greater detail of justification for the proposed two new zones – WILL DO BUT COUNCIL'S APPROACH IS SUPERIOR TO THAT OF AURECON
 - Additional consultation details ie. agencies, organisations – AGREED BUT WE ARE IN NSW AND VICTORIAN COUNCILS/AUTHORITIES ARE NOT THE DECISION MAKERS
 - Addressing the draft Far West Regional Plan – WE SUBMITTED BEFORE THE PLAN WAS PUBLIC. WE WILL HAPPILY INTEGRATE AS IT SUPPORTS NORTHBANK.
 - Flood hazard and mapping details in terms of the development proposed in flood prone areas – THE AREA IMPACTED IS LESS THAN



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3% OF THE SITE. COUNCIL ALREADY HAS LEP FLOOD PLANNING MAPS FOR THIS AREA AND NO DEVELOPMENT IS PROPOSED.

- Agronomic assessment - NOT NECESSARY AS THERE IS AN EXCESS OF IRRIGABLE LAND AVAILABLE AND A SHORTAGE OF WATER. HORTICULTURE WOULD BE A POOR USE OF THE NORTHBANK SITE. HORTICULTURE DOES NOT NEED HIGHWAY FRONTAGE OR TO BE CLOSE TO TOWN WHEREAS TOURISM DOES.
- Economic assessment - IF COUNCIL REQUIRES IT WE WILL AGREE TO THIS AFTER THE GATEWAY DETERMINATION
- Biodiversity assessment - IF COUNCIL REQUIRES IT WE WILL AGREE TO THIS AFTER THE GATEWAY DETERMINATION
- Aboriginal Cultural Heritage Impact assessment- IF COUNCIL REQUIRES IT WE WILL AGREE TO THIS AFTER THE GATEWAY DETERMINATION
- Servicing strategy- IF COUNCIL REQUIRES IT WE WILL AGREE TO THIS AFTER THE GATEWAY DETERMINATION
- Consideration of reducing the size of the planning proposal - THE NORTHBANK CONCEPT RELIES ON THE MASTERPLANNING OF A RANGE OF TOURISM ACTIVITIES IN ONE AREA AND IS QUALITY STRATEGIC PLANNING. A HOTCH POTCH OF ACTIVITIES THE SITE WILL MEAN NORTHBANK IS NOT VIABLE AND WILL BE BUILT IN ANOTHER LGA OR STATE.

Given the size of the planning proposal and subsequent development, in addition to the above, Council also requests that you consider how the planning proposal report might identify stages for the rezoning of the site and development of the overall Northbank on Murray proposal.

THE DEVELOPMENT WILL BE BUILT IN STAGES BUT NEEDS TO BE ZONED AT ONE TIME FOR APPROPRIATE STRATEGIC PLANNING AND JUSTIFY SOME ELEMENTS OF THE NORTHBANK CONCEPT SUCH AS THE CRYSTAL LAGOON.

We look forward to discussing further with you at our scheduled meeting on Tuesday 11th April. If more information is required, please contact us prior to this meeting time.

Regards,

Kathryn Baird
Planning & Environment Manager
Grand Junction Pty Ltd



APPENDIX A

AURECON REPORT ERRORS AND OMISSIONS

We seek to raise errors and omissions in the Aurecon Report only to ensure the assessment of the Planning Proposal is based upon accurate information. Some of these matters could have been avoided had Aurecon met with Northbank's proponents. For example Northbank provided the Map for the clearing approval but not the written document. If requested by Aurecon we would have provided this and it is a public document in any event.

Comments such as those relating to koalas and implying irrigation would be a better use of the land than tourism are laughable and suggest a lack of local knowledge.

Errors identified include:

Section 2.3 Says part of site zoned E3 – we do not believe this is correct

Section 2.3.1 Danson's Road is a private road, not a public road

Section 2.5 Refers to minimum lot size in Gol Gol as 5,000sqm and 10 ha in R5 land whereas in bulk of Buronga Gol Gol there is no minimum lot size and R5 land is MLZ 5,000 sqm

Section 4.4 states majority of site is vegetated and subject to bushfire risk when majority of the site is approved for clearing and has negligible bushfire risk

States Aboriginal Elder document not included when it was – why not ask for it?

Omissions include:

Does not mention W1 zoning only applies to the existing permanently inundated billabong rather than any of the site land

Fails to mention that Council and private quarry operators have previously used site as a sand/gravel quarry

Section 2.4.1 says "it is likely to be a good site for irrigated agriculture". This fails to consider that on the Woolong property we have preferable soils for irrigated agriculture and that this site has been used for gravel mining.

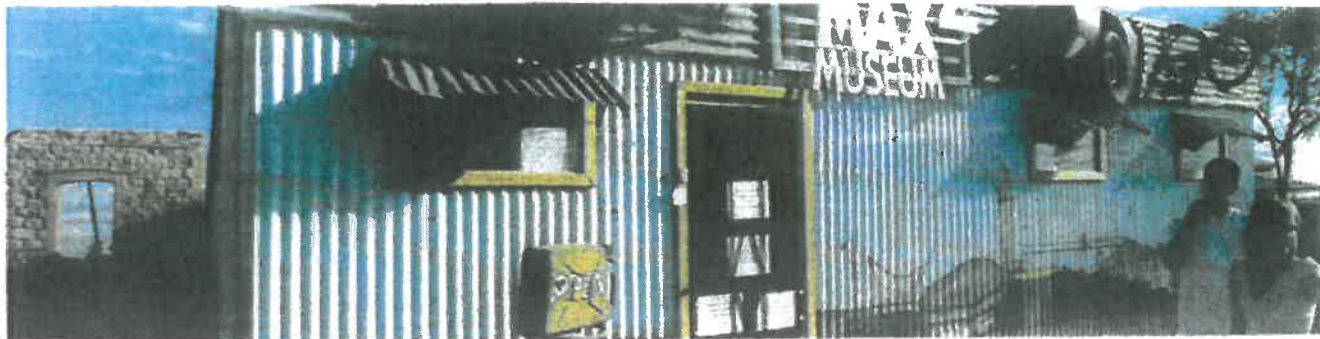


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Aurecon speaks of “risks to both Wentworth Shire Council and adjoining Councils” without identifying what these risks are or explaining why Mildura Council should play a part in determining Wentworth’s planning. It omits the significant potential benefits to Wentworth Council (rates, jobs, fees) or the benefits to the wider local tourism industry

Page 17 reference to E3 land omits that Nortbank joins the degraded Gol Gol Swamp and is approximately 1 kilometre away from areas of the swamp that hold water

Aurecon refer to the Draft Far West Plan but fails to consider the one page in the Draft Plan on Tourism which supports Northbank



Direction 5: Promote tourism opportunities

The region has wide-ranging appeal to both domestic and international visitors as it offers an authentic outback experience. Some of the unique features of the region include the Brewarrina Aboriginal Fish Traps, heritage trails, the Louth Races and Gundabooka, Sturt and Mungo national parks.

Domestic visitors to outback NSW have increased in recent years, mainly due to an increase in popularity for camping/driving holidays in the more remote parts of Australia, the growing number of 'grey nomads', improved mobility and a general appreciation of the unique landscape.

Tourism opportunities that help to extend the length of time that visitors spend in the region need to be further explored. They could include a focus on the region's organic and native produce, natural landscape and scientific and paleo-archaeological-focused tourism around the region's Aboriginal heritage.

Tourism can generate employment and business growth that contributes to better economic outcomes for Aboriginal communities.

The *Aboriginal Tourism Action Plan 2013-2016* supports the development of Aboriginal tourism experiences and businesses that will lead to economic and social benefits for Aboriginal people, both as operators and employees.

Heritage trails

Heritage trails can combine the attraction of significant heritage items with the remote outback experience. A Far West Sculpture Trail encompassing four major sites is being proposed to increase tourism to the Far West.¹² Two of the sites, at Broken Hill and Mutawintji, are already in place, and planning is under way for a further two sites at White Cliffs and Wilcannia.

Increasing economic participation and development for Aboriginal communities in the Far West can result in better preservation and celebration of Aboriginal heritage and culture.

The limited transport and access connections, both within and outside the region, appeals to some visitors because it adds to the 'remote' experience; however, maintaining and improving transport connections for visitors, managing the seasonal fluctuations in local employment, and a greater investment in attractions will make the region a more popular tourist destination.

Potential tourism attractions include:

- developing a sealed, all-weather tourism loop to Lake Mungo, connecting to Mildura and Balranald;
- developing a Far West Sculpture Trail;
- developing a regional tourism trail with associated signage and marketing between Balranald, Wentworth, Mallee Cliffs, Mungo and Yanga floodplains; and between White Cliffs, Menindee, Tibooburra and Silverton;
- improving management of, and access to, national parks; and
- promoting Broken Hill City Council's film studio precinct.

Actions

- 5.1 Align local land use and tourism strategies with the relevant Destination Management Plan.
- 5.2 Prepare a tourism growth strategy serving peak and off-peak markets.
- 5.3 Identify opportunities for tourism and associated land uses in local plans.
- 5.4 Identify and plan for the access and infrastructure needs of the tourism sector.

Above: Mad Max Museum, Silverton, courtesy of Broken Hill City Council

Right: Freight crossing the Darling

From: Michele Bos <Michele.Bos@wentworth.nsw.gov.au>
Subject: RE: Northbank
Date: 23 May 2016 1:31:53 pm AEST
To: 'Kathryn Baird' <kathryn@grandjunction.com.au>
Cc: Ken Ross <Ken.Ross@wentworth.nsw.gov.au>

Hi Kathryn

I have written down some brief comments and suggestions for the planning proposal, I hope these help.

Att 1 is a checklist of the type of information that will need to be provided in the planning proposal report.

The additional two checklists are templates provided by DP&E that are required now to form part of the planning proposal.

Should you have any questions regarding the contents of this email, please do not hesitate to contact me.

Regards

Michele Bos
Strategic Development Officer
Wentworth Shire Council
26 - 28 Adelaide Street | PO Box 81 WENTWORTH NSW 2648
P 03 5027 5027 | F 03 5027 5000 | W www.wentworth.nsw.gov.au

NORTH BANK PLANNING PROPOSAL – INITIAL COMMENTS

20 May 2016

- Attachment 1 (Page 21 of A guide to preparing planning proposals) – Information Checklist.

The planning proposal should address all items (ticked) that have been considered to be matters or issues related to the Northbank development. Refer to Attachment.

“The level of detail required in a planning proposal should be proportionate to the complexity of the proposed amendment”.

- Related Strategies

Is there any relevance of the planning proposal to the NSW Tourism Strategy 2008 and Towards 2020 NSW Tourism Masterplan?

- Zones

R1 General Residential zone: Robust justification will be required to justify rezoning rural land to residential land, particularly in view of the existing stock of undeveloped RU5 Village and R5 Large Lot Residential zone land in Buronga/Gol Gol.

Additionally, R1 will be abutting RU1 on the south east boundary which could potentially cause land use conflict between residential and agricultural uses. Should R1 be applied on the outskirts or fringe of town?

Considering the proposed B2 Local Centre area is approximately 120.5 hectares, would B3 Commercial Core be a more appropriate zone, given that it is a large area to be developed for commercial purposes?

It may also be worthwhile considering B4 Mixed Use zone as it allows for a generous mix of tourist, commercial and residential uses.

Just a suggestion - either B2 or B3 for the commercial precinct and balance of land B4 Mixed Use zone or balance as B4 and SP3...

Minimum lot sizes – it is not mandatory to apply a minimum lot size to B2 Local Centre zone and SP3 Tourist zone.

- Community consultation would be 28 days – draft proposal states 14 days. Notification would be sent to surrounding landowners too.
- The Department have sent through standardised checklists for S117 Directions and SEPPs. I have attached these for your convenience.
- The Office of Environment & Heritage have listed species of plants/animals that are either critically endangered, endangered, vulnerable or not listed. See link below.

<http://www.environment.nsw.gov.au/threatenedSpeciesApp/cmaSearchResults.aspx?SubCmaId=72>

A number of native plants and animal species are known to inhabit the area including the subject site. Refer to attachment.

These should be considered in the planning proposal report under Section C 8.

New fund to boost tourism in the

EXCLUSIVE

KYLAR LOUSSIAN

The NSW government will spend \$300 million on regional and rural tourism and infrastructure in the first concrete steps since Premier Gladys Berejiklian said she would spread the state's wealth more evenly.

Deputy Premier John Barilaro, the leader of the Nationals in NSW, today will launch the fund, which initially will provide \$400m to help regional areas grow and diversify their local economies through tourism and eco-tourism.

The fund also comes as One Nation begins the process to formally register as a party in the state and is expected to run a string of lower-house candidates

in the 2019 election, leaving voter figures in both major parties concentrated about a number of regional electorates.

Ms Berejiklian has repeatedly refused to rule out preference deals with One Nation.

Mr Barilaro said the new funding would create jobs and would "protect and enhance our regional environmental assets and build new tourism attractions across regional NSW".

The money would come from the \$20 billion Rebuilding NSW Infrastructure Initiative, and would be separate from the \$1.6 billion already earmarked for regional tourism infrastructure such as

marked \$20m for that project, and \$67m for a terminal and runway upgrade to the Ballina Byron Gateway Airport on the north coast.

Regional tourism contributes \$14.4bn to the state's economy annually and directly employs 84,600 people, according to government figures.

"The state's rural and regional tourism industry is now welcoming 17 per cent more overnight visitors than in 2011 and is looking forward to promoting its continued growth in the years to come," Tourism Minister Adam Marshall said.

When Ms Berejiklian became

Premier in late January, she said she would lead a government that would "listen, support and act for everyone across our great state no matter where people live and no matter their circumstances".

That followed the stock loss of the electorate of Orange, held by the Nationals and the Country Party for more than seven decades, to the Shooters, Fishers & Farmers because of disaffection and concerns the government was too Sydney-centric.

One Nation's sole federal senator from the state, Brian Hurston, earlier said the party would target regional centres including Dubbo, Broken Hill, Wagga, Port Ste-



Berejiklian

wards, cruise facilities and rail. That fund has already been used on projects including the reclamation of the Port of Eden, which the state's far north coast is also access to larger cruise ships. The government has 200



to boost tourism in the bush

in the 2019 election, leaving senior figures in both major parties concerned about a number of regional electorates.

Ms Berejiklian has repeatedly refused to rule out preference deals with One Nation.

Mr Parlato said the new funding would create jobs and would "protect and enhance our precious environmental assets and build new tourism attractions across regional NSW".

The money would come from the \$20 billion Rebuilding NSW infrastructure initiative, and would be separate from the \$100m already earmarked for regional tourism infrastructure such as



Berejiklian

airports, cruise facilities and rail. That fund has already been used on projects including the extension of the Port of Sydney wharf on the state's far south coast to allow access to larger cruise ships. The government has car-

ried \$12m for that project, and \$6.7m for a terminal and runway upgrade to the Ballina Byron Gateway Airport on the north coast.

Regional tourism contributes \$14.4bn to the state's economy annually and directly employs 84,600 people, according to government figures.

"The state's rural and regional tourism industry is now welcoming 17 per cent more overnight visitors than in 2011 and is making forward to promoting its continued growth in the years to come," Tourism Minister Adam Marshall said.

When Ms Berejiklian became

premier in late January, she said she would lead a government that would "listen support and act for everyone across our great state no matter where people live and no matter their circumstances".

That followed the shock loss of the electorate of Orange, held by the Nationals and the Country Party for more than seven decades, to the Shooters, Fishers & Farmers because of dissatisfaction and discontent the government was too Sydney-centric.

One Nation's sole federal spokesman from the state, Brian Emmsion, earlier said the party would target regional centres including Dubbo,

Broken Hill, Wagga, Port Ste-

phens and Ballina this year as part of a short campaign. "We'll have a strong vote in all of the rural areas it's the disenchantment with the mainstream political parties who seem to be ignoring those constituents," he said at the time.

The Shooters, Fishers & Farmers are also targeting Nationals-held seats after their success in Orange — largely blamed on controversial council amalgamations and a now-overturned greyhound racing ban — including Mr Bere-

lion's electorate of Murrumbidgee, Dubbo, Bathurst, Wagga, Goulburn, Albury and Upper Hunter.

COMMENTARY PIO

Nick puts best foot forward for party

VERITY EDWARDS

Senator Nick Xenophon could run up to two dozen candidates in lower house seats for the first time at next year's South Australian election, after launching a state-based party for the first time in his 20-year career.

Senator Xenophon was first elected to South Australia's Legislative Council in 1997 on a stand of no poker machines, but despite shifting to federal parliament in 2007, he has continued to lead and lend his name to a state grouping to be known as Nick Xenophon's SA Bert.

Capitalising on voter dissatisfaction with the two major parties and the rise of independents and Pauline Hanson's One Nation, Senator Xenophon said he wanted to offer an alternative.

"It's very hard to break the Liberal-Labor duopoly in this state, in this country, it's kind of like being up against Colles and Woollies, but I think that South Australia does have a history of backing those from the political centre as they have in the past.



Our Ref (A34956)

16 December 2008

Mr Bob Wheeldon
C/- Grand Junction Pty Ltd
PO Box 660
Sydney NSW 2001 Gol Gol NSW 2738

Dear Bob,

RE: Your application to modify 00L0027 (BU0017) consent as granted under the *Native Vegetation Conservation Act 1997* (NVC Act 1997)

This letter is to formally advise you that your application to modify development consent BU0017 under the *Native Vegetation Conservation Act 1997* has been approved by the Board of the Lower Murray Darling Catchment Management Authority.

The consented area is now as shown in the attached map. The map annexed to the original consent has now been replaced with this new map.


The expiry date remains the 23/6/2025 as per the original consents. The conditions prescribed in Attachment 1 of the original consent also remain in effect

Please note that the DoL (Department of Lands) Western Lands Commission in Dubbo have been notified that the clearing consent modification has been approved and a copy of the amended map forwarded to them.

You as the applicant, have the responsibility of contacting DNR Western Lands Commission administration to modify any cultivation permits granted under the *Western Lands Act 1901*, to align these permits with the revised clearing consent area.

For your information, should you be dissatisfied with the outcome of these variations, you have the right of appeal to the Land and Environment Court.

Yours sincerely



Paul Dixon
General Manager

PD/NH/jc





Lower Murray Darling

CMA CATCHMENT MANAGEMENT AUTHORITY

Form B

Modification/alteration of Clearing Consent

Granted under the *Native Vegetation Conservation Act 1997*,
according to the *Environmental Planning and Assessment Act 1979*.

Development

Application registered number:

00L0027 (BU0014) – Woorlong Property

Development Application

Applicant name

Mr Desmond George and Joyce Olive Lush, and Grand Junction Pty Ltd

Western Lands Lease and Lot and Deposited Plan

Western Lands Lease: was 9473 (now 14564)
Lot//DP: 2//1099648

Postal address

C/- Grand Junction Pty Ltd
PO Box 660
Sydney NSW 2001

Land and area under application

Clearing consent BU0014 was granted in June 2000 to develop 2,428 hectares of native vegetation for dryland cropping.

Proposed Modification

Approx. 1,828 hectares has been cleared and cropped with a further 358 hectares harvested for charcoal. 242 hectares remains uncleared. The applicant has proposed to modify this development consent as described in the attached report – "Modification of Clearing Consent, Woorlong", as described in section 2.1 of the report, and summarised below.
242 ha to be relinquished from existing consent areas on Woorlong as per Map 2.
332 ha to be cleared (Section E refer to Appendix 1a of report) as per Map 3.

Variation to consent

Made on (date)

10 December 2008

The recommending Officer is of the opinion that :

the development as modified will be substantially the same as the development approved by the original consent.

Attachments

Attachment A

Application from Mr DG and Mrs JO Lush and Grand Junction Pty Ltd for modification of clearing consent 00L0027 (BU0014), and owner's consent to lodge application from Department of Lands.

Attachment B

Original Clearing Consent 00L0027 (BU0014).

Attachment C

Maps –
Map 1, original consent as issued,
Map 2, areas to be forfeited as part of this modification, and
Map 3, amended consent as varied.

Recommended by

Gary Doyle, Board Member and Chair of LMD CMA PVP Committee

Signed

Date

10 December 2008

Mark King, Chair, Approved on behalf of the full LMD CMA Board

Approved By

Signed

Date

10 December 2008

Attachment A – Reasons for approving this Modification/alteration of consent

To be completed by the recommending Officer/Board Member.

Banya Station (BU0007) and Woorlong Station (BU0017)

Following review of the applicant's documentation as well as Portfolio Board members attending site visits, the LMD CMA Board members have reviewed the CMA officer's recommendations regarding Development Applications for Banya Station (BU0007) and Woorlong Station (BU0017).

LMD CMA Board **APPROVE** the applications based on the reasons stated below:-

1. Whilst the officer's assessment and recommendations are on an individual property applications basis, the CMA Board consider that the assessment are more appropriately based on a review of both applications as a single proposal.
2. Had the Board considered both proposals individually, then the opportunity to improve biodiversity at a landscape scale would have been lost.
3. CMA Board recognised that for a number of years, both Banya and Woorlong Stations were owned, managed and operated as a single entity. It was therefore felt that a single proposal approach was appropriate from a Natural Resource Management perspective, that is, from a holistic view to achieve an overall NRM maintain and improve outcome.
4. The CMA Board assessment took into consideration resilience of the landscape, to achieve the best NRM outcome.
5. The area of assessment to be modified (380Ha), which represents only 7.3% of the original clearing consents. Over 90% of the original clearing consents remain unchanged and are not included in the request for modification.
6. Modification would decrease clearing by 48Ha (plus the extra buffer zone).
7. Retention of Mallee/ semi-arid woodland in Banya, next to the Mallee Cliffs National Park, will increase high quality habitat for Threatened Species. The original clearing consent could have otherwise provided clearing consent, which was not considered a more favourable NRM outcome. The majority of Threatened Species identified require this type of vegetation community.



8. Additional buffer areas (37Ha) have been proposed from the original application, of which 29Ha is high quality Chenopod Mallee.
9. Land management works proposed by the landholder is a NRM benefit to the catchment and the community.
10. The proposal will provide an increase in the density of trees, due to the retention of the Banyan woodlands. That is, an overall net reduction in the number of trees that may have been cleared under the existing consent.
11. Removing potential clearing adjacent to Mallee Cliffs National Park improves the NRM benefits to the park as well.

Other factors considered :-

- Uncontrolled access by the general public
- Area used as a rubbish tip
- Potential for encroachment from urban development areas
- Site inspection of locations
- Retention of high priority vegetation communities (e.g. 170Ha Belah rosewood retained, not developed)

end

APPROVED BY LMD CMA BOARD ON 10/12/2008

CHANGE OF LEASE PURPOSE - WLL 14564 -

Property: WOORLONG
Lessees: D.G. & J.O. LUSH and
GRAND JUNCTION PTY LTD

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This map is not guaranteed to be free from error or omission. The
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Legend

-  COLP Area
-  WLL14564- Subdivision



SCALE - 1:15,000



Projection: GDA94 MGA Zone 54
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