

Wheeldon's FARMWARE

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Submission
Draft Far West Regional Plan
P O Box 58
DUBBO NSW 2830

Dear Sir/Madam

This submission is in response to the Draft Far West Regional Plan, released on 13 December 2016.

I would like to introduce myself. My name is Councillor William J Wheelton OAM JP. I was a Councillor at Holbrook Shire since 1980 a Councillor of Wentworth Shire Council (37years).

I will only mention four great impediments to development within the Wentworth Shire.

1. Western Land Leases
2. River Set backs
3. Massive planning issues with size – Wentworth has 1400km of river frontages to these two rivers – a massive advantage we are currently not allowed to use.
4. Lack of Knowledge of what constitutes a living area – almost criminal by NSW Department of Primary Industries.

In regards to the abovementioned issues:

1. Western Land Leases:
 - a) Administered by a commission – which is LOSS MAKING to the NSW TREASURY.
 - b) STAFF MORE INTERESTED in hanging on to their jobs, rather than administering the area (and the over stocking of the area).
 - c) BIG Corporations and overseas companies will not spend their money on lease hold land titles.
 - d) A very great reluctance to subdivide lease hold leases – Ministers consent required to change ownership or subdivide.
 - e) BANKS will only lend up to 40% of the value of leases – so money that should be spent in NSW is spent in Victoria.

2. RIVER SET BACKS

- a) Arbitrarily Department Planning offensive on development of the Wentworth Shire.
- b) If these set backs were enforced in other parts of the state, there would be hell to pay – people travel, they see what is allowed to be done in other parts of the state and wonder why we are discriminated against.
- c) One size does not fit all.
- d) We (our Shire) joins South Australia where they are allowed to use their River Banks and have been allowed to do this for fifty years with no damaging effects.

3. MASSIVE ISSUES

- a) Development (SMALL HOUSEHOLD blocks three to six hectares) would have no effect 20,000 to 60,000 hectares grazing properties. But would help with numbers for school buses and schools, as with Pooncarie for example.
- b) Planning Department are working on HOME MAINTAINING Figures 20 to 30 years out of date (PEASANT Farming is out of date in Wentworth and Australia).
- c) Fruit properties to earn a living without outside income need to be about 48 hectares to 60 Hectares (120 acres to 150 Acres).
- d) Old fruit blocks are ideal for closer settlement – Because they have the infrastructure there already. Amalgamations of these properties is expensive to the Shire, the residents, schools especially – Dareton and Wentworth Public Schools are down over 100 pupils each from a few years ago.
- e) New irrigation properties are more economic on new areas – Water can be transported daily. People making property amalgamations, is NOT the answer. People will develop easily, NOT spending MEGA BUCKS fixing up old watering systems.

4. NSW DEPARTMENT OF PRIMARY INDUSTRIES

- a) Have no concept of what is a living area is growing grapes, oranges, vegetables or the expense of doing it.
- b) The Department of Planning uses their figures. It should be an exercise for these people, for NSW Department of Primary to use these figures on themselves.
- c) Our rate payers are smarter than these people. Development is not happening in these areas or if it is, it is happening in Victoria. Who do not worry about what might be making more money than departmental issues.
- d) The department is out of date and relevance. NSW Planning must get it right – we are suffering – we need developments, we cannot get it whilst this faulty information is used.

Respectfully submitted



Cr WJ (Bill) Wheelon OAM JP