

Presented by
Cr Bob Wheeldon
Chair
restofnsw inc.

SUBMISSION FAR WEST PLAN MUST CONSIDER COMMUNITY OPINIONS

Prosperity for every piece



restofnsw inc. has the exclusive aim of advocating for policies that bring prosperity to communities outside of the Sydney Basin.

We advocate for policies that will make regional NSW:

- a great place to live and visit;
- grow healthy food for domestic and international markets;
- develop our resources in harmony with agriculture and communities;
- achieve improved environmental outcomes without sacrificing communities or productivity; and
- a union of many diverse local economies.

THE DRAFT FAR WEST PLAN MUST CONSIDER COMMUNITY OPINION

BACKGROUND

The Wentworth Community has clearly made its views known during the Draft Murray Strategy circa 2008 process and the Wentworth LEP 2011 process. The Department should genuinely consider these submissions.

To the knowledge of **restofnsw** Submissions to the Draft Murray Strategy circa 2008 process were not made public but the Department has these. There was a very strong feeling at the time against rural dwelling restrictions and increased river setbacks.

COMMUNITY OPPOSITION TO WENTWORTH LEP 2011 RESTRICTIONS ON RURAL LAND

- The Wentworth LEP 2011 removed dwelling rights associated with rural land and increased river setbacks without any strategic justification
- On 15 March 2011 a public meeting re rural lands issues associated with the Wentworth LEP resolved that setbacks shouldn't be changed and rural dwelling rights shouldn't be changed. The meeting was addressed by prominent Local Valuer Graeme Whyte of Heron Todd White and Peter Danson of Peter Danson Surveyors. Many of the Wentworth Councillors were present.

All the rural landholders present expressed great concern about the unfairness of the Draft LEP process and how they were being treated differently to others by dwelling entitlements being taken away. River setback was another area where landholders felt the process was very unfair and that the changes were not being justified.

The rural landholders present at the meeting unanimously passed the following Resolution:

1. The Consultation period needs to be lengthened and Council needs to explain the Draft LEP contents to all effected landowners
2. Maps need to be re-done and discussed with effected landholders. Land use table for RU1 Rural needs to fixed, eg. prohibit Sex Services and Allow with Consent activities which are reasonable for a rural area
3. Existing rural dwelling entitlements must be retained or grandfathered
4. Council must urgently commit to a Rural Lands Study/Rural Residential Study

to:

- consider appropriate lot sizes in the Shire
- consider the issue of setbacks of rural dwellings from rivers
- consider the issue of dwelling entitlements
- consider how to appropriately support the existing horticultural settlements in the Shire

We have also attached a number of the Wentworth LEP 2011 submissions which go to these issues.

UNFAIR PROCESS

It is unfair to seek submissions from the community in 2007, ignore these submissions, leave the Draft Murray Strategy in limbo for ten years, seek submissions in 2011, implement the Wentworth LEP 2011 without any strategic justification and now in 2017 trot out the same ideological anti-river community policies that the Wentworth community has rejected for ten years.

restofnsw
inc

PO Box 448 WENTWORTH NSW 2648

info@restofnsw.org

Shire planning changes rally

By Gabrielle McLeod

WENTWORTH rural land owners are invited to attend a meeting to discuss proposed land law changes. Bob Wheeldon of Wentworth is questioning Wentworth Shire Council and the Department of Planning's proposed new Draft Local Environmental Plan (LEP) which includes the anticipated Buronga/Gol Gol development. He said the changes for rural land owners would put pressure on farmers and blockies and make it harder for them to use their land. Mr Wheeldon hopes to raise awareness of the changes at the public meeting to be held at 6pm at the Wentworth Services Club.

"Wentworth Council has not thought through the new changes properly and has in fact made it harder for land owners to diversify their property."

"There is no justification for many of these changes without any strategies or study being conducted. For more information contact Bob Wheeldon on 0411 222 181."

"Land use is not appropriate in that sex services are to be allowed but more suitable activities such as camping grounds and eco-tourism are not," he said.

"The cropping land is included as land of high biodiversity value in the maps. Land use is not appropriate in that sex services are to be allowed but more suitable activities such as camping grounds and eco-tourism are not," he said.

Mr Wheeldon said the Draft LEP contained numerous errors in both documents and maps. "The cropping land is included as land of high biodiversity value in the maps. Land use is not appropriate in that sex services are to be allowed but more suitable activities such as camping grounds and eco-tourism are not," he said.

Minutes of Public Meeting

Wentworth Services Club

6pm - 15th March, 2011

Graeme Whyte, Valuer:

Not being able to build additional homes on small fruit blocks gives a negative impact

on those blocks and decreases the value of these lots. (Sections C58 & C65 in Victoria caused a similar uprising in Mildura)

Peter Danson, Surveyor:

No proof of fragmentation of rural zones. Where is it happening?

No recognition of off farm income.

Does minimum lot size impact on future agricultural practices? No one has answered this.

Don Cullinan, Rural Landowner:

What gives council the right to put new titles / restrictions over existing homesteads?

Jim Maynard, Rural Landowner:

Plan doesn't include/allow for adaption to new agricultural practices.

Bill Wheelton, Councillor:

Over 1000kms of river front in this area. New LEP stops people from developing their blocks and discourages development in the shire.

Paul Cohrs, Rural Landowner:

Does Council support the 100m setback and why?

Ken Ross, Planner Wentworth Shire:

Other shires have this setback.

There is some flexibility and consideration given to applications for lesser setbacks.

Jim Maynard, Rural Landowner:

Council is cutting itself short by increasing the setback as property values will decrease (without the river views) and therefore council rates will have to decrease.

Mark King, Councillor:

Other shires have had the 100m setback since 1993. There is a possibility to keep it at 40m if you argue under SEPP 1.

Peter Kozlowski, General Manager Council:

LFP needs to be reviewed every 5 years and can be amended.

Cherry Cullinan, Rural Landowner:

Why is the 100m setback only for rural land holders and not urban??

Ken Ross, Planner Wentworth Shire:

Due to town services.

Peter Kozlowski, General Manager Council:

Setback is a State government decision. Have spoken to minister and no councils are happy with it.

Mark King, Councillor:

28 days to submit submission is plenty as you only need to read/consider your section. Its not a sign/sealed/delivered document.

Rural Landholder:

People can't read the document and understand it due to wording. There are inaccuracies in the maps.

Margret Thomsson Mayor:

If you can't read the doc. Come into council and talk to council. Every submission will be read. See a councillor to discuss your concerns. Submissions will be looked at after the 28 day cut off.

Re setback there is provision for variation. The new minister will still need time to change the views/rules of his staff. The new LEP cannot be delayed for months or other developments (relying on the new LEP) will be delayed.

Warren Duncan, Rural Landowner:

Why isn't draft document issued to all ratepayers? Council assumes all landholders get the Sunraysia Daily or have internet access to know about the new LEP. 28 days is not enough time to read, understand and reply to this paper.

Ian Whitfield Councillor:

Council can't hold everyone else up because 6 people aren't happy. You can't please everyone.

Bob Wheeldon Rural Landowner:

No reason has been provided for removing the dwelling rights – why not grandfather them?

There is no reason that the progress of Buronga Gol need to be linked with the demise of Council's rural areas. Wentworth needs both a developing Buronga Gol and prosperous rural areas of the Shire.

Ray Cohrs Rural Landowner:

Why does 100m affect council? Who gains by moving the setback to 100m?

The meeting approved the following resolution:

1. The Consultation period needs to be lengthened and Council needs to explain the Draft LEP contents to all effected landowners
2. Maps need to be re-done and discussed with effected landholders. Land use table for RU1 Rural needs to be fixed, eg. prohibit Sex Services and Allow with Consent activities which are reasonable for a rural area
3. Existing rural dwelling entitlements must be retained or grandfathered
4. Council must urgently commit to a Rural Lands Study/Rural Residential Study to:
 - consider appropriate lot sizes in the Shire
 - consider the issue of setbacks of rural dwellings from rivers
 - consider the issue of dwelling entitlements
 - consider how to appropriately support the existing horticultural settlements in the Shire

Meeting formally closed at 7.05pm.

Kathryn Baird

PO Box 2560
Mildura
Vic 3502

8 April 2011

The General Manager
Wentworth Shire Council
26-28 Adelaide St
Wentworth NSW 2648

Copy by email to council@wentworth.nsw.gov.au

Dear Sir

SUBMISSION RE WENTWORTH DRAFT LEP 2011

Firstly I would like to acknowledge that reviewing the LEP is overdue, and that such a review provides a good opportunity to attract appropriate development to the Wentworth Shire. At the same time Council must ensure that as any changes will need to be "lived with" for many years, any such changes result in the best possible outcome for the local area.

A general observation is that the planning consultants who have the most influence in designing Planning Schemes have a perception that land that has historically been zoned Rural must be preserved, **exclusively** for agricultural use. This view ignores the wishes of many people within the community, and in many cases ignores the enormous variability in agricultural capacity of different land in the shire and entire state. I feel that our community is being adversely affected by this misguided and "city centric" viewpoint, and that economic development within the shire will suffer as a result.

I wish to make the following points in relation to the draft LEP.

1. The proposal to increase the minimum building setback from waterways from 40 metres to 100 metres within the Rural zone appears illogical and unnecessary. More specifically, I contend that:
 - The use of modern effluent disposal systems can minimise the risk of nutrients entering waterways.
 - In many cases the highest bank is relatively close to the river, with lower ground further away. It is common for the most elevated site to be within 40 metres of the river's high water mark.
 - It seems reasonable that landholders be allowed to enjoy the amenity of living within a reasonable proximity of the water.
 - While not necessarily being an argument for maintaining the setback, there is likely to be relatively few remaining, undeveloped river front lots (in the Rural zone) on which obtaining a Development Application to construct a dwelling would be allowed. Rather than imposing a blanket exclusion, why not acknowledge that there are a limited number of lots affected, and find ways to allow a residence to be constructed within 40 metres.
 - I also wonder whether there is any science behind the 100 metre minimum setback. Is there any evidence that the pollution resulting from having a new dwelling set back 40 metres is worse than when a dwelling is set back 100 metres.
2. The adoption of a 10,000 hectare minimum lot size in dryland areas is unnecessarily large.

There is a big difference between land use in the pastoral areas of the shire and the land immediately surrounding the horticultural areas of Gol Gol, Buronga, Coomalalla or Curtwa, for example. I don't understand the reason for restricting subdivision or the construction of dwellings in the area surrounding the more closely settled areas in the shire. I would like to see either a "rural living" type

Graeme Whyte

Yours sincerely

5. I would encourage some streamlining of the maps used in the LEP. Ideally there would be a clear index, to make it easier to see which map relates to which area. I also encourage you to lobby the NSW Department of Planning to adopt a similar model to that used by the Victorian Department of Planning & Community Development, who maintain a free, easy to use website (www.services.land.vic.gov.au - follow the links to Planning Maps Online) which provides planning information to the general public.
- There are many small (ie less than 10 hectare lots) that have limited agricultural potential, but which do have bitumen road frontage, regular garbage collection service, proximity to schools and/or school bus services and which make ideal rural residential properties. Failure to allow construction of dwellings on existing small lots in areas like Curwaa, Pomona, Coomalalla will result in an increasing number of vacant, under maintained lots, which are too small to represent a viable farming operation. Permitting construction of dwellings on these lots would help maintain a community in these areas, and contribute to this land being maintained. This approach would not see additional lots created, or any further fragmentation, but would contribute to economic development and ensure that land is maintained.
- I do not see any negative impact from being able to construct a dwelling on these existing lots. The forefathers of the Sunraysia region anticipated that most landholders would expect they could live on their rural properties, and as a result we already have a high density of dwellings in particular in the rural zoned horticultural areas.
- The existing LEP contains provision to obtain a Development Application where it can be demonstrated that such lots were created with the intention of having a dwelling, or where there is evidence of a previous dwelling having existed. There is also a list of lots in the existing LEP that are noted as having a dwelling right.
4. It is disappointing that there will be less ability to construct a dwelling in a rural zoned area under the proposed LEP. While the draft LEP provides a range of zonings including R5 - Large Lot Residential, there is no provision to construct dwellings on existing titles that are zoned Rural and which are less than 10 hectares.
3. The restriction on tourism related businesses in the rural zone appears short sighted and will reduce future investment in the shire. Tourism is already a substantial local industry and expansion of this industry should be encouraged.
- The small (ie. > than 40 hectare) subdivisions that already exist on parts of Avoca, Tapio, Bellevue and Kelso have been well received and well managed. This land has relatively poor agricultural capacity and subdivision has both filled a market niche and resulted in the land being well maintained by current owners. Preventing this type of development in the future is considered short sighted and unnecessary.
- zone introduced into these areas, which would allow smaller lot sizes or a reduction in the minimum lot size to say 40 or 100 hectares.

Robyn Mayes

Doc/11/3444 (76)
11/42(3)

From: Hansen [hansen.bush@bigpond.com]
Sent: Monday, 11 April 2011 5:51 PM
To: Wentworth Shire Council
Subject: LEP proposal

LEP

Dear sir,
This is in response to the LEP draft plan.

We, the undermentioned are querying the proposed distance from the river for new development. 100 metres is stated and, providing adequate drainage/environmental protection etc is implemented, and flood mitigation is carried out, we think 30 or 40 would be sufficient.
We are querying heritage listing of KULCURNNA. We have not been officially notified of any such listing, and would also like to state that a lot of the information on the site we found is incorrect.

We are also hoping at some stage to have farmstay on the property, and with the LEP seeming to be restrictive, it precludes low-impact tourism - an activity which would be of great benefit to the shire in many ways.

We wish to have more information on the definition of "Camping Ground" and the proposed actions on same. For many years we have had friends/family camp on our stretch of riverbank and we are now wondering what impediments will be put on this activity.

Unfortunately, as we only became aware of the potential effect of this draft LEP on our property today (April 11 2011) we have not had time to properly peruse the writings, or make an informed response.

Trusting you will take up our concerns ..

we remain,
yours sincerely
Paul & Belinda Hansen, KULCURNNA

Robyn Mayes

From: elizabeth phillips [rbephillips36@gmail.com]
Sent: Monday, 11 April 2011 5:00 PM
To: Wentworth Shire Council
Subject: submission Draft LEP 2011

roc/11/3440
74

General Manager,
Wentworth Shire Council,
26-28 Adelaide St.,
Wentworth

Concerning Wentworth Draft LEP 2011, I believe houses should be able to be built within

40 metres of river.

However, I believe gardens should be native plants upto 40 m with education being given to mulching. House fruit trees be only after 40m with a maximum of 10 trees and 1 vine and lawns should be restricted to 50 m beyond river and low watering types such as buffalo.

, to lessen drainage back into river system.

Also if on septic this should be pumped well away from river.

Yours faithfully,

ELIZABETH PHILLIPS

CR & ER BYSOUTH

Yours faithfully

We strongly object to changes to the minimum lots size.

We purchased this land in the last 18 months with the intent of further subdividing, if the lot size is increased it will dramatically decrease our future options along with the financial value of our land. It will also have a financial impact on the shire itself, as the maximum number of rates will not be received.

If this change occurs it will have a detrimental effect on our land. Our land and the land adjoining is some of the very few areas left that can be further subdivided into lots that are not too big and still allow people to be able to adequately maintain them without the need for tractors and implements.

We own Lot 1 DP 1015272 and Lot 2 DP 1107710 Wakefield Lane, Curlwaa, which is currently zoned 1(c) under the current Wentworth Local Environmental Plan 1993 and in regard to further subdivision has a minimum lot size of 500m². Under the proposed LEP our land will become zoned RU4, which will have a minimum lot size of 2ha, which is considerably higher than under the current zone.

We wish to lodge an objection to the proposed Local Environmental Plan.

RE: Proposed Local Environmental Plan

Dear Sir

The General Manager
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

April 11, 2011

CR & ER Bysouth
PO Box 159
WENTWORTH NSW 2648

Yours sincerely,

The properties that have already been purchased were all purchased for the development of riverfront holiday accommodation for our guests to enjoy the riverfront eco tourism experience, which will in turn help the local economy as well; We believe that there needs to be some form of consideration or exemption given to future development of this unique type of tourism in RU-1 Zones.

The other main area of concern is the proposed setback of one hundred (100) metres from the river; This amended setback from the existing forty (40) metres will certainly impact on our business as our guests are looking for riverfront accommodation where they can stay close to the riverfront. The increased setback will lessen the appeal of our facilities to potential guests who wish to experience the solitude and pristine environment with out the necessity of sharing this riverfront experience at a caravan park with all the crowds.

The majority of these properties are in RU-1 Zoned Areas, so under the proposed LEP 2011 Draft our Council Area in partnership with the Cohrs family. We would like to advise of our serious concern with the impact on our Eco Tourism Business that we are developing across fifteen properties in the Wentworth proposed LEP 2011, and raise this issue with all councillors. The proposed changes will have a significant impact on our Eco Tourism Business for the benefit of our whole community's economy. The consideration or exemption needs to apply to all related businesses along the entire Murray River corridor between Wentworth and the South Australian Border as well as along the Darling River through to Pooncarie at least; this will ensure future growth of tourism in the district.

The majority of these properties are in RU-1 Zoned Areas, so under the proposed LEP 2011 Draft our Council Area in partnership with the Cohrs family.

Dear Councillors,

Re : LEP 2011 Draft

Attn: Wentworth Shire Council

11th April 2011

Murray Darling River Holidays *Riverfront Holiday Accommodation*



From: Robyn Mayes
Sent: Monday, 11 April 2011 4:39 PM
To: Wentworth Shire Council
Subject: Objection to LEP 2011 Draft in current form.

Murray Darling River Holidays [mrdhr@westnet.com.au]

L142(3)

Doc/11/3455

69

Robyn Mayes

(67)

Doc/11/3430

L1/12 (3)

From: Rhodes, Greg D [rhodes.greg.d@edumail.vic.gov.au]
Sent: Monday, 11 April 2011 3:41 PM
To: Wentworth Shire Council
Cc: Rhodes, Greg D
Subject: Planning Objection

I would like to lodge my objection to the proposed planning regulations that will see any new houses to be built at least 100m from the Murray River. I have a house on the Murray River that is just over the 40m from the river. The views I am privileged to enjoy should be shared by more people, not restricted by ridiculous planning regulations. I have looked at the position a house on my land would have to be built under the proposed regulations. The enjoyment of our river and wildlife would be greatly diminished if the house was to be built this far away. I believe the Council should be encouraging people to live on, look after and enjoy our most important natural resource (The Murray River), not DISCOURAGING this which seems to be the position the council is taking with these proposed changes and their planning vision.

Please reply to ensure you have received this objection.

Greg Rhodes

Important - This email and any attachments may be confidential. If received in error, please contact us and delete all copies. Before opening or using attachments check them for viruses and defects. Regardless of any loss, damage or consequence, whether caused by the negligence of the sender or not, resulting directly or indirectly from the use of any attached files our liability is limited to resupplying any affected attachments. Any representations or opinions expressed are those of the individual sender, and not necessarily those of the Department of Education and Early Childhood Development.

Robyn Mayes

66

Doc/11/3429

U/42(3)

From: M & J Maynard [mmaynard@hotkey.net.au]
Sent: Monday, 11 April 2011 2:47 PM
To: Wentworth Shire Council
Subject: Local Environmental Plan 2011 - Submission

The General Manager
Wentworth Shire Council

SUBMISSION RE WENTWORTH DRAFT LEP 2011

I submit the following:

RU1

The 10,000 ha minimum lot size for dwelling is too large, especially where there is cropping licences that are in perpetuity as is in my case. My property has 46,000 ha which has a cropping licence in perpetuity for over 10,000 ha, thus making my property capable of supporting 3 to 4 families and this is a family farm. This area, being a Western Lands lease, subdividing would not be appropriate ie not allowed.

a 100 metre setback for housing or any development off the river frontage is too great, unless area is subject to flooding, or hasn't efficient effluent control. It should be in line with Urban development.

I have concerns about the accuracy of the mapping. eg Natural Resource Biodiversity Map - NRB 005 where an area is marked for conservation, when in fact the area is cleared cropping ground in perpetuity. Also on same map there is a green shaded area where my shearing shed, yards, machinery shed and family houses are. This is but one example of the inaccuracy of the mapping.

Malcolm James (Jim) Maynard

Kerribee Station

4891B Sturt Highway

Paringi

Telephone: 03 5024 0248 Mobile: 0427 240 248

Email: mmaynard@hotkey.net.au

Robyn Mayes

Doc/11/3428
11/04/11

(65)

From:
Sent:

United Panel Works - Admin [upworksadmin@ncable.com.au]
Monday, 11 April 2011 2:47 PM

Wentworth Shire Council

WENTWORTH SHIRE

11/04/11

I SCOTT REDDY ARE EMAILING TO OBJECT TO THE LEP FOR THE WENTWORTH SHIRE, AS A OWNER OF A SECTION OF LAND BY THE RIVER IN THE WENTWORTH SHIRE, THE LAND IS POLLARDS CUTTING WHICH I BROUGHT WITH THE PLANS TO BUILD A HOME ON IN YEARS TO COME, I OBJECT TO THE LEP BECAUSE OF THE RULE THAT YOU ARE NOT ALLOWED TO BUILD WITHIN 100 METERS OF THE RIVER OR NOT AT ALL ON BLOCK WITH RIVER FRONTAGE.
I WOULD LIKE IT NOTED THAT THIS IS A OBJECTION FROM A LAND HOLDER IN THE WENTWORTH SHIRE.
REGARDS SCOTT REDDY

Under the definition in the Dictionary part of the Draft LEP, a "caveau park" includes a "camping ground". There is no definition of a "camping ground" in the Draft LEP but there is in the Standard Instrument (Local Environment (Plans) Amendment No. 2011. At such, a "camping ground" definition is to be included in your new LEP and it states that a "camping ground" does not include a "caveau park". Both the definition of a "camping ground" and the definition of a "caveau park" are

We own land in Ball Creek. We have current development approval for a primitive camping ground.

Re: Westward Draft LEP 2011.

Dear Sir,

HAND DELIVERED

NSW 2648

Westward
26-28 Adelaide Street
Westward Site Council
General Manager
Mr Peter Korloski

11 April 2011

RECEIVED	11 APR 2011
File L142(3)	W/Flow
Adm/Off Manager	Security
Copy/Rel	<input type="checkbox"/> Permanent <input checked="" type="checkbox"/> 1-10 Years <input type="checkbox"/> 11-35 Years

M & H Freeman
PO Box 783
Byngie
VIC 3498

for M & H Freeman

Yours faithfully
James

"Covean Parks" are prohibited in the draft
LEP for RUI zone and we do not
necessarily disagree with that. However
a "camping ground" does not include
a "covean park" and there are areas
within the RUI zone where a "camping
ground" would not be out of the
question. Council would be aware that
the site of our Approved "camping ground"
has characterly no farming potential, but
is ideal for primitive camping and
recreative recreation (such as enjoying
the wonderful bankland and river forage)

A "camping ground" appears to be not allowed
in the RUI (Primary Production) zone in
your draft LEP. We are not that
"camping ground" be added to the
"permitted with consent" in the zone RUI
Primary Production AND USE TABLE

a "camping ground" appears appropriate to us.

Paul Cohrs

PC

We are able to supply any property details if required

1. These requirements will only see our cherished heritage fall into ruin and disrepair as the newly proposed procedures and time delays, costs etc will make it all too hard. Why is this new regulation necessary?

Heritage Conservation page 33 5.10 item 2

- 5. Can we extend and add outbuilding to existing sites located within 100 metres of the river?
- 4. Will we be able to replace existing buildings in the same location if they are destroyed? (fire etc.) with this new proposition?
- 3. Our clientele consist of people wanting to stay on the river, and the 100metre setback puts us at a serious disadvantage compared to other businesses who are in the 40 metre setback area. We feel that this will be detrimental to our long term viability.
- 2. The elderly and also physically handicapped people will find it extremely difficult to walk the extra 60 metres to the riverbank.

1. Has there been any examples of why it is detrimental to the environment when development was located at 40 metres from the riverbank? If not then what is the reasoning for this new unjust requirement?

Our main business aim was to supply 1st class accommodation in a natural environment, using dwellings, Jayco cabins, tented cabins and camping in general at various locations along the river.

Page 23 item 3.3F 100 metre setback
Page 33 5.10 Heritage conservation item 2

Page 11 item 4 RUI prohibited Caravan Parks, Tourist and visitor accommodation.

The majority of our properties are zoned RUI, and the following concern us -
maximise their potential.
not been able to develop all these properties to date, due to financial constraints from purchasing new properties. We now find that with the new LEP we will not be able to fulfil our long term plans to
In some cases we have had no income from the properties in the last ten years. Unfortunately we have state.

upon purchase to enhance the vegetation in the hope of bringing the land back to its original natural Darling and their tributaries, for the main purpose of Tourism. We have de-stocked these properties and have purchased 17 properties, fifteen of these being in the S.W. of N.S.W. along the Murray and future, as our family and related businesses have been in the tourism business for the past 10 years, We believe the adoption of the following draft will have significant negative impact on our

Dear Sir,

Wentworth Shire Council
Re - Draft LEP 2011

6-4-11



RECEIVED
1 1 APR 2011
Fits *LT/42 E*
W/Flow *Manoe*
Act/Off
Security
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Permanent
 1 - 10 Years
 11 - 35 Years

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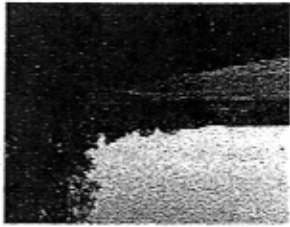
page 23 item 3.3F 100 metre setback
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 page 11 item 4RUI
 Page 33 5.10 Heritage conservation item 2

Page 11 item 4 RUI prohibited Caravan Parks, Tourist and visitor accommodation.

The majority of our properties are zoned RUI, and the following concern us-
 Page 23 item 3.3F 100 metre setback
 Page 33 5.10 Heritage conservation item 2
 We believe the adoption of the following draft will have significant negative impact on our future, as our family and related businesses have been in the tourism business for the past 10 years, and have purchased 17 properties, fifteen of these being in the S.W. of N.S.W. along the Murray and Darling and their tributaries, for the main purpose of Tourism. We have de-stocked these properties upon purchase to enhance the vegetation in the hope of bringing the land back to its original natural state.
 In some cases we have had no income from the properties in the last ten years. Unfortunately we have not been able to develop all these properties to date, due to financial constraints from purchasing new properties. We now find that with the new LEP we will not be able to fulfil our long term plans to maximise their potential.
 The majority of our properties are zoned RUI, and the following concern us-

Westworth Shire Council
 Re - Draft LEP 2011

6-4-11



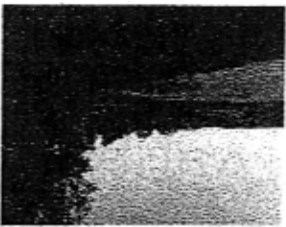
NAMPOO STATION

Paul & Leanne Cohrs

Rufus River Road, Via Wentworth

PO Box 19

WENTWORTH NSW 2739



I represent the above in relation to the new proposed LEP. Most councillors would be aware of Mr. Cookes wish to have the land rezoned & his continued attempts over the last 11 years to do so. The major delay being the development & implementation of the new LEP.

Since 2001 there has been correspondence, meetings, inspections by personnel from NSW planning, promising positive outcomes. (refer enclosed article from Sunraysia Daily - October 3rd 2003)

You can understand Mr. Cookes frustration when discovering the subject land has been given no consideration at all in the proposed LEP, in which it is mapped in the "orange zone" permitting 1 dwelling right per 10,000 hectares.

All agree the subject land is ideally located for the future growth of the Wentworth township, no different to land in the Burunga/Gol district identified for future urban expansion under the proposed LEP.

Practically, & in the best interest of the growth of the Shire, the focus of the plan should be on the expansion of the Burunga/Gol district, due to its location to Mildura, however it should not be solely focussed on that end of the Shire at the expense of the future of the township of Wentworth.

Dear Councillors,

New Wentworth Shire 2011 LEP

Re - K.F. Cooke - Land adjoining Wentworth Township
 107 Poongarie Road - Lot 1578 DP 763289
 Lot 85 DP 75699 Area: 229.9 Hectares

The Councillors
 Shire of Wentworth
 Adelaide Street
 WENTWORTH NSW 2648

8th April 2011

Licensed Estate Agency (NSW)
 PO BOX 245
 Wentworth NSW 2648
 Shop 1, 61 Darling Street
 Wentworth NSW 2648
 Phone (03) 5027 3177 all hours
 Fax: (03) 5027 3589
 Email: elstone@elstoneagencies.com.au
 ABN 47 003324178

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EIstone
 REAL ESTATE
 and Water Broking

We include an article from the Sunraysia Daily dated April 22 1959, celebrating 100 years of Wentworth. Interestingly it makes reference on numerous occasions to the potential of the growth of the Wentworth District. We still seem to be talking about the same potential & promise some 50 years later, unfortunately with little achievement. We understand council is somewhat "hamstrung" by template planning of the State, however our rivers are our best asset & we encourage council to vigorously pursue a planned development future for this end of the Shire in the new LEP.

We respectfully request council give serious consideration to the future of the Wentworth township & consider including the majority of the Cooke land in the new LEP

Regards,

.....
Tim Elstone

Doc/11/3419 (59)

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9-4-11
Delta Rd
Kentwood

The General Manager
Mentworth Olive Council
26-28 Adelaide St.
Mentworth N.S.W. 2648

Dear Sir,
Submissions Re Mentworth Draft LEP 2011

- I submit that
1. Existing rural dwelling rights of lots should be retained.
 2. The existing 40 m setback for rural lots should be retained.
 3. The existing capacity for a dwelling in new horticultural areas be continued.
 4. Tourism should be permitted with consent in R11 Zone and not prohibited.

Yours sincerely
S. D. Holland.

Doc/11/3418

Northwick Shir Council
General Manager

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Local Environment Plan - Submission

Dear Sir,

I wish to have my property lot 2
DP 1123230 included in your proposal

AB zone. In your proposal it is part
of the R1 zone. Hence, this property

border the AB zone & should be included
in the Renmore proposal. This inclusion (34 ac

would allow for a 10ha MWS with permanent
plantings to justify a dwelling approval. This
property has power & irrigation in place & is

suitable for agriculture.

Approval for this request will allow someone
in the future the opportunity to live on the

over subject to Council conditions.

Yours faithfully

Phillippa Crescent
P.O. Box 212 SM
58

I will start with the maps used for display as I feel that these give where and why to your document, at present they are very inaccurate and I would suggest non usable:

- The biodiversity map displaying significance on our leases has been generated from two sources one being a salinised ground area, which has been under great contention as being created through the use of Lake Victoria as a water storage. The biodiversity on this ground was saltbush country, a lot of this area is samphire and dead box trees at present. The biodiversity of this area has been annihilated to mainly monocultures. The creation of this problem is a resultant of excessive water heights in Lake Victoria creating the hydrogeological block of our natural groundwater flow. This has meant the salinisation of over 6000 hectares of our lease. The other way to generate such a map is to use the GIS system and not ground truth the data. The area in the centre of the property doesn't overlay any specific vegetation type.
- I suggest that the term "biodiversity" is not appropriate in this context, the author of this map has no understanding of what they have generated. It can be construed in any manner and I would suggest all areas of Wentworth shire involved in extensive agriculture have great biodiversity but this is a thing to be proud of not to be used as a constraint. You need to keep in mind these acts were developed by people who live in concrete jungles and see only man-made ecosystems. Don't constraint the Western Division because a lot of the blue mountains and beyond has been overdeveloped.
- I think that the biodiversity map needs to be renamed threatened biodiversity and ensure that the map uses accurate data as this is a legal point. When I see maps like the biodiversity mapping it makes me question the rest of the document.
- The Riparian land map once again exhibits problems of clarity and definition. Riparian occupiers are those that occupy land on the banks of a river or lake thus giving rights of access to water without license. The map should give lineal boundaries not huge strips, as the water fluctuation has no consequence.
- The cadaster has the incorrect material placed into it in relation to the Talgarry / Lake Victoria boundary. To ground truth this material you can contact Lloyd Thompson Mildura surveyors. His grandfather surveyed the original Lake Victoria boundaries. By looking at what is incorrect in this map I am concerned how much of the boundaries are incorrect across the whole shire.

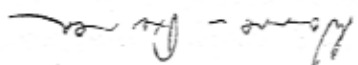
I have read the document and have several concerns that need to be addressed prior to your publication as a public document.

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I am writing this letter in response to the exhibition draft - February 2011 Wentworth Shire Council Local Environmental plan

Warren Duncan
 Dunedin Park / Talgarry Stations
 Via Wentworth NSW 2648
 16th March 2011

Doc/11/373



Yours sincerely

I do not have the time for more input into this document but hopefully enough community submissions will be put forward to give the communities feelings. I would like a copy of the final draft and the maps to review prior to publication.

existence.
These other areas like LEPs need to be minimised otherwise affordability will implode your key A council must remain committed to road and infrastructure maintenance and development. areas like roads.

Wentworth. Instead we see overloading of key staff with jobs like this instead of more pressing staffing required to implement this document will ever be afforded by a small shire like development opportunities aren't stifled. We need to minimise constraints as I don't think the Wentworth Shire council should be adopting the bare essentials of the LEP to ensure the areas

think the application and the extra add ons has meant poor flexibility within the draft document. developed with flexibility and a means to ensure a diverse array of development opportunities. I was in response to overdevelopment in Sydney area farming areas. The Proforma has been Planning Policy recognised the importance of Agriculture to the States economy. Its reactivity contravention with State Acts by putting the restraints forward. The State Environmental in extensive agriculture we are instructed to do so under the Western Lands Act. You are in my opinion the document restricts a landholder to improve their holdings which in most cases

to take out the personal interest factor forming within council.
not Wentworth Shire Council. An independent body like the Lands Department is the only way council matters. The aspect of area restrictions should be administered by the lands Department has taken liberty to restrict previous rights and to put quantitative burdens on previously non The LEP was developed as a basis to simplify planning and development throughout the shire, it constraints will ensure regression.

to take the opposite approach as development is essential for a shire of the future. Any and surrounding councils. Their aim is to stem sprawl and over development, Wentworth needs someone has put in parts on a guess a word. The proforma is obviously put together for Sydney legal standing if it is put in place as it is. I have read the main document twice and feel that Only a handful of ratepayers will have viewed this document and I feel that you will be in a poor

THE DOCUMENT

I did not have the time to view the rest of the maps regarding the LEP but hope that these will also be revisited prior to publication.

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Doc/n/3376

Submission to Wentworth Draft LEP

REX ANDREWS
100Rth St
WIA WENTWORTH
N.S.W. 2648
11-4-2011

To Wentworth Shire Council

General Manager

Peter Kozlowski

Dear Sir

I am entering this submission because I sincerely believe many of the restrictions are over the top, "big brother" in nature & overly restrictive

Had not Bob Whealdon Jr convened a public meeting over the draft LEP I would not have known of it.

legally advertised, but if you don't regularly read gazetteal notices you wouldn't see it.

The sending of Plain English letter, on 17 March OK, 2 days after Bob Whealdon convened his meeting, not 2 weeks earlier at commencement of consultation period coincides?

In enclosing copy of Wentworth Draft LEP Rural Land Issues, prepared by Bob, as part of my submission, more points follow some perhaps of general nature, but I believe relevant to the "Environmental Plan"

relevant to the "Environmental Plan"

1. Claims that some of the restrictions will stop conflict between rural activities (farming) + non-rural residents
2. Additional cost to Council of additional infrastructure.

I believe the above two items could be covered by a binding agreement with the additional residents, that they accept that "status quo" will apply to both no additional infrastructure, except of additional expense to them + that normal farming practices can be continued, without action from them, BECAUSE THEY WISH TO LIVE IN THE AREA, this must be clearly spelt out.

Why, in my view, ridiculous restriction on housing development in some rural locations. Why, in general, if a new house is built on an allotment, must the existing dwelling, even if suitable for rental be demolished. If the owner wishes to retain it, for same? Think restriction on home construction in Curwaa, on smaller allotments incorrect, as, with water trading, don't think some will ever be horticultural again.

Why not second house on large lot, if owner wishes.

The above are only some of my thoughts. Thanking you in anticipation.
Yours faithfully
Rex Andrews

Dear Sir

Mr Peter Kozlowski
General Manager
Wentworth Shire Council

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Dodie Marrows
% P.O.B 10365
Mildura
9-4-11

Shire development plan

1. Change to coalition political control both N.S.W. and Victoria together with dramatic weather change - intensive flooding in eastern Australia, demands plan changes.

2. Through political lack of interest by previous NSW Government bureaucracy has not permitted Shire to take advantage of many existing development opportunities nor those arising from emerging decentralisation/defence policies. NSW Labor did not want to strengthen areas condition strength.

3. That Shire was immediately adjacent to greater Mildura, with population of some 5000, creating great urbanised development opportunities than elsewhere in the far west did not have significant

4. Nor would Shire's achievable social and financial gain nor would opportunity to utilize/assist locally deservd permanent plantings

6. Shire now has new great opportunities and must "go for it". Intensive flooding in eastern Australia has raised real concern regarding flood insurance: to which Shire must urgently appraise

8. Ramification could require major change to Shire management and development policy.

9. For brevity Shire must answer the following questions: -
a) Whether Shire can obtain flood cover insurance for Shire assets including those of port interest, located both inside and outside the levee banks

b) For their security whether Shire has clear obligation to advise

(c) Whether Shire could afford flood insurance
 (d) Specifically, what is policy re development on flood risk areas

10 Additional factors:-

- (a) There is now greater knowledge of previous floods
- (b) Grassy base soil, levee bank security is dependent on flood height, duration and continuous checking.
- (c) During 1986 flood, access road through to Doreston was not suitable for heavy traffic and was subject to wind/wave erosion.
- (d) Further Shire equipment and personnel were required in weathered area. Eastern area worth being largely privately arranged and paid for.

11 The Mildura Corp, and possibly Comex, packing sheds and office buildings could be used should evacuation be decided on. Greater use must be made of safe development opportunities on the high ridge, immediately opposite Mildura, Green Doreston east

13 Replication, development demand will require the planned ~~market~~ bridge to be built.
 14 Closer cooperation with Mildura is essential: an Albany/Wedding configuration should be sought.
 The ~~Albany~~ ~~Wedding~~ ~~configuration~~ ~~should~~ ~~be~~ ~~sought~~.

Information consultation
 Study house

(a) Wertheim is an international icon, geographically and historically: it has an most interesting culture.
 Gateway to the vast inland, onward through Broken Hill to Darwin.

- (b) Shire should give proactive support for the return of the passenger train
- (c) This submission amplifies mine of 2nd March
 copy attached

Addendum

Justin Kassulke

Regards

Your review and response will be greatly appreciated.

I would also like to draw your attention to change in zoning which will make some areas unable to build a domestic dwelling unless the area is great then 10,000 hectares. This figure is larger than Curlwaa as a whole and seems to be preventing development within the Curlwaa community.

1. Currently Zoned Future Urban
2. Loss in land Value Under the proposed zoning of AB
3. Access to Silver City Highway, Murray Road
4. Within walking distance to Wentworth Town Centre
5. Access to power and water at boundaries
6. Potential to grow the community of Curlwaa

Submission for the change in Zoning to Z;

Under the proposal these lots will be zoned AB and I am looking to have them Zoned Z.

I would like to submit for your consideration a proposed change to the LEP Draft with particular reference to L27 DP12527 and L28 DP12527.

Dear Peter,

RE: WENTWORTH LEP DRAFT

Mr Peter Kozlowski
General Manager
Wentworth Shire Council
26-28 Adelaide Street
Wentworth NSW 2648

6th April 2011

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JW Kassulke
PO Box 255
Wentworth NSW
Phone: 0418 301 683

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MALONEY ANDERSON LEGAL

70 Deakin Avenue Mildura, Telephone 03 5021 6200 Facsimile 03 5021 6229

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Your Ref: PM:SLM 11-0468

The General Manager
Wentworth Shire Council
PO Box 81
WENTWORTH 2648

8 April 2011

Dear Sir,

RE: WENTWORTH LOCAL ENVIRONMENTAL PLAN (LEP) 2011 DRAFT

We confirm that we have been instructed by Messrs. O & R McLeod who are proprietors of the below mentioned properties which are located within the property known as "Kelso".

Lot 6 DP 773189 is used for intensive plant agriculture. It is intensively irrigated and has a water entitlement of 318 megalitres pursuant to Water Access Licence 7066.

Lots 1 & 2 DP 781481 which has a water entitlement of 259 megalitres. This property is intensively irrigated pursuant to Water Access Licence 8560.

We respectfully request that both of these properties be included in the A B lot size of 10 hectares and that the draft plan be amended to include these properties.

Both properties are irrigated in an identical manner to the intensive plant agriculture conducted in the Curtwa, Pomona, Coomealla, Buronga and Trentham Cliffs districts and as such should be included within the A B lot size.

Would you kindly acknowledge receipt of this submission.

Yours faithfully
MALONEY ANDERSON LEGAL

Contact: Sue Mulder

Direct Dial: 50216225

Email: smulder@maloneyandersonlegal.com.au

Principal: Peter Maloney

Principals

Peter Maloney LL.B. (Hons)

John Roccisano BA LL.B.

Lawyers

Lindsay E. Anderson LL.B.

Anne Hennessy BJuris LL.B.

Lee Horton BA Dip Law (LPA)

Lawyers Mildura Pty Ltd ACN 131796711

trading as Maloney Anderson Legal

PO Box 5107 Mildura Victoria 3502, DX 50021

Email office@maloneyandersonlegal.com.au

Doc/11 3322 (40)

P.O. Box 241,
Wentworth, NSW 2648.
29th March 2011.

SUBMISSION RE WENTWORTH LOCAL ENVIRONMENTAL PLAN

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The General Manager,
Wentworth Shire Council,
P.O. Box 81,
Wentworth, NSW 2648.

Dear Sir,

I do not claim to have an understanding of all the contents of the plan, but would like to unload my impressions of State bureaucrats deciding what is best for rural areas which they have probably never seen. The State never was, is not and never will be uniform, so why try to have a uniform plan for the State? It would be better to rely on local knowledge and experience, so I make the following comments as I see the situation.

1. There has been a minimum area requirement for subdivisions on rural land where a dwelling can be built. No consideration for soil type, available water, frost susceptibility, which is much more important than area. So most of the 40 ha subdivisions I see on both sides of the Darling river are not viable farming areas - just 40 ha to keep the bureaucracy happy. Most owners of the 40 ha subdivisions do not need or use the 40 ha, so why cannot this be changed for this Shire. Four ha would be adequate for a dwelling, space for a horse or riding/driving an unroadworthy vehicle etc., so I contend this policy is inefficient use of our land resources.

2. Most of the fruit blocks on Pomona were subdivided into what would be adequate in area one hundred years ago for horticulture if the conditions were right. If the conditions are suitable those lots are in production now. Where the soil type is unsuitable, or where other limitations exist, the best use is for housing, as they will never be productive agricultural properties. The developers expected every block to have a house on it, the water supply now exists, power and roads exist, so why restrict building on them? Provision was made for a school, hall, recreation ground 90 years ago. Most blocks are improved by having a dwelling, most dwellings have a garden, most occupants plant some trees and they pay rates. The same applies in Curlwaa, where the "dead heart" blocks would be best used for housing. They will never "support the permitted agricultural use of the land." I cannot see why there is need for a minimum lot size to be specified and all applications should be treated on their merits.

3. The 100 metres setback from the river is equally crazy, or I am. If building on the river frontage in Wentworth is right, why is it wrong out of the town? When we have houses near the river we see the damage caused by increasing numbers of speeding boats with more size and power and they seem to be designed and operated to make bigger waves. The quality of river water is

not improved by constant stirring by recreational boating activities. On the contrary, it makes it much more difficult to filter it when using drip irrigation, and when used for domestic use. This is far worse than any damage caused by a house 40 metres back from the river. The Shire should have the right to decide between the preferred choice of the ratepayer or the whims of bureaucracy who live over 1,000 kilometres away. It seems logical to look for the best house site on a property rather than have it specified by people who do not live here. The house on a property is usually the most valuable asset on it.

4. There has been a change of Government in N.S.W. and I believe the State policy will be reviewed and changed, probably to allow local conditions to be a consideration and local government to plan accordingly. ~~I suggest it would be logical for the Wentworth Shire Council to ask to be exempted from the present requirements while this is happening. It would also be a good opportunity to inform the relevant Government Department of the unsuitability of the present proposals and to recommend amendments.~~

I appreciate the opportunity to make a submission on the LEP issue and ask that a summary be made of the submissions received and a report be published in the South Western Standard or given to other local media for publication.

Yours faithfully,



J. V. Whyte

Kind regards
Peter Janssen
Sole director
Minto Farm and Tona Station

I submit that existing dwelling entitlements should not be removed. At the very least these rights should be grandfathered for a minimum of five years. I furthermore suggest that the present river set back of 40 meters should be retained.

Please find attached our submission re the proposed LEP.

Dear Sir

Copy by email to council@wentworth.nsw.gov.au

The General Manager
Wentworth Shire Council
26-28 Adelaide St
Wentworth NSW 2648

30th, March 2011

Minto Farm Pty. Ltd.,
Via Buronga NSW
Tel. 61350241995

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BRUCE E. CAULFIELD
Ellerslie Downs
Ellerslie
via WENTWORTH NSW 2648

Bruce E. Caulfield
Yours faithfully,

I refer to the Draft Wentworth Shire Local Environmental Plan 2011 and its change of plan for the Ellerslie area.

The current plan recognises that Ellerslie was established as a small irrigation farm type soldier's settlement. As such a house could be built on 25 acres on land. The new proposed plan states that this acreage is to increase to a minimum of 25,000 acres or 10,000 HT.

Clearly this is a mistake and an oversight of the well established legal procedure and policy that has been in place for many years. In fact the old Environmental Plan was designed to encourage settlement in the community and the development of the local school. This was to have an environmental plan that allowed house development on 25 acres and not 25,000 acres.

I would appreciate your immediate action to amend the Draft Wentworth Shire Council Environmental Plan 2011 to reflect the original circumstances of the irrigation area of Ellerslie and the establishment of small farms.

I would also appreciate your return advice that this request has been agreed to by council and that the "plan" has been amended to reflect the above.

RE: DRAFT WENTWORTH SHIRE COUNCIL LOCAL ENVIRONMENTAL PLAN 2011

Dear Sir,

Mr Ken Ross
Director Sustainable Development
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

24 March 2011

Doc 11/2840

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28 MAR 2011

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MILDURA EQUITY CHAMBERS MANAGEMENT PTY LTD

ACN 005 063 294

Registered Office 61 Deakin Avenue, Mildura, Victoria 3502

PO Box 883
Mildura VIC 3502

Phone (03) 5021 1100
Fax (03) 5021 2700
e-mail: keith@mirilawyers.com.au

KER:JR:LF

23rd March 2010

The General Manager
Wentworth Shire Council

By email: council@wentworth.nsw.gov.au

Dear Sir,

Re: Wentworth Local Environmental Plan (LEP) 2011 Draft
Your Ref: DOC/11/1440

I refer to your letter of the 17th March 2011, pursuant to which I attended the Buronga Library on the 21st March 2011 and endeavoured, with indifferent success, to gain an understanding of the issues.

I must say that the task for lay persons (ie. non-planners) is rendered difficult because of the lack of clarity or certainty in much of the contents, and with a number of appendices being left out of the booklets available for public examination at the Buronga Library.

The one thing that did appear to be made clear by maps, if not by text, is that in the Palinyewah area, where our company has a horticultural property, the minimum lot size for a dwelling would appear from Lot Size Map-Sheet LS7-004 to be 10,000 hectares!

Palinyewah (otherwise known as Ellerslie) has been a Soldier Settlement area of small horticultural holdings since being established as a Soldier Settlement in about the late 1940's, and then substantial further horticultural development occurred in the area in the 1970's, whereby there are now about 30-40 separate horticultural holdings of varying areas from about 4 hectares to 300 hectares.

The total horticultural area at Palinyewah would be, in my estimation, 4,000 to 5,000 hectares, being less than half the 10,000 hectares minimum lot size which appears on the Lot Size Map referred to.

Either I am not interpreting the maps correctly, or otherwise there has been a monumental oversight by the planners responsible for the Wentworth LEP 2011 Draft.

Our property comprises 4 titles of 72 hectares, 90 hectares, 12 hectares and 10 hectares respectively.

We have already developed 40 hectares of citrus and avocado plantings but envisage extending the planted area at some future time.

We have 2 permanent employees, one of whom lives in the manager's residence on the one lot on which the entire orchard is planted.

If the plantings are extended, we will be obliged to employ more labour, including permanent employees, one or more of whom may seek to be accommodated on the farming property rather than travelling a significant distance to work each day, as our Assistant Manager currently does.

I would have thought that our situation would be mirrored by many of our neighbours at Palinyewah.

Accordingly, I would respectfully submit that the minimum lot for a dwelling in the Palinyewah area, and also to the south of Palinyewah including Bellevue and the nearby property currently owned by Tim Elstone, should be no greater than 10 hectares and probably less.

Section 2.5 of the Strategy Booklet, headed "Rural Lands: Minimum Lot for a Dwelling" provided in Table D for the proposed minimum lot sizes that will be reflected in the Draft Wentworth LEP 2010 (should it be 2011?) with the vague and generalised provision thereunder:

"RU 1 - Primary Production 10,000 hectares, 300 hectares or 10 hectares depending on land type and certain factors...."

I am struggling to make any sense out of such a vague provision.


I would sincerely hope that if my interpretation of the Strategy and the Lot Size Map relevant to Palinyewah and surrounds is correct, you will address my concerns and rectify what on its face is a ludicrous minimum lot for a dwelling of 10,000 hectares.

I would be pleased if you would acknowledge receipt of this submission.

Thank you in anticipation.

Yours faithfully,

MILDURA EQUITY CHAMBERS MANAGEMENT PTY LTD



per:

KEITH E RICHARDS