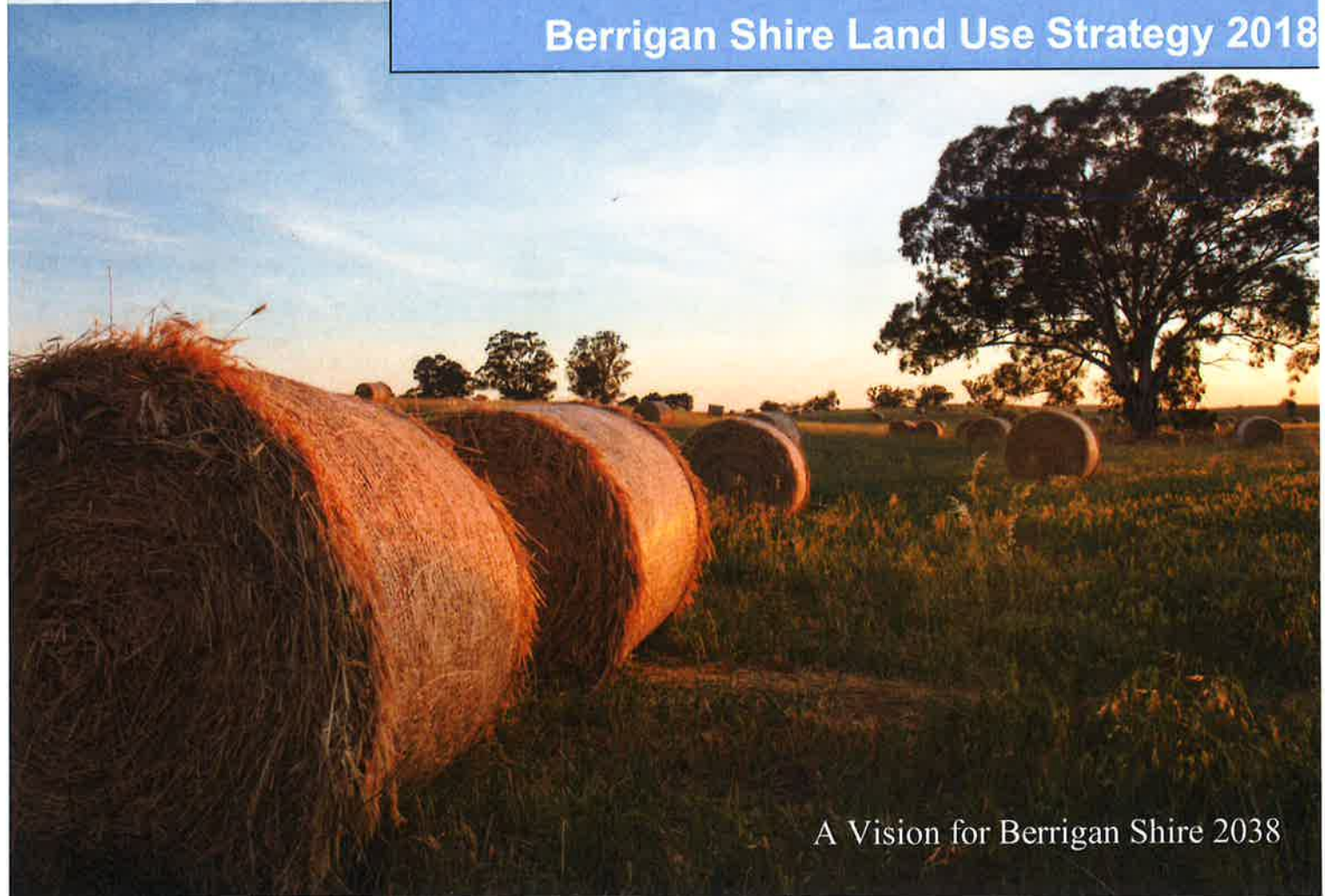


Berrigan Shire Council
Berrigan Shire Land Use Strategy 2018



A Vision for Berrigan Shire 2038



**Planning &
Environment**

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1. Introduction

1.1 Purpose of the Strategy

This document is a strategic land use strategy for the Berrigan Shire. This land use strategy (the Strategy) reflects Council's vision and aspirations for the future in a land use planning context.

The Shire has a rich Aboriginal and European cultural heritage. The Shire was previously occupied by the Bangerang and Pangerang people, within the wider Yorta Yorta people area.

The overall purpose of the Strategy is to guide future development and use of land within the Shire for the next 20 years. More specifically, the Strategy will assist in:

- guiding amendments to the Berrigan Local Environmental Plan 2013;
- providing the community with a degree of certainty for the location of various future land uses;
- strategically managing land uses to minimise potential land use conflicts;
- supporting and protecting productive agricultural land;
- protecting the natural environment from uses and detrimental development to it;
- supporting and recognising the local tourism potential;
- reducing development speculation; and
- considering development proposals.

1.2 Structure of the Strategy

The Berrigan Land Use Strategy is divided into 3 key sections;

- Town Strategies (Berrigan, Tocumwal, Finley and Barooga),
- Rural Land Use Strategy, and
- Tourism Land Use Strategy.

Town	Pages
Barooga	20
Berrigan	25
Finley	30
Tocumwal	34

Fig 1 Town Strategies Page Reference

The Strategy outlines the land demand/release and industrial/commercial strategy for each of the Shire's four main settlement areas. Each town strategy is supported by a structure plan. The structure plans are designed to provide indicative strategic direction for key land use elements and support for future land use planning decisions. While the structure plans are based on the latest available constraint data and statistics, they do not negate any future request or need for detailed site analysis or constraint reports (such as flooding, bushfire, flora and fauna reports)

The agricultural industry in Berrigan contributes significantly to the shire and state economy. The strategy recognises the importance of this economic sector and will provide greater certainty to the industry around its protection and future opportunities.

Berrigan's location provides it with significant opportunities to further grow the tourism industry. Being strategically located on Newell Highway, bounded by the Murray River and one of the closest NSW centres to Melbourne will see the tourism sector become a key economic driver in the region. The Tourism section looks at recognising and protecting this economic sector and provides guidance to unlock the Shire's competitive tourism advantages.

1.3 Investigation Areas

The way in which land uses are developed in the coming years may change to accommodate new growth. The Strategy makes recommendations for specific Investigation Areas in the four main towns; Berrigan, Tocumwal, Finley and Barooga. This will assist Council and other stakeholders by recognising:

- The preferred areas for urban growth, and
- Areas that are anticipated to experience pressure for changing land uses, including rural residential development.

Recognising these locations early in the planning process will assist Council and other stakeholders in undertaking future investigations to consider the suitability of lands for development, and may lead to planning proposals to amend local planning controls during the strategy timeframe.

The Investigation Areas in the Strategy have been identified for several reasons including:

- Identified by Council as having strategic merit and present as a logical development progression, and
- Identified as being the least constrained sites, and
- Identified by land owners as being ready and suitable to develop.

The Strategy identifies 15 Investigation Areas which are classified as either:

- **Short Term**, where investigations and planning to confirm the suitability of lands and development capacity could be undertaken over a 2-10 year timeframe. The purpose of identifying these is to facilitate the preparation of planning proposals and allow Council to plan for the delivery of infrastructure.
- **Medium Term & Long Term**, indicate where land use changes may eventuate during the longer-term planning horizon, including beyond the Strategy's timeframe. Amendment to planning controls in the medium-long term Investigation Areas may be heavily dependent on other factors such as infrastructure, utilities or potential land use constraints.

Medium and Long Term Investigation Areas have been identified to indicate where future land use changes may be considered suitable in principle but are not expected to be required in the next 20 years. Council will generally only consider planning proposals for these areas as part of a periodic review of this Strategy.

It is possible that proposals may be lodged for development that fall outside Investigation Areas. Flexibility may be given to consider these opportunities in extraordinary circumstances. Such requests that are outside the areas identified in this strategy, or do not form part of a Strategy review, will need to demonstrate the proposal is consistent with the broader objectives and direction of this Strategy. Proposals that fall outside of the Strategy will require substantial justification against the relevant Ministerial Section 9.1 Directions and the Riverina Murray Regional Plan 2036.

It is important to note that recommendations for each Investigation Area are based on desktop and ground truthed site surveys and relied on the latest supporting information available at the time of review. Any future proposal to amend planning controls may require detailed site analysis, consultation with appropriate state agencies and a range of technical reports to determine the appropriate scale of development these Investigation Areas can support.

1.4 Development of the Berrigan Land Use Strategy

The Shire's current planning controls (LEP 2013) came into force in 2013 replacing the previous planning scheme of 1992, which was based on a late 1980's Interim Development Order. The LEP 2013 is based on the State Government's Standard Instrument Order 2006 and contains provisions that reflect the local nature of Berrigan.

The Strategy has considered the recent and future changes in the Shire population, including families, aging population, changing family composition, migration into and out of the Shire, and housing needs (including the variety of dwelling/property types). It has also considered the growth of agriculture and the future requirements of this industry. It is acknowledged that it is important to protect and facilitate the Shire's biggest land use and employer and ensure that urban development does not impede or interact with agriculture, value adding industries and other forms of agribusiness. The recommended Investigation areas will require an assessment of the potential for rural land use conflict between rural and urban uses as part of any planning proposal to upzone land.

This strategy is based on the combined work from three commissioned studies and Department of Planning and Environment input:

- Part 1 The Berrigan Shire Profile & Key Issues Paper (*GHD 2008-2010*).
- Part 2 The Berrigan Shire Review of Rural Lands (*GHD 2008-2010*).
- Part 3 The Berrigan Shire Residential Settlement Strategy (*GHD and Newland Planning 2010*).
- Part 4 The DPE input to the Final Strategy and Town Structure Plans (2017).

Consultation

During the strategy preparation process, Council held an 'Ideas and Issues' forum. From this forum the key issues confronting the Berrigan Shire were identified as:

- reliability of irrigation water due to drought, climate change and the political policy making process relating to water allocation for the environment (ie the Murray Darling Basin Plan);
- the ageing population and increased demand for health and community services;
- the loss of youth through external migration and the loss of skilled workers through ageing, and
- the limitations of the Tocumwal rail line link through Victoria.

Based on consultation carried out throughout the strategy, the key opportunities for the Shire were found to be:

- employment and service provision in the aged care sector;
- expansion of the tourism sector; particularly River based tourism and accommodation;
- expansion of the manufacturing sector;
- better utilisation and marketing of the Tocumwal Aerodrome;
- direct rail link to Victorian Ports;
- creation of intermodal road/rail link and larger industrial area at Tocumwal;
- marketing the economic and social benefits of living in the Shire, particularly the River towns, and
- becoming a centre of excellence for water efficient irrigation and cropping, and pursuing industries which value add to dairy and grain production in the Shire.

1.5 Planning Framework

There is a complex interplay between a number of Councils plans and strategies due to differing hierarchy and function. A summary of the relationship between these plans, and this Strategy are detailed below:

1.5.1 Riverina Murray Regional Plan 2036

The Riverina Murray Regional Plan 2036 (the Plan) establishes a framework to grow the region's cities and local centres, supports the protection of high-value environmental assets and makes developing a strong, diverse and competitive economy central to building prosperity and resilience in the region.

The Plan contains a number of key goals, actions, and directions that are relevant to the strategic planning of the Berrigan LGA.

The Plan will guide the NSW Government's land use planning priorities and decisions over the next 20 years. It is not intended to be a step-by-step approach to all land use planning. Rather, it provides an overarching framework to guide subsequent and more detailed land use plan. The Strategy is consistent with the Riverina Murray Regional Plan 2036 and can be used to further support the Ministerial 117 Direction 5.10 Implementation of Regional Plans.

Priorities for councils are set out in the Local Government Narratives, which will guide further investigations and implementation. The key priorities for the Berrigan Shire are;

- Identify opportunities for strategic investment and job creation;

- Partner with government and industry to renew and promote the development of council-owned land and assets;
- Develop and promote Berrigan Shire's regional transport and freight infrastructure, and.
- Protect the water quality and aesthetic values of the Murray River.

There are several areas of the Regional Plan that are directly relevant to the Berrigan Land Use Strategy.

Goal 1 - A growing and diverse economy

- Direction 1: Protect the regions diverse and productive agricultural land
- Direction 2: Promote and grow the agribusiness sector
- Direction 4: promote business activities in industrial and commercial areas
- Direction 5: support the growth of the health and aged care sector
- Direction 7: Promote tourism opportunities

Goal 2 - A healthy environment with pristine waterways

- Direction 13: Manage and conserve water resources for the environment
- Direction 14: Manage land uses along key river corridors
- Direction 16: Increase resilience to natural hazards and climate change

Goal 3 - Efficient transport and infrastructure networks

Direction 17: Transform the region into the eastern seaboard's freight and logistics hub

- Strategically locate freight and logistics hubs to support further industry development.
- Support the ongoing performance of existing freight and logistics facilities.
- Protect freight and logistics facilities from the encroachment of inappropriate land uses.

Goal 4 - Strong, connected and healthy communities

- Direction 23: Build resilience in towns and villages
- Direction 24: Create a connected and competitive environment for cross-border communities
- Direction 25: Build housing capacity to meet demand
- Direction 27: Manage Rural Residential development

1.5.2 Berrigan Shire 2027 Our Community Strategic Plan

The Berrigan Shire 2027 (Berrigan CSP 2027) identifies the shire's vision:

"we will be recognised as a Shire that builds on and promotes our natural assets and advantages to create employment and economic activity to attract residents, families and tourists."

This strategy is consistent with the strategic outcomes, priority projects and initiatives, and objectives of the Berrigan CSP 2027.

The Strategy is structured from here to detail each town in a separate chapter, with a contextual narrative prefacing a demand and supply discussion. Investigation areas are then analysed in terms of constraints, supply potential and servicing, and a recommendation for staging and release. It is acknowledged generally that there is ample supply of land for future industrial and residential release in each town. Consideration of the potential for infill development is discussed the strategy makes recommendations for short, medium and long-term land release timeframes.

2. Berrigan Profile

2.1 Shire Context

Berrigan Shire on the New South Wales and the Victorian border is 270km north of Melbourne and 670 km south-west of Sydney. The Murray River forms it's southern border along with Federation LGA to the south-east, Edward River and Murray River LGAs to the West and Murrumbidgee LGA to the north.

Under 3 hours drive from Melbourne, the towns of Barooga, Berrigan, Finley and Tocumwal offer a range of recreation, health and tourist facilities and services. The region's proximity and interface with Victoria and its ability to harness the export potential of Melbourne will continue to present the region with significant ongoing growth opportunities.

Barooga and Tocumwal, located on the Murray River, support a range of rural residential and urban communities, and have access to walking and cycling networks, which connect to the river and surrounding retail precincts. Lifestyle activities and opportunities in these towns have promoted continued population growth. Berrigan and Finley remain important sub-regional service centres servicing the outlying communities.

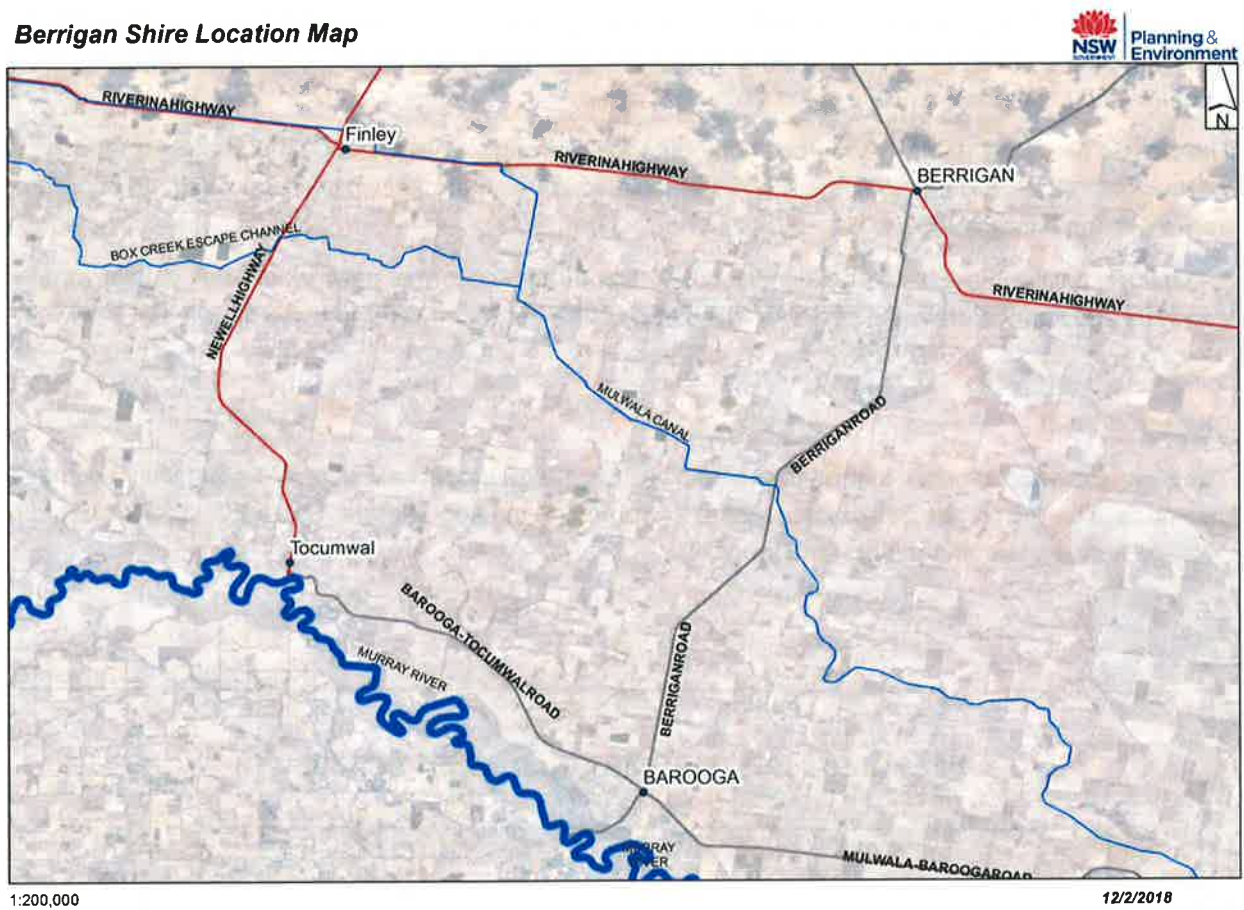
The major employment-generating industries in Berrigan are connected to agriculture, aged care and retail/hospitality according to the ABS 2016 data.

Industry of employment, top responses	Berrigan (A)	%	New South Wales	%	Australia	%
<i>Employed people aged 15 years and over</i>						
Dairy Cattle Farming	143	4.5	3,271	0.1	20,326	0.2
Aged Care Residential Services	137	4.3	67,209	2.0	211,621	2.0
Supermarket and Grocery Stores	109	3.4	74,487	2.2	254,275	2.4
Other Grain Growing	101	3.2	5,109	0.2	19,053	0.2
Clubs (Hospitality)	101	3.2	25,773	0.8	46,915	0.4

Of the employed people in Berrigan (A) (Local Government Areas), 4.5% worked in Dairy Cattle Farming. Other major industries of employment included Aged Care Residential Services 4.3%, Supermarket and Grocery Stores 3.4%, Other Grain Growing 3.2% and Clubs (Hospitality) 3.2%.

[View the data quality statement for Industry of employment \(INDP\)](#)

Figure 2 Berrigan Employment (ABS 2016.)

Berrigan Shire Location Map

2.2 The Environment

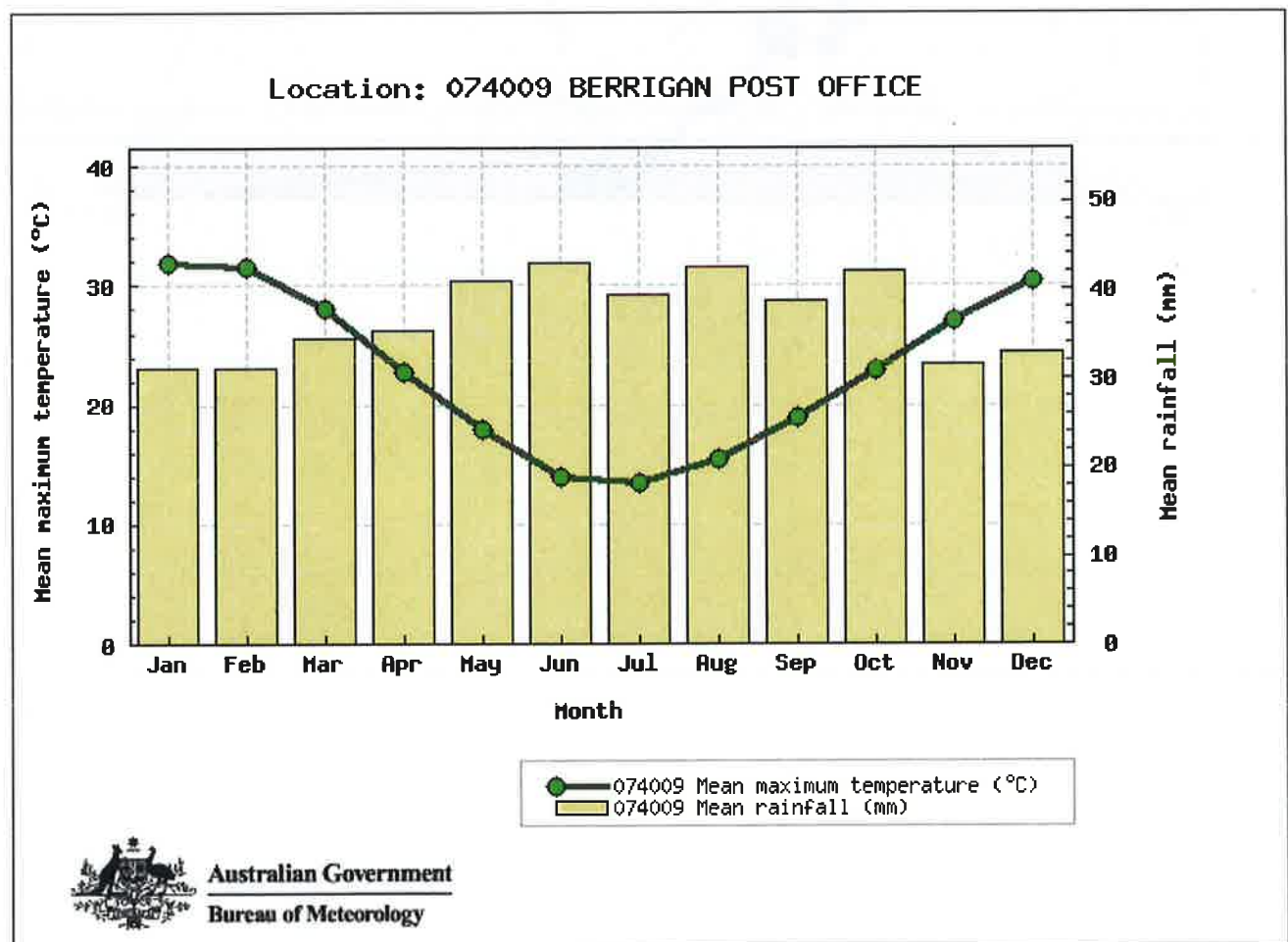
Berrigan Shire (Berrigan Town Lat 35.66°S, Long 145.81°E, Elevation 119m ASL) is generally of low land relief with gently undulating riverine plains with granite outcrops providing some elevational relief between Tocumwal, Berrigan and Federation local government area to the southeast. The Murray River and floodplain vegetation comprise the southern boundary of the Shire.

The Shire's abundant natural resources contribute to its strong tourist appeal. This Strategy proposes to cater for river based tourist areas to support a sustainable ecotourism market while recognising the importance of this fragile riverine ecosystem.

The natural environment has been significantly transformed by a formal network of trunk canals, smaller channels and surface drainage systems which can supply irrigation water to three quarters of the LGA

Climate

The Shire's climate consists of moderate rainfall with a mean annual rainfall of 444.4mm with a winter maximum. The region generally experiences hot summers and cool winters. See figure 3 for a summary of average temperature and rainfall for Berrigan.



Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean maximum temperature (°C) for years 1997 to 1975	31.9	31.5	28.1	22.8	18.0	14.0	13.5	15.4	19.0	22.9	27.1	30.4	22.9	54
Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean rainfall (mm) for years 1875 to 2016	31.2	31.1	34.4	35.3	41.0	43.0	39.4	42.6	38.8	42.0	31.6	33.0	443.5	140

Figure 3: Average rainfall and temperature for Berrigan. (Bureau of Meteorology, 2018)

2.3 Population and Housing

The Shire's population in 2016 was 8,462 and is characterised by an ageing population with 29% of the population aged 65 and over. The River town of Tocomwal attracts a significant portion of this demographic sector. Both Barooga and Tocomwal are growing strongly, with an influx of family groups attracted by affordable housing, sporting and leisure opportunities and proximity to facilities and services in nearby Victorian towns such as Cobram. Finley and Berrigan has also experienced some growth according to the 2016 Census. This could be attributed to the affordable lifestyle offered by these towns

Population Projections

There are a range of population projections over the 18 years 2018 to 2036, being shown in the following table, with a range of low to high growth rates used for scenario testing. As shown, a medium positive growth rate of 0.5% pa will result in 42/43 additional people per annum and an Equivalent Tenement requirement of 10 to 11 new houses per annum, to a growth rate of 1.4% per annum, resulting in 72 additional people per year and a population of over 11,000 people by 2036. By contrast a negative growth rate of -6.2% over 18 years will result in a population decrease of -0.3 per annum, resulting in a decline to a population of 7,800, or 662 fewer people by 2036.

Depending on the selection of growth rate, potential new population will range from a nominal 21 people per annum at 0.25% to possibly 118 per annum at 1.4% growth. In reality, growth rates will vary across the LGA, as will housing equivalent tenement requirements. It can be conservatively assumed that there will be a requirement for between 10-20 new dwellings a year at an equivalent tenement of 2.1 persons/dwelling. There is an expected decrease in the size of average households, from an average of 2.1 persons at present to 1.82 by the year 2036, and with the natural change within life cycles over time due to for example, marriage, children leaving home, retirement etc, the Shire will require more dwellings to meet a range of differing demands.

	Population projections													
Year	-0.03% Diff		0.25% Diff		ET	0.50% Diff		ET	1.00% Diff		ET	1.40% Diff		ET
2016	8462		8462		2.1	8462		2.0	8462		1.9	8462		1.8
2017	8437	-25	8483	21	11	8504	42	21	8547	85	45	8580	118	62
2018	8411	-25	8504	21	10	8547	43	21	8632	85	45	8701	120	63
2019	8386	-25	8526	21	10	8590	43	21	8718	86	45	8822	122	64
2020	8361	-25	8547	21	10	8633	43	21	8806	87	46	8946	124	65
2021	8336	-25	8568	21	10	8676	43	22	8894	88	46	9071	125	66
2022	8311	-25	8590	21	10	8719	43	22	8983	89	47	9198	127	67
2023	8286	-25	8611	21	10	8763	44	22	9072	90	47	9327	129	68
2024	8261	-25	8633	22	10	8806	44	22	9163	91	48	9458	131	69
2025	8236	-25	8654	22	10	8850	44	22	9255	92	48	9590	132	70
2026	8212	-25	8676	22	10	8895	44	22	9347	93	49	9724	134	71
2027	8187	-25	8698	22	10	8939	44	22	9441	93	49	9860	136	72
2028	8162	-25	8719	22	10	8984	45	22	9535	94	50	9998	138	73
2029	8138	-24	8741	22	10	9029	45	22	9631	95	50	10138	140	74
2030	8113	-24	8763	22	10	9074	45	23	9727	96	51	10280	142	75
2031	8089	-24	8785	22	10	9119	45	23	9824	97	51	10424	144	76
2032	8065	-24	8807	22	10	9165	46	23	9922	98	52	10570	146	77
2033	8041	-24	8829	22	10	9211	46	23	10022	99	52	10718	148	78
2034	8017	-24	8851	22	11	9257	46	23	10122	100	53	10868	150	79
2035	7992	-24	8873	22	11	9303	46	23	10223	101	53	11020	152	80
2036	7968	-24	8895	22	11	9350	47	23	10325	102	54	11175	154	81
Growth	-494	0	433	433	209	888	888	446	1863	1863	983	2713	2713	1429

Note: ABS 2016 Census population figure for Berrigan LGA, 8462

Hypothetical growth scenarios in absence of actual data

Equivalent Tenements shown in scenarios as declining trend

Figure 4: Hypothetical, basic population projections and Equivalent Tenements required (DPE 2018)

Housing

The housing stock in the Shire is predominantly (89%) detached dwellings with 3,911 dwellings in 2016. Other dwelling types that make up the housing stock include terrace house/townhouses and flats/apartments.

Dwelling structure	Berrigan (A)		New South Wales		Australia	
Occupied private dwellings		%		%		%
Separate house	2,904	89.1	1,729,820	66.4	6,041,788	72.9
Semi-detached, row or terrace house, townhouse etc	107	3.3	317,453	12.2	1,055,016	12.7
Flat or apartment	121	3.7	519,390	19.9	1,087,434	13.1
Other dwelling	120	3.7	23,580	0.9	64,425	0.8

Of occupied private dwellings in Berrigan (A) (Local Government Areas), 89.1% were separate houses, 3.3% were semi-detached, row or terrace houses, townhouses etc, 3.7% were flat or apartments and 3.7% were other dwellings.

Dwelling count	Berrigan (A)		New South Wales		Australia	
		%		%		%
Occupied private dwellings	3,258	83.5	2,604,320	90.1	8,286,073	88.8
Unoccupied private dwellings	643	16.5	284,741	9.9	1,039,874	11.2

In Berrigan (A) (Local Government Areas), 83.5% of private dwellings were occupied and 16.5% were unoccupied.

Figure 5: Berrigan dwelling count and structure (ABS 2016)

The most common family composition was couples with no children, comprising 52% of the population. ✱

In terms of assessing future housing demand, Council has provided data based on *the average of actual construction approvals* over the past five years as a basis for estimating land release areas for each township of the Shire. This method uses Council development statistics, and includes the lower level growth periods over the past three years (therefore the growth figures are not considered to be overestimates). Built into the estimate are allowances for recycling of older houses, downsizing to small blocks for aged persons and persons moving to managed aged care.

There is agreement on the need for new dwellings, and the staging of land releases over time will enable infrastructure to be in place to accommodate new growth.

Using the construction approvals method Council suggests the potential need for a modest amount of homes in each town up to the year 2036.

The Department of Planning and Environment has estimated that 150 new dwellings will be required to 2036. There is agreement on the need for new dwellings, and the staging of land releases over time will enable infrastructure to be in place to accommodate new growth.

The land use strategy for each town details potential demand and land release requirements for each town, along with land use needs for large lot residential development, industry and commercial enterprise.

Development along the Murray River is now resulting in some land management and planning issues (such as lack of services, bushfire potential, flooding potential and habitat loss) as people seek to settle near the River foreshore. This Strategy recognises this fragile landscape and it's recommendations reflect this by identifying limited Investigation Areas adjacent to the river front area.



Photograph 1: New housing at Tocumwal (image courtesy of Domain.com.au)

2.4 Land use and settlement in the Shire

The dominant land use in Berrigan Shire is agriculture and related agribusinesses, particularly irrigation based. The majority of the population lives in the four townships. There are approximately 1,169 rural landholdings in the Shire, and around 243 rural small holdings. The urban areas of the Shire occupy approximately 43 km².

2.5 The economy of the Shire

In 2016, Berrigan Shire contributed \$300 million toward the region's gross regional product. The shire's key employment industries include agriculture, construction, tourism and social services. The shire's predominantly irrigated agricultural lands facilitate the production of export-oriented grain and dairy products.

Agriculture and related agribusinesses are the key economic drivers of the Berrigan Shire, employing 22% of the workforce. In general, the main produce generated in the Shire comprise cereal cropping, including wheat, barley and rice as well as livestock particularly dairy and beef cattle.

Employment and Education

Agriculture is the dominant employer of residents, followed by retail and tourism, health care and manufacturing. Persons obtaining university education and finishing Year 12 are below the State average, while persons completing TAFE education are equal to the State average.

Manufacturing, tourism, health care, education and construction all contribute strongly to the Shire's economy. The ageing population is likely to have implications for the economy through provision of increased services and an ageing workforce. However, opportunities exist to grow the manufacturing, health and tourism sectors of the local economy. The Shire's economy is anticipated to be further influenced by the forthcoming increased level of broadband communication infrastructure in the near future.

2.6 Utilities and Key Infrastructure

Existing Council managed servicing infrastructure in the Shire is in good condition and current potable water supply and sewage treatment capacity is sufficient to cater for an increased population in the townships and future industry growth, as proposed in this Strategy. Improvements have recently been carried out to the Shire's trunk electricity supply to improve reliability. The reliable supply of irrigation water is vital for the success of shire. Ensuring that local irrigation infrastructure is efficient and adequately maintained will be the key to future the Shire's agriculture. The township recommendation section in this Strategy will provide greater detail on the capacity of the existing utility infrastructure.

Tocumwal Aerodrome provides good facilities for the Air Ambulance and recreational flights, and has good marketing potential for air based businesses and light plane fly-in residential properties.

The freight infrastructure provides the Shire with a strong competitive advantage with rail freight network running from Tocumwal into Victoria and on to Melbourne's ports. This strategy recognises the importance of the Tocumwal intermodal terminal and identifies the need to protect the surrounding industrial zoned land to facilitate the expansion of the existing rail loop to better service rail freight needs. The Shire is traversed by major inter-regional road transport links to Melbourne and the nearby regional centres of Albury, Wagga, Griffith, Deniliquin in New South Wales and Echuca and Shepparton and Wodonga across the border in Victoria.

2.7 Cultural heritage of the Shire

The Shire has a rich Aboriginal and European cultural heritage. The Shire was previously occupied by the Bangerang and Pangerang people, within the wider Yorta Yorta people area.

Although little documented knowledge exists of pre-European settlement or places of significance to indigenous people of the area, there are a number of relics including scar trees, middens and burial sites that have been identified and are scattered throughout the Shire.

The Shire's European built and cultural heritage is presently being documented through a community based study and will result in recognition of many places of importance within the Shire.

2.8 Natural hazards of the Shire

The Shire experiences floods primarily from the Murray River, and bushfires within riparian areas and grazing lands. The main natural hazard facing the Shire is periods of drought and changing rainfall patterns. The climate in the region is predicted to change near future (2020–2039) and far future (2060–2079) with key changes including:

- Maximum temperatures are projected to increase in the near future by 0.4 – 1.0 degrees Celsius and far future by 1.6 – 2.5 degrees Celsius
- Minimum temperatures are projected to increase by 0.4 – 0.8 degrees Celsius and far future by 1.3 – 2.4 degrees Celsius
- The number of hot days will increase and the number of cold nights will decrease
- Rainfall is projected to decrease in spring and increase in summer and autumn
- Average and severe fire weather is projected to increase in summer and spring





	Projected temperature changes	
	Maximum temperatures are projected to increase in the near future by 0.4 – 1.0°C	Maximum temperatures are projected to increase in the far future by 1.6 – 2.5°C
	Minimum temperatures are projected to increase in the near future by 0.4 – 0.8°C	Minimum temperatures are projected to increase in the far future by 1.3 – 2.4°C
	The number of hot days will increase	The number of cold nights will decrease
	Projected rainfall changes	
	Rainfall is projected to decrease in spring	Rainfall is projected to increase in summer and autumn
	Projected Forest Fire Danger Index (FFDI) changes	
	Average fire weather is projected to increase in summer and spring	Severe fire weather days is projected to increase in summer and spring

Figure 6: Projected temperature changes for Riverina Murray Region

These climatic changes will influence access to water for urban consumption and also irrigation for agriculture. There will be impacts on the way agriculture is carried out, with a more even rainfall distribution.

2.9 Constraints

There are recommendations made for each of the four towns which may involve future planning control changes to facilitate each town's dynamic land use demands. These recommendations are based on site surveys and relied on the latest information available at the time of review. Any future proposal to amend planning controls may require detailed site analysis, consultation with appropriate state agencies and a range of technical reports to determine the appropriate scale of development these Investigation Areas can support. Potential constraints that may require additional consideration include, but not limited to

- Flora and fauna
- Contamination
- Flooding (see map below)
- Bushfire prone land
- Buffers around non-residential land uses such as food processing facilities and sewage treatment plants.

Berrigan Shire Flooding Map

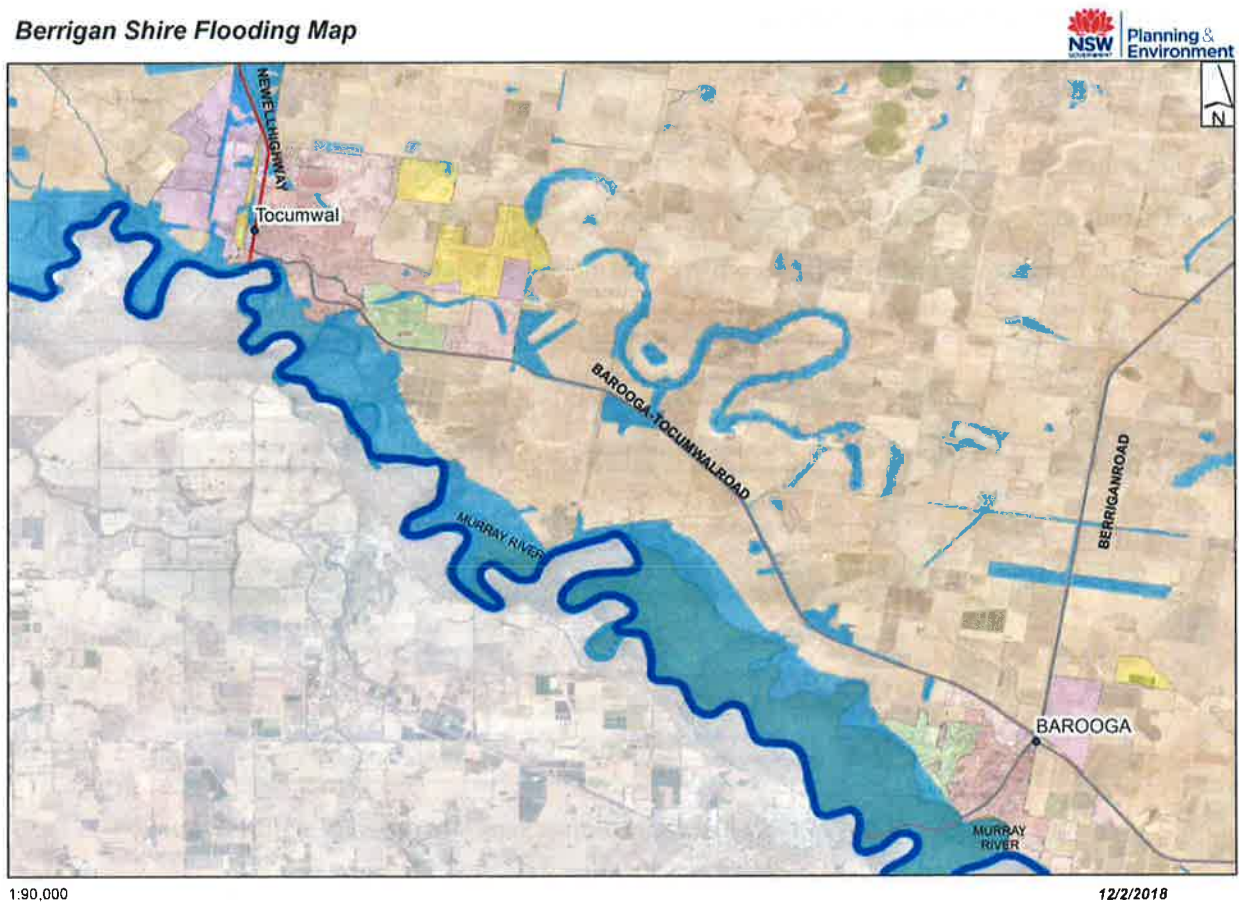


Figure 7: Berrigan Flood Mapping

2.10 Land Release Principles

The following principles apply to the application for amendments to planning controls. They are designed to make best use of existing infrastructure, prevent land use speculation and prevent an oversupply of zoned land.

- The release of land for development needs to be managed to encourage the orderly development of land and to provide the town with a strategic supply of available land. The Structure Plans identify Investigation Areas that would be suitable for future development. However, a key development principle is to support residential infill development in appropriate locations away from constraints.
- The commercial retail cores of each town should be supported and encouraged. Retail 'creep' outside the core area is detrimental for the long-term viability of the town as is the leakage of non-retail land uses into these commercial cores.
- The Riverina Murray Regional Plan 2036 sets out the following Directions and Actions in relation to housing:
 - Direction 25: Build housing capacity to meet demand
 - 25.1: Prepare local housing strategies that provide housing choice and affordable housing.
 - 25.2 Facilitate increased housing choice, including townhouses, villas and apartments in regional cities and locations close to existing services and jobs.
 - Direction 26: Provide greater housing choice:
 - 26.3: Promote opportunities for retirement villages, nursing homes and similar housing needs of seniors in local land use strategies.
 - 26.4: Locate new housing for seniors in close proximity to existing services and facilities, on land free from hazards.
 - 26.5: Promote ageing in place by adopting elements of Liveable Housing Australia's Liveable Housing Design Guidelines in development controls, where possible.
 - Direction 27: Manage rural residential development:
 - 27.1: Enable new rural residential development only where it has been identified in a local housing strategy prepared by Council and endorsed by the Department of Planning and Environment.
 - 27.2: Locate new rural residential areas:
 - In close proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewerage and waste services and social and community infrastructure.
 - To avoid or minimise the potential for land use conflicts with productive zoned agricultural land and natural resources, and
 - To avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards. And
 - 27.3 Manage land use conflict that can result from cumulative impacts of successive development decisions.

3. Barooga



Photograph 2: Quicks Beach Campground on the Murray River (Image courtesy of Berrigan Shire)

3.1 Context

The town of Barooga, with a population of 1,654 is increasingly popular as it attracts families and development to this riverside town.

Barooga, is located adjacent to the town of Cobram across the Murray River. These 'twin towns' in many ways function as one larger settlement. The close proximity of the two towns has influenced their development and will likely play an important role in the future development of Barooga. The connection between Barooga and Cobram provide benefits, such as retail and business opportunities and access to health care and education services.

There is also a significant relationship between the demand and supply of land and housing for both NSW and Victorian Murray River councils, as they both operate within the same housing market. Consistent and complementary policy approaches in cross-border communities can help to achieve cost-efficiencies in retail catchment planning and delivery of shared services, such as transport, health care, education and utilities.

The main commercial precinct, Vermont street, is a vibrant, consolidated centre where it sustains a supermarket, boutique café's, hardware centre and a range of other specialty services. As Barooga continues to expand, the centre is well positioned to cater for future retail development. There is potential to provide some diversified development such as shop top housing. The main street precinct has approximately 6500m² of vacant developable land which is identified in this Strategy as an area for future retail commercial growth opportunities. It is a worthwhile consideration for Council to implement dedicated land use zones over the town centre and residential areas in order to guide development appropriately.

Barooga is home to some of the most picturesque sections of the Murray River. The unique inland riverine environment provides visitors with lifestyle and tourism opportunities with wide sandy beaches, red river gums and native bushland which create a typically Riverina landscape and therefore unique destination. Sport is a staple in the town with golfers having access to the 36 hole Cobram Barooga Golf Course and club, and the various sporting venues including the recently constructed sports stadium and the Barooga Sporties club. Australia's largest inland 'beach', Thompson's Beach, is easily accessible from the centre of town providing the

town with a tourist drawcard that provides opportunities to enjoy the river, or native riverside bushland accessed through the riverside walking trails.

Barooga is also one of NSW closest towns to Melbourne, providing it with a strong competitive advantage. At around three hour's drive from the port of Melbourne, the town has the potential to capitalise on this locational advantage with development of the available industrial land.

3.2 Existing infrastructure

The Barooga sewage scheme was constructed in 1989 and has the capacity for 3,000 persons (compared to the 2016 population of 1,654 persons). All urban areas and some rural residential areas have reticulated sewer, and extension of services to the Investigation Areas identified in this Strategy is economically feasible. Barooga's water supply is sourced from the Murray River via a high security license of 910 megalitres (ML).

The town has a dual water supply delivering high quality filtered (potable) and non-filtered (garden) supplies to the urban area. The town's typical water usage is around 220ML per annum, providing significant room for population and industry growth. Natural gas and electricity supply in Barooga is sufficient for the current and future planned population.

3.3 Residential land demand and release staging

The Barooga Structure Plan outlines the strategic direction for Barooga. The sites are mapped with an identifier which correspond to Table 2. The structure plan also makes a series of recommendations for each Investigation Area. The boundaries of the subject sites and the recommendations are indicative and may require further investigations prior to any local planning amendments.

Barooga has the following features:

- Barooga has a demonstrated demand for an average of 12 new dwellings per annum (Table 1).
- The projected growth rates suggest that rezoning of 8 hectares of land will be required in 2025-26 and 2031-32 for new dwellings (two stages).
- Projections for large lot residential land demand indicate that rezoning of 9 hectares of land will be required in 2022-23 and 2032-33 (two stages).

Barooga					
Development Type	12/13	13/14	14/15	15/16	16/17
New Dwellings	13	8	11	11	21
Industrial Development	0	0	0	0	0
Commercial Development	6	3	0	0	1
Rural	0	0	2	0	1

Figure 8 Barooga - Construction Activity 2012-2017

3.4 Barooga Investigation Areas

There are 7 Investigation Areas identified in the town of Barooga. These sites are discussed below to provide context and perimeters around the sites opportunities and challenges.

1. **Investigation Area 1:** This site is located on the Tocumwal-Barooga road on the fringe of the town boundary. The un-serviced lot at approximately 50ha is currently zoned RU1 Primary Production with a 120ha minimum lot size. The area is subdivided into 3 lots and accessed via Platypus Drive. The area is suitable for larger lot residential with a minimum lot size of between 5 and 10ha. The area is likely to be able to yield approximately 5 to 10 lots. The southern portion of the lot is recognised as being flood prone and will require further investigation. Given the existing availability of large lots in the exiting urban footprint, and suitable land to the east of town, this Investigation Area is staged for long term development.
2. **Investigation Area 2:** This site is located on the western boundary of the town and is bounded by the Tocumwal-Barooga road, Golf Course Road and the Cobram Barooga Golf Course. This south-east facing Investigation Area is currently zoned RU1 Primary Production with a 120ha minimum lot size. The area is subdivided into 2 lots and currently un-serviced. The area is suitable for large lot residential with a mixed minimum lot size of 2 and 5 ha. The area is likely to yield between 5 and 13 lots. The western portion of the site is more visually prominent from the existing urban area and is suited to a larger lot size with smaller lots fronting onto Golf Corse Road being more sympathetic to the existing character. Given the existing availability of large lots in the exiting urban footprint, and suitable land to the east of town, this Investigation Area is staged for medium term development.
3. **Investigation Area 3:** This area is currently used for cropping with an existing dwelling. The 125ha lot is zoned IN1 General Industrial and is bounded by the Corowa-Tocumwal Road and the Berrigan Road. The site is suitable for some industrial development with suitable road access available to the site. It is appropriate to retain the Industrial zone on the southern 30ha to facilitate future industrial development and zone the rear portion to RU1 Primary Production to reflect the long-term use of this area. If future demand for additional industrial area is required, the northern portion of the site would be suitable to sustain this.
4. **Investigation Area 4:** This area is currently zoned RU1 Primary Production with a minimum lot size of 120ha. The 125ha area is used currently for cropping and directly adjoins the Barooga village. This area would form part of an eastern expansion of the urban area in the long term. The area is subdivided into 2 large lots with no dwellings. The western portion is suited to zone RU5 Village with a minimum lot size of 600m² which will provide continuity of the existing urban area. This western area could yield approximately 720 lots. The eastern portion is recommended to be zoned R5 Large Lot Residential with a minimum lot size of 2ha which could yield approximately 22 lots. The lot size would be dependent on the availability of water and would require consultation with Department of Primary Industry – Water. The eastern portion of this area also has an existing food processing plant which may be a potential land use conflict with any future residential land uses. It is recommended that this industrial lot be buffered with a larger residential lot size in the immediate vicinity of between 5-10ha.
5. **Investigation Area 5:** This area located in the east of the town contains a food processing factory. Currently zoned RU1 Primary production, it would be suitable for this lot to be zoned IN1 General Industrial. Given the surrounding land has been identified for long term residential, it would be appropriate for a buffer to be identified for this site.
6. **Investigation Area 6:** This 9ha area, south east of the town is currently zoned RU1 Primary Production with a minimum lot size of 120ha. The site consists of light sandy soils generally not conducive to agriculture. Immediately west of this area is newly built residential subdivision and the continuation into this area is both logical and appropriate. It is recommended that the area be zoned RU5 Village with a minimum lot size of 600m² in the long term. This area has the potential to yield approximately 130 lots. This area is in the vicinity of an existing food processing plant which will require consideration in future land use planning for the area.
7. **Investigation Area 7:** This area is currently vacant with an orchard to the west and viticulture to the east. The area also adjoins existing large lot residential. The southern portion of the lot is prone to inundation. Future

land use planning on this site will require consultation with Office of Environment and Heritage regarding flooding. The portions of land not within the flood prone area would be suitable to be zoned R5 Large Lot Residential with a mixture of minimum lot sizes between 5000m² and 2ha. This area has the potential to yield between 8 and 30 lots.

Figure 9: Barooga Investigation Area

Site ID	Description	Proposed Zoning	Proposed MLS	Lot Yield	Staging	Constraints
1	Site is approximately 50ha. Potential for some larger unserviced lot residential lots	R5 Large Lot Resident 5-10ha		5 - 9	Long Term	South east of the site near Bullanginya Lagon is flood prone and would require flora & fauna investigations
2	site approximately 32ha. The western portion of the site more suited to larger lots with smaller lots facing onto Golf Course Road.	R5 Large Lot Resident 2-5ha		5 - 13	Medium term	The western portion of the site is visually prominent
3	The site is approximately 125ha, currently zoned IN1 General Industry. Proposed to reduce industrial zoning to the southern portion of the lot, retaining approximately 30ha of industrial zoned land.	Portion to RU1 and retain existing IN1 General Industry	Retain existing MLS (1000sqm)	270	Medium term	Sewage treatment plant to the North-east of the site.
4	The site is approximately 125ha, currently zoned RU1 Primary Production. The village can expand into the eastern portion of this site (48ha). The remaining western portion is suitable for large lot residential.	RU5 Village - Western Portion R5 Large Lot Residential - Eastern Portion	600m2 - West Portion 2ha - East portion 5-10ha - surrounding the existing industry site	720 (village zone) 22 (large Lot Residential)	Long Term	Existing industry on the south-east side of the site may require appropriate buffer
5	Site of existing food processing plant. Inappropriately zoned, with an industrial zone better reflecting the sites future ongoing use.	IN1 General Industry	maintain existing MSL	0	Short Term	NA
6	The 9ha site may be suitable for the extension of the village in the west.	RU5 Village	600m2	130	Medium term	Existing industry site on the north-east side of the site may require appropriate buffer
7	16.5ha of land that adjoins existing large lot residential land. Larger sized lots may be more suited adjoining the existing orchard to the West and the vineyard to the east.	R5 Large Lot Resident Mix of 5000m2 - 2ha		8 - 30	Long Term	Southwest portion of the site is flood prone. Site will require satisfactory flood study. East of the site is an commercial scale vineyard.

Barooga Structure Plan

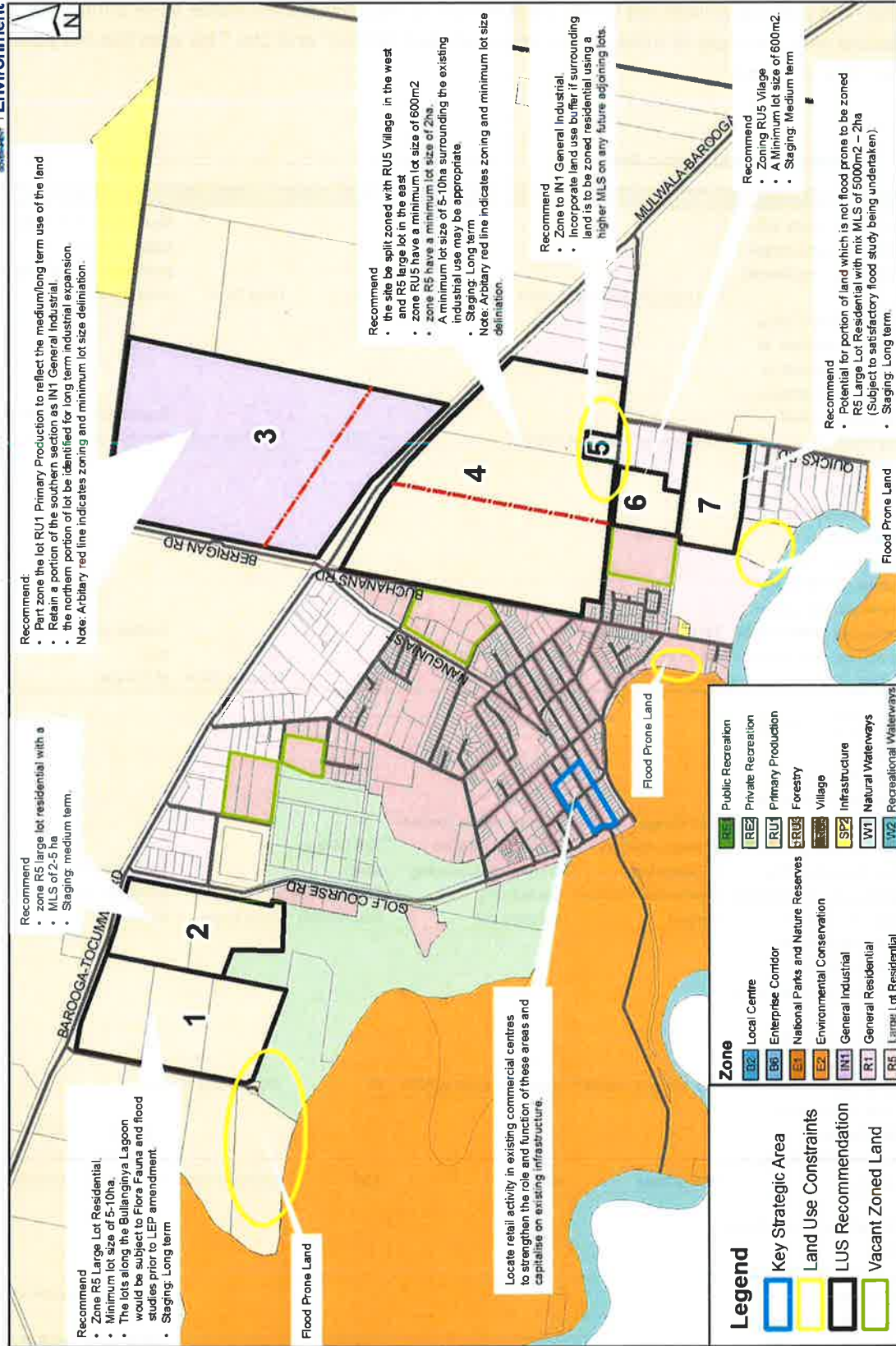


Figure 10 Barooga Structure Plan

4. Berrigan



Photograph 3: Berrigan Cup

4.1 Context

The town of Berrigan, with a 2016 population of 934, is the civic centre of the Shire. Located in the heart of the Shire's irrigated agricultural land, Berrigan functions as an agribusiness service centre for the wider region. Also located on the Riverina Highway, the town benefits from the east-west flow of tourists and 'grey nomads' as well as tourists travelling from Melbourne through to Queensland along the Newell Highway. This important freight route also provides Berrigan with a strong locational advantage as it is well positioned to expand as a regional player in freight and logistics. Berrigan is only one and a quarter hours from the City of Albury and Wodonga.

The main commercial precinct of Berrigan, Chanter Street is centred around the community civic centre. Both the Shire Council Chambers and Library provide a strong base for the town centre. The central business district sustains a supermarket, café's, chemist and a range of community services. There is sufficient scope within the current business area of the town along the Riverina Highway to provide for retail/commercial expansion in the future.

There is opportunity for Berrigan to further capitalise on its existing hospital and adjoining seniors housing development by creating a regional health precinct. The Berrigan structure plan identifies this important regional facility and highlights the opportunities that exist in this area.

Home to first Rural Fire Brigade in NSW, Berrigan has strong heritage presence that provides the town with a rich built landscape. With over 15 locally listed heritage items in Berrigan alone, there is significant opportunities for adaptive reuse of buildings which aids in tourism and community resilience.



Photograph 4: Berrigan Civic Centre (Image courtesy of Berrigan Shire)

4.2 Existing infrastructure

The Berrigan sewage scheme has the capacity for 1,500 persons. All residential areas have reticulated sewer, and extension of services to Investigation Areas identified in this strategy may be economically feasible. Sewer upgrade may be required in the near future. Berrigan has a dual water supply delivering high quality filtered (potable) and non-filtered (garden) supplies to the urban area. Berrigan's water supply is sourced from the Mulwala Canal via a high security license of 1,597 ML. The town's typical water usage is around 460 ML per annum, providing significant room for population and industry growth. Electricity supply in Berrigan is sufficient for the current and future planned population.

4.3 Residential land demand and release staging

The Berrigan Structure Plan outlines the strategic direction for Berrigan. The sites are mapped with an identifier which correspond to figure 12 below. The structure plan also makes a series of recommendations for each mapped area. The boundaries of the subject sites and the recommendations are indicative and may require further investigations prior to any local planning amendments.

Berrigan has the following features.

- Berrigan has demonstrated a demand for an average of 4 new dwellings per annum (Figure 11).
- The projected growth rates suggest that rezoning of 4 hectares of land will be required in 2025-26 and 2032-33 for new dwellings.
- The new residential development areas are in the west of the town, close to the shopping area and adjoining existing development along the Berrigan Golf Course. Subject to demand in the future there is an opportunity to direct further residential development to the south of the existing town boundary where the land is currently underutilised.

Berrigan has a number of small historical industrial land use areas within the town. Two specific industrial zoned areas are provided to the west and north of the town. Expansion of the northern industrial area is anticipated to provide additional grain storage areas to support the dominant cereal cropping land use in the region. Existing industrial uses within the town area will be managed via a development control plan.

Berrigan					
Development Type	12/13	13/14	14/15	15/16	16/17
New Dwellings	3	2	5	6	4
Industrial Development	0	0	0	0	0
Commercial Development	3	2	5	3	2
Rural	3	0	4	0	3

Figure 11: Berrigan Construction Activity 2012-2017

4.4 Berrigan Investigation Areas

- Investigation Area 1:** This Investigation Area is located on the south-west of the town bounded by Waverly Road and Cobram Road. The site, directly adjoining the Berrigan Golf Course, is currently zoned RU1 Primary Production with a minimum lot size of 120ha. The un-serviced lot of approximately 18ha is currently used for small scale grazing and agribusiness. The area is generally flat and relatively clear of vegetation with some isolated trees. The surrounding land uses include rural residential, agribusiness, and irrigated cropping to the west. Given the area's proximity to the golf course and irrigated farming, future development of the site will need to consider potential contamination. Located approximately 1km from the main street of Berrigan the area is suitable for residential development in the long term. Proposing a zone RU5 Village will provide adequate flexibility for residential development with approximately half the area suited to minimum lot size of 600m². A larger minimum lot size of 5000m² along the golf course and the existing irrigated cropping in the west is more suitable and would form a sufficient buffer to reduce potential land use conflicts. The area is likely to yield between 13 larger lots and 112 smaller lots. Given the availability of vacant land zoned RU5 Village in the existing urban footprint, and the relevantly low lot uptake, this Investigation Area is recommended as staged for long term development.
- Investigation Area 2:** This area is located on the eastern side of Berrigan within the existing town boundary. The area is currently zoned R5 Large Lot Residential with a minimum lot size of 2ha. The current land use is large lot lifestyle lots. The area is subdivided into 7 lots at approximately 2.5ha each with 1 existing dwelling. The area adjoins the existing town village, to the east is productive cropping and in the north is the Berrigan lawn cemetery. With regard to large lot residential land, a new fully serviced (including new roads), subdivision may not be economically viable in Berrigan at this point in time. Therefore, this strategy recommends reducing the minimum lot size in this area to provide opportunity to subdivide existing lots to 5000m² providing the town a sufficient supply of rural lifestyle lots in the medium term.

Site ID	Description	Proposed Zoning	Proposed MLS	Lot Yield	Staging	Constraints
1	Site is approximately 18h. Potential for extension of zone RUS Village. Larger lots to be sited adjacent to the exiting agribusiness, golf course and irrigated cropping in the west.	RUS Village	600m2	5 - 9	Long Term	Potential contamination adjoining
2	Site approximately 32ha. The western portion of the site more suited to larger	Retain zone R5 Large Lot Residential	5000m2	5 - 13	Medium term	Berrigan Cemetary to the north of the site.

Figure 12: Berrigan Investigation Areas

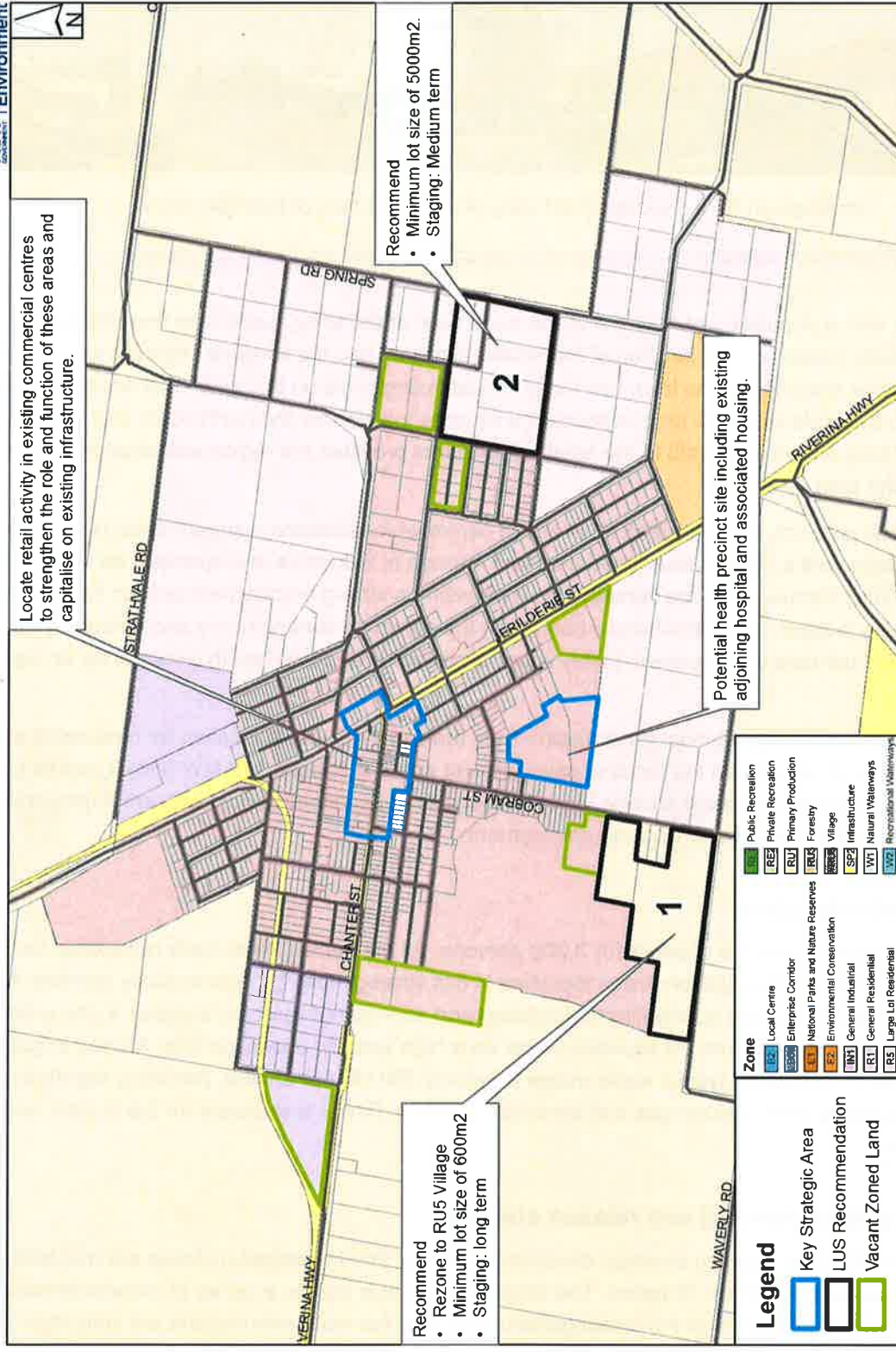


Figure 13 Berrigan Structure Plan

5. Finley



Photograph 5: Housing at Finley (Image courtesy of Berrigan Shire)

5.1 Context

The town of Finley, with a population of 1,888, is in the north west of the shire, just 40 km from the town of Jerilderie. Strategically located on the junction of the Newell Highway and the Riverina Highway provides Finley with strong competitive advantage. The town has the potential to capitalise on this locational advantage with development of the available industrial land to become a logistics junction for the north/south and east/west freight movements. The Finley Airport is located to the south of town that provides the region with economic opportunities to further develop the area for tourism.

The main commercial precinct, Murray street, is an active centre which sustains a supermarket (which services the wider region), boutique café's, tourist accommodation and a range of industries and specialty services. TAFE NSW Riverina Institute Finley Campus is in the centre of town providing a strong employment anchor for the region. The Finley Hospital is also located in the commercial core. With the adjoining nursing home and a recently constructed Finley Regional Care self-care development, Finley is set to provide a wholistic health package for an ageing population.

Berrigan Shire is situated on key regional transmission lines making it a suitable location for renewable energy generation. Finley has recently been the focus of solar farming with a proposed 170 MW farm. Located just 6km west of Finley, these developments will provide the town a significant economic boost with employment and flow on effects from the initial construction and ongoing employment.

5.2 Existing infrastructure

The Finley sewage scheme has the capacity for 3,200 persons. All residential areas have reticulated sewer, and extension of services to the Investigation Areas identified in this strategy may be economically feasible. Finley has a dual water supply delivering high quality filtered (potable) and non-filtered (garden) supplies to the urban area. Finley's water supply is sourced from the Mulwala Canal via a high security allocation from Murray Irrigation of 1,997 megalitres (ML). The town's typical water usage is around 550 ML per annum, providing significant room for population and industry growth. Natural gas and electricity supply in Finley is sufficient for the current and future planned population.

5.3 Residential land demand and release staging

The Finley Structure Plan outlines the strategic direction for Finley. The Investigation Areas are mapped with an identifier which correspond to Figure 15 below. The structure plan also makes a series of recommendations for each mapped area. The boundaries of the Investigation Areas and the recommendations are indicative and may require further investigations prior to any local planning amendments.

Finley					
Development Type	12/13	13/14	14/15	15/16	16/17
New Dwellings	13	4	3	6	5
Industrial Development	1	1	0	0	0
Commercial Development	6	4	2	8	5
Rural	0	0	4	0	0

Figure 14: Finley construction activity 2012-2017

As seen in Figure 14, Finley has a demonstrated demand for an average of 6 new dwellings per annum. The town has the largest land bank of any town in the Shire, with a large area of vacant land zoned RU5 Village on the eastern edge of town. Within this eastern area, a residential subdivision for 20 lots has been approved, but not constructed.

At present new dwellings are confined to existing vacant serviced land within the town's established housing areas. If Finley's dwelling approvals do increase there is sufficient land to supply future demand to 2038.

Finley has an existing industrial area located to the north of the Mulwala Canal. The industrial estate has vacant land available for development in the immediate future. Additionally, there is potential for future industrial development on the Crown land to the west. There are isolated historical industrial developments located within the village zone however, it is not anticipated that these will expand in the future, and surrounding development can be managed through the provisions contained in a development control plan and need not be specifically zoned to reflect their use.

Site ID	Description	Proposed Zoning	Proposed MLS	Lot Yield	Staging	Constraints
1	100ha vacant lots that adjoin existing industrial area. Currently being used for grain storage.	IN1 General Industrial	1000m2	900	Long Term	Constraints to be investigated during future detailed planning.
2	18 ha vacant lot currently used for small scale cropping	R5 large lot residential	2ha	8	Medium Term	Finley sale yards located on adjoining eastern lot (separated by Hamilton street)
3	20ha area over 4 lots. There are 3 existing dwellings. Currently used for lifestyle lots.	R5 Large Lot Residential	2-5ha	4 - 9	Medium Term	Directly adjoins the rail corridor (inactive line) and bisected with the Mulwala No 13 irrigation channel.

Figure 15: Finley Investigation Areas

5.4 Finley Investigation Areas

- Investigation Area 1:** This Investigation Area is located on the north of Finley bounded by the Newell Highway. The 100ha lot is currently used for grain storage in the southern portion during years of grain surplus. The land is currently zoned RU1 Primary production and is not inhibiting the existing land use at this time. However, zoning the area IN1 General Industrial in the long term will provide the town with a significant area of industrial land. There is a substantial area of zoned industrial land directly adjoining the existing industrial subdivision that is more suited for the short to medium development for industry (subject to Department of Industry consent).
- Investigation Area 2:** Located on the western side of town, this 18ha lot is currently used for small scale cropping. The lot is currently vacant and zoned RU1 Primary Production with a minimum lot size of 120ha. The adjoining land uses include primary production to the west, residential lifestyle lots to the north and standard

residential in the east. The area is adjacent to the Finley sale yards which will need to be considered in any future residential proposals in this area. The site is suitable for zone R5 large lot residential with a minimum lot size of 2ha. This area could approximately yield between 4 and 9 lots. The urban area has a significant amount of land zoned R5 large lot residential and therefore this area is recommended to be rezoned in the medium term.

3. **Investigation Area 3:** This Investigation Area in the south of Finley is currently used for small scale cropping and is zoned RU1 Primary Production. The area consists of 4 lots with 3 existing dwellings and has a minimum lot size of 120ha. The area adjoins the existing village zone in the north with agriculture in the east. The site is also bounded by an inactive rail corridor in the west which will require consultation with Transport for NSW as part of any future detailed planning. The area is also bisected with the Mulwala No.13 Irrigation Channel which may be a future land use constraint for the site. The site is suitable to be investigated for future large lot residential and recommend zone the area R5 Large Lot Residential with a minimum lot size of between 2 and 5ha. There is potential for this site to be developed in the short term.



Photograph 6: Finley Saleyards (Image courtesy of Berrigan Shire)

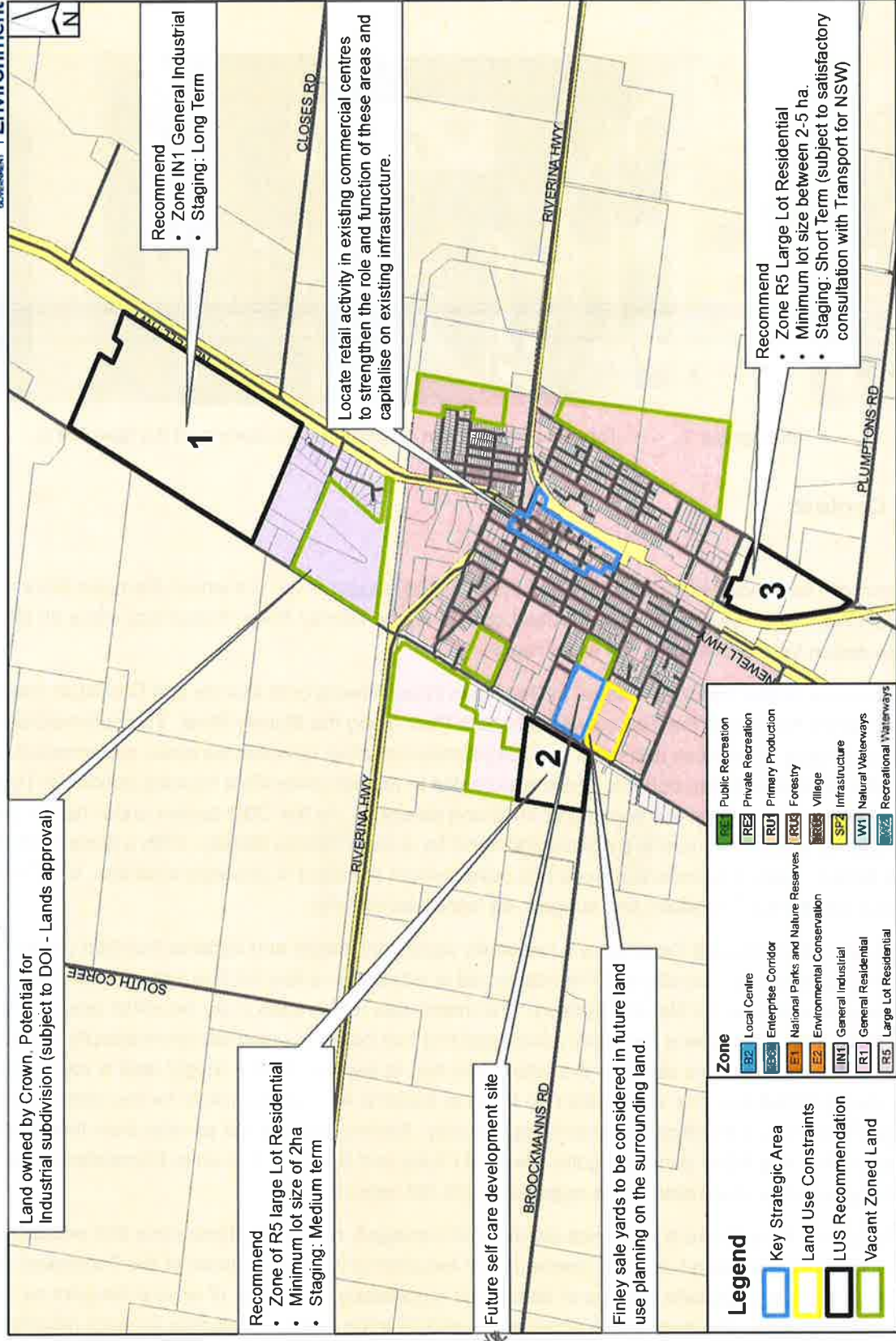


Figure 16 Finley Structure Plan

6. Tocumwal



Photograph 7: Tocumwal main street precinct (Image courtesy of Berrigan Shire)

6.1 Context

The town of Tocumwal, with a population of 2,352, is the largest of the 4 towns in Berrigan Shire and is experiencing a relatively steady growth rate. Located on the Murray River, Tocumwal offers an attractive lifestyle option for the Shire and the wider region.

The main commercial precinct, located in Deniliquin Road flowing onto Murray and Deniliquin Streets, is a thriving centre flanked by the Tocumwal Foreshore Park along the Murray River. The commercial core supports a range of services and retail specialty stores including, financial services, supermarkets and tourist and visitor accommodation options. There is potential to provide diversified housing options in Tocumwal such as townhouses, shop-top housing or multi-unit dwellings. As the CBD comes under higher pressure for residential development there is a growing demand for a more flexible density. With a current minimum lot size of 600m², there is options to reduce this development standard in strategic locations, or to include local provision into the LEP to allow, and support, an increased density.

The Tocumwal Intermodal Terminal is a regionally significant freight and logistics hub that provides the town with a strong economic foundation. The intermodal is located on a key rail line with direct access to the Port of Melbourne and also the Newell Highway. The intermodal hub is sited in an industrial precinct to the west of the town. The IN1 General Industrial zoned precinct has both the capability and capacity to support future industrial development and allow for the Intermodal hub to expand. As the freight task is set to double by 2036, the importance of this intermodal hub is set to become vital infrastructure for the wider region providing Berrigan Shire with a significant economic opportunity. Additionally, the rail corridor from this intermodal hub extends further into NSW connecting the towns of Finley and Berrigan and on to Narrandera which provides the ability for future expansion of the region's freight rail network.

The Tocumwal Aerodrome is a Council-owned and managed, registered aerodrome that provides four runway options, two sealed and two grassed. The aerodrome forms the centre of the Tocumwal aeronautical hub which currently supports a range of aeronautic businesses, a number of private hangers as well as sporting flying clubs. The aerodrome provides several aviation benefits including 24-hour refuelling, unrestricted airspace, as well as boasting idealistic flying conditions year-round.

The Tocumwal aerodrome is a regionally significant but underutilised community asset. It provides for essential services such as air ambulance, commercial activities such as agriculture and mail services as well as a range of recreational and aviation training opportunities.

Berrigan Shire Council is encouraging the development of further aviation businesses on the aerodrome by subdividing a further 12 lots for the construction of hangers and associated development.

It is critical that the current and future operation of the aerodrome is not jeopardised by allowing land use conflicts such as residential development in critical flight paths.

6.2 Existing infrastructure

The Tocumwal sewerage scheme has the capacity for 4,000 persons. All residential areas have reticulated sewer, and extension of services to the Investigation Areas identified in this strategy are economically feasible. Tocumwal's water supply is sourced from the Murray River via a high security allocation of 1,470 megalitres (ML). The town's typical water usage is around 800 ML per annum, providing significant room for population and industry growth. Natural gas and electricity supply in Tocumwal is sufficient for the current and future planned population.

6.3 Residential land demand and release staging

The Tocumwal Structure Plan outlines the strategic direction for the town. The Investigation Areas are mapped with an identifier which correspond to Figure 18. The structure plan also makes a series of recommendations for each Investigation Area. The boundaries of the Investigation Areas and the recommendations are indicative and may require further investigations prior to any local planning amendments. Tocumwal has a demonstrated projected demand for an average of 20 new dwellings per annum.

Tocumwal					
Development Type	12/13	13/14	14/15	15/16	16/17
New Dwellings	20	21	21	29	26
Industrial Development	2	5	0	5	2
Commercial Development	7	0	4	0	5
Rural	2	0	0	0	0

Figure 17: Tocumwal Construction Activity 2012-2017

Site ID	Description	Proposed Zoning	Proposed MLS	Lot Yield	Staging	Constraints
1	Southern portion is approximately 9ha of vacant land. The northern portion is approximately 40ha.	Southern Portion: RU5 Village Northern Portion: R5 Large Lot Residential	Southern Portion: 600m2 Northern Portion: 5000m2	Southern Portion: 135 Northern Portion: 72	Medium term	Sewage treatment plant located to the north east of the area.
2	This is approximately a 10ha area. Currently zoned RU1 Primary Production with a MLS of 120ha.	RU5 Village	600m2	150	Long Term	The lot is constrained with Obstacle limitation Surface restrictions. Consultation with CASA required.
3	Currently zoned IN1 Industry, this lot is approximately 32ha and directly adjoins the Tocumwal Aerodrome.	SP2 Infrastructure (Air Transport Facility) for the northern portion and IN1 General Industrial for the southern portion.	Maintain existing MLS (1000m2)	280	Short Term	The lot is constrained with Obstacle limitation Surface restrictions. Consultation with CASA required.

Figure 18: Tocumwal Investigation Areas

6.4 Tocumwal Investigation Areas

1. **Investigation Area 1:** On the eastern boundary of Tocumwal, this 49ha area is currently vacant and directly adjoins the existing village and large lot residential lots. The area is a single allotment, currently zoned R5 Large Lot Residential with a minimum lot size of 5000m². The northern portion of the site is suitable to retain the existing zone R5 Large Lot Residential and minimum lot size of 5000m². The southern portion is suited for zone RU5 Village with a minimum lot size of 600m². Developing the southern portion will provide a logical expansion of the existing village area to the west of the area.
2. **Investigation Area 2:** This identified area for investigation is approximately 10ha in size and currently zoned RU1 Primary Production with a minimum lot size of 120ha. The area has an existing dwelling with some ancillary farm buildings. Adjoining the existing village, the area is identified as being the least constrained portion of the lot regarding aerodrome safety and Obstacle Limitation Surface. The area is suitable for zone RU5 Village with a minimum lot size of 600m². The area is likely to be able to yield approximately 150 lots, subject to satisfactory consultation with Civil Aviation Safety Authority.
3. **Investigation Area 3:** The eastern industrial lot adjoining the Tocumwal Aerodrome is currently zoned IN1 General Industry. The lot is currently used for cropping. The northern portion of this area is highly constrained given its close proximity to both the east/west and north/south runways. The southern section of the lot is conducive for some industrial development. It would be suitable to zone the northern portion to SP2 Infrastructure (Air Transport Facility).



Photograph 8: Tocumwal Intermodal (Image courtesy of Berrigan Shire)

Tocumwal Structure Plan

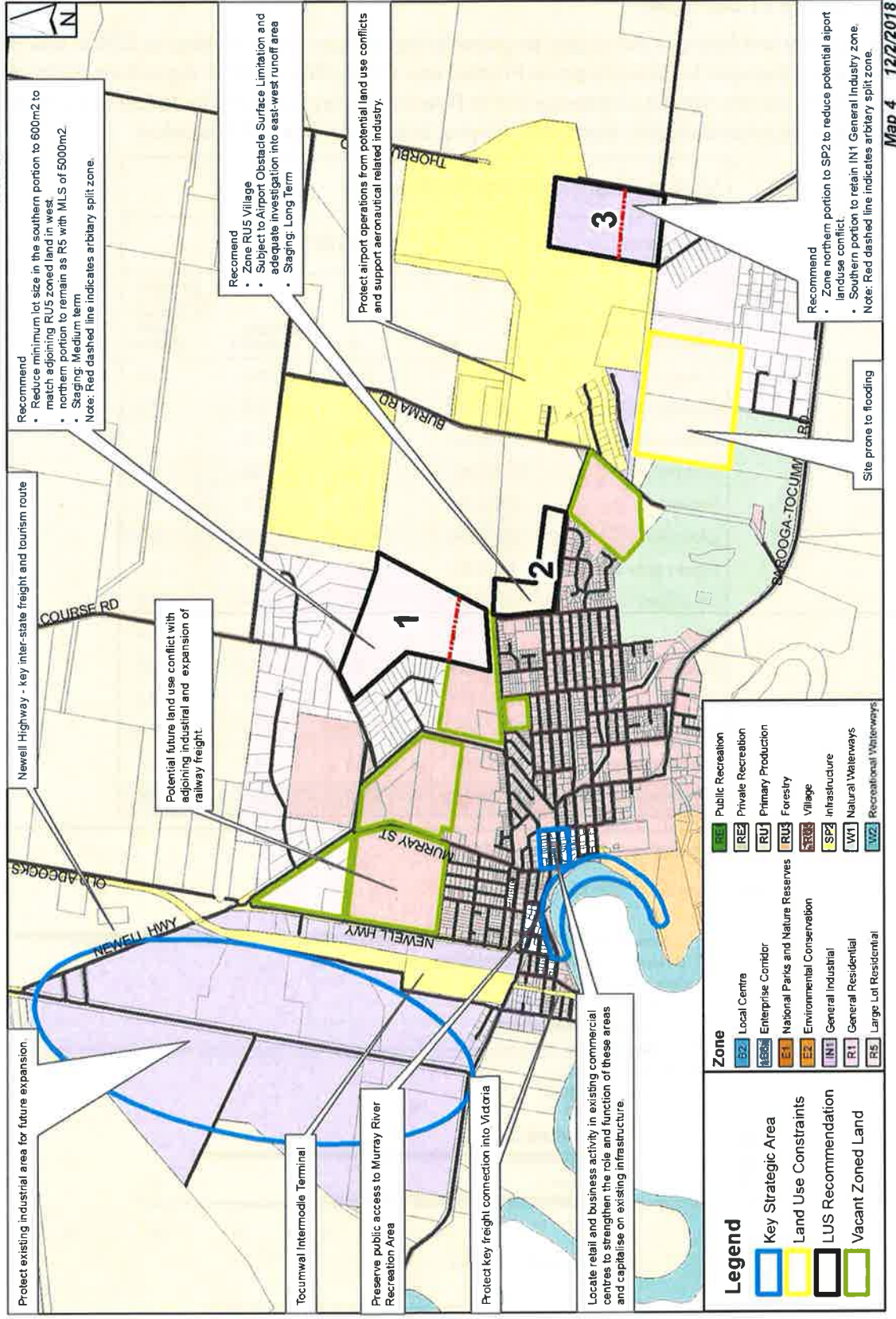


Figure 19 Tocumwal Structure Plan

7. Rural Land Use Strategy

7.1 Agriculture in Berrigan

Agriculture, forestry and fishing is the largest employer in the Berrigan Shire, making up 22% of total employment. The contribution of Berrigan to Gross Regional Product was \$300 million in 2016. Agriculture contributed \$187 million in 2010-11, the fifth highest contribution in the Riverina-Murray. Cropping for fodder and grains combined were the highest value commodities, along with dairying, see figures 20a and 20b below.

Value of agricultural production				
Berrigan Shire 2010/11				
Commodity (Click rows to view sub-categories)	\$	%	New South Wales%	Berrigan Shire as a % of New South Wales
Cereal crops	63,237,094	33.8	30.0	1.8
Broadacre crops	15,728,759	8.4	16.0	0.8
Nurseries & cut flowers	178,949	0.1	2.7	0.1
Crops for hay	11,562,266	6.2	2.4	4.1
Vegetables	9,318,786	5.0	3.8	2.1
Citrus Fruit	594	0.0	0.9	0.0
Grapes (wine and table)	1,809,260	1.0	1.5	1.1
Other Fruit	4,928,495	2.6	2.4	1.8
Nuts	2,079,737	1.1	0.6	2.8
Wool	6,171,451	3.3	7.3	0.7
Milk	43,050,751	23.0	4.3	8.5
Eggs	878	0.0	1.7	0.0
Livestock slaughterings	28,611,736	15.3	26.3	0.9
Agriculture - Total value	187,266,214	100.0	100.0	1.6

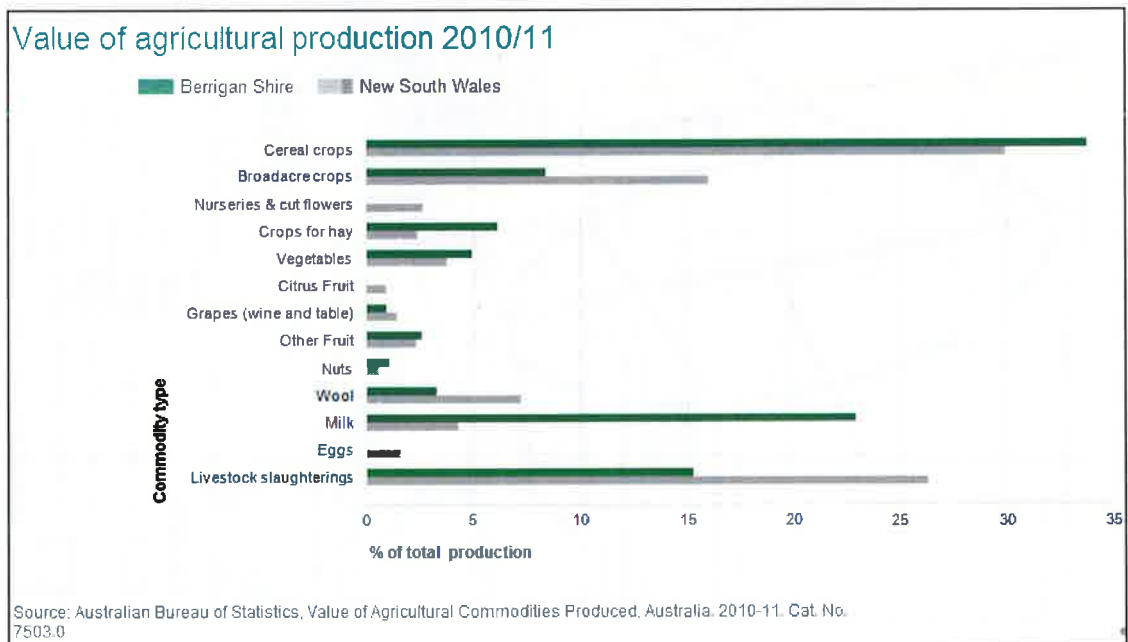


Figure 20a and 20b: Value of agricultural production in Berrigan Shire 2010-11 (Source: ABS)

A report by RMCg in 2015 found that the Riverina Murray region has seen an increase in the size of dryland cropping and grazing properties in terms of area and scale in recent times. There are more properties being amalgamated into holdings over 500ha in area and fewer properties under 500ha. This is in response to an increase in demand for Australian produce and associated increase in commodity prices.

The RMCg report '*Riverina Murray Agricultural Industries Report*' states that planning can support agriculture by:

- Ensuring land suited to agriculture is held in lot sizes suited to commercial agriculture.
- Preventing uses and development not associated with primary production within areas identified for agriculture
- Maintaining separation between agriculture and sensitive uses
- Facilitating restructure to enable economies of scale, adoption of new technology and more efficient management practices.

7.2 Soil landscape and land capability

The major land system within the Berrigan Shire is the level alluvial plain with local relief of less than nine metres and slopes less than 1%. This land system comprises about 57% of the total land area in the Shire and is predominant in the northern and western areas.

The dominant soils are Red Brown Earths and Cracking Clays which are suitable for intensified land use including irrigated agriculture. This land system supports a diverse range of agricultural enterprises and will be relatively more productive for both livestock grazing and cropping compared to other land systems.

Much of the land (43.5%) within the Berrigan Shire has the capability of being flood irrigated, whilst about 75% of the Shire is capable of irrigated agriculture. Sand ridges are scattered throughout the Shire and are suited to horticultural production depending on water availability. Only 16% of the Shire is classified as non-prime agricultural land.

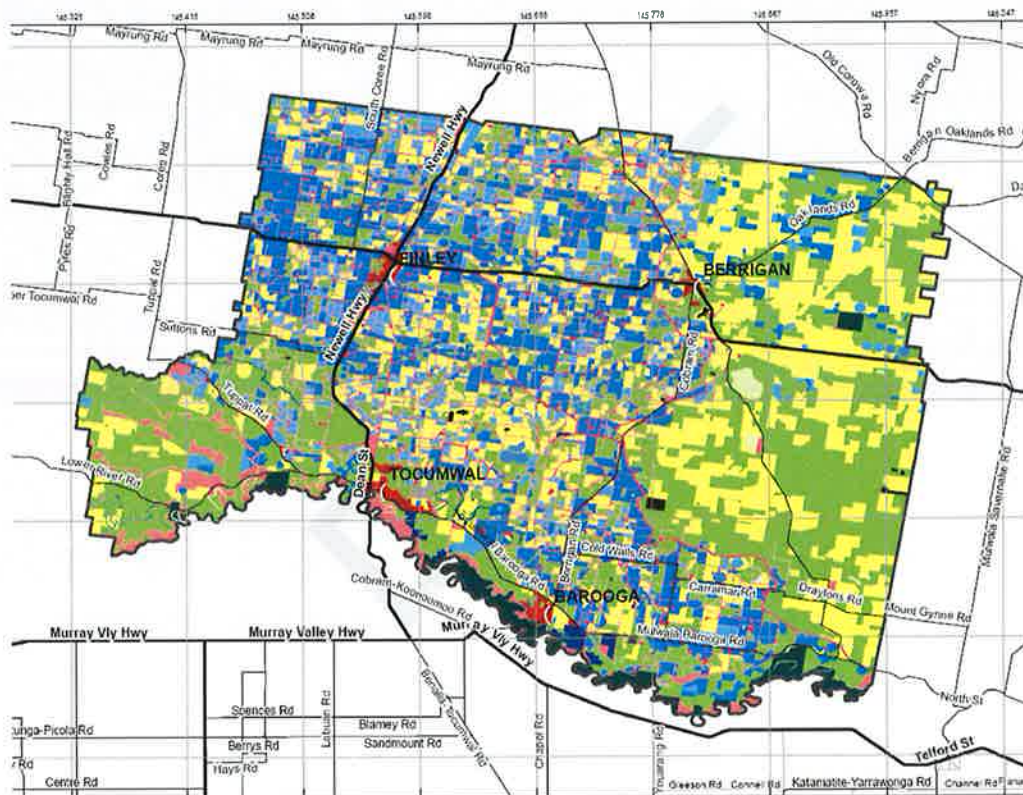


Figure 21: Land use map of Berrigan Shire, showing irrigation lands in blue

7.3 Land use

The dominant rural land uses are dry-land and irrigated grazing and cropping comprising about 87% of the total land area. Urban areas occupy less than 2% of the Shire's land area. However, dairy farming is the consistently the biggest employer in the Berrigan LGA (ABS 2016).

Cropping and grazing are conducted across the full extent of the Shire apart from conservation areas and areas with vegetated areas concentrated along the Murray River. In general, there is more cropping in the north and west of the Shire associated with topography that is best suited for irrigated farming, while grazing is more predominant in the southeast and southwest.

Horticulture is scattered across the Shire but with a greater concentration, particularly potato growing on sand mount areas, between Berrigan and Tocumwal, and extensive viticulture to the east of Barooga. Whilst historical small citrus orchards have diminished over the years some remain; and there has been investment in two large stone fruit and citrus orchards, which have recently begun producing fruit and contributing to the local economy both financially and with seasonal employment opportunities. Dairying is extensive within the shire, being the highest employer in the local government area (ABS 2016) and stimulating the economy.



Photograph 9: Broad acre cropping Berrigan (Image courtesy of Berrigan Shire)

7.4 Rural land holdings

A report prepared for the NSW Valuer General (ID Valuation Services 2015), identified that there were 1,146 holdings in the RU1 Primary Production Zone and 18 in the E3 Environmental Management Zone. The report

states that 'the majority of the Berrigan Shire is irrigated', and that the Shire has shown resilience through the 'Millennium drought' with irrigated dairy properties being supported by secondary processing in Victoria.

It is probable that many of holdings support intensive agriculture, particularly irrigated horticulture or dairying, consistent with historic farming industries. Some holdings would support non-commercial or hobby farms. The majority of holdings are in the 120 – 400 hectares category and these represent 53% of the land zoned RU1 Primary Production. It is noted that the market for quality cropping and grazing land has driven prices of rural land up, with interest mainly from neighbours looking to expand economies of scale, due to there being a lack of 'holdings of sufficient size to immediately be a viable standalone operation'. There is also strong demand for irrigated dairy farms.

Of note is the predicted increase in population in the river towns and the need to plan carefully for increased urban development while also continuing to facilitate agriculture, particularly dairying and other intensive industries in the same area.

7.5 Rural planning strategy response

Identifying and protecting agricultural land is fundamental to the future of agriculture. As agricultural output continues to increase, expanding value-added manufacturing of agricultural produce, including food and beverage manufacturing, will also help drive diversity in the economy.

Taking guidance from the Riverina Murray Regional Plan 2036 and the advice of the 2015 RMCG report into agricultural industries in the Riverina-Murray, it is important that Berrigan continue to provide the optimal policy setting to support agriculture and agribusiness as part of the 'food bowl of Australia'.

For Berrigan, the following challenges are identified by Council:

- Changes in agricultural land use as a result of rationalised water allocations, such as growth of existing farms due to reduced water allocations and conversion of irrigated land to dry-land farming.
- Increasing rural land values as the result of increased commodity prices.
- The growth of industries such as the dairy and pork industry, and the potential growth of value-add industries associated with these industries.
- The introduction of new farming practice and industries within rural zones, without undue constraint from rural dwellings, rural residential living or town based residential growth.

Council's planning response to the future of agriculture in Berrigan is to ensure that the agricultural sector is supported and new agricultural development facilitated by:

1. Retaining and reinforcing the current rural zoned areas of the Shire, with the exception of the areas identified in this strategy for future urban development on the fringe of the four townships.
2. Ensuring the LEP land use tables for the RU1 Primary Production Zone do not permit inappropriate land uses or urban encroachment through unnecessary fragmentation
3. Retaining the subdivision provisions for rural land for agriculture as set out by the Standard Instrument, and
4. Retaining the current minimum lot size on land zone RU1 Primary Production of 120 hectares for a dwelling house, until further notice.



Photograph 10: Murray Irrigation Limited Channel (Image courtesy of Berrigan Shire)

8. Tourism Land Use Strategy

Tourism in the Berrigan Shire is an important economic driver of the economy and will continue to grow as the region becomes recognised both domestically and internationally for the unique destination opportunities it provides. Berrigan Shire is located in the Murray tourism region which attracted 2.2 million domestic overnight and daytrip visitors during 2016/2017. This domestic expenditure is worth approximately \$497 million to the Murray economy annually. Berrigan Shire is located centrally within this region, and the river towns of Tocumwal and Barooga feature strongly in the regional tourism market, along with the other towns of Berrigan and Finley.



Photograph 11: Tocumwal Foreshore Markets (Image courtesy of Berrigan Shire)

Berrigan's tourist attractions include championship golf courses, riverside caravan parks, numerous sandy 'beaches', river boating, fishing and water skiing, aerodrome and museums, riverside and red-gum forest walking tracks, and recreational and sport aviation (gliding).

The greatest single tourist asset in Berrigan Shire is the Murray River, with over 130kms of river frontage. The Council has carried out case studies as part of the Strategy which indicate that there are some constraints to development along the Murray River frontage - including bushfire, flooding, existing agriculture and access from main roads. However, there is continuing tourist development enquiries to the Council over the past decade indicating that there is a demand for tourist based uses along the river frontage. This development pressure along the Murray River needs to be managed in a way that the region can gain tourism economic benefits yet the environmental conditions of the Murray River and adjoining landscapes are not degraded. Current planning controls enable tourist development in the proximity of the Murray River, subject to full merit based consideration of all environmental and physical constraints, and economic and social issues pertaining to the proposed development.

The Riverina Murray Regional Plan 2036 both promotes and agrees to support the development of tourism industries in the region. The Plan recognises the importance of the industry in supporting the community and potential to conserve heritage items through the adaptively reuse for tourism related businesses.



Photograph 12: Tocumwal Easter Races (Image courtesy of Berrigan Shire)



Photograph 13: Finley Saleyards (Image courtesy of Berrigan Shire)

COPY

- 4 SEP RECD

Susan

04.25

004150

Jerilderie

From: Kris McCanna <kris.mccanna@essentialenergy.com.au>
Sent: Monday, September 3, 2018 8:11 PM
To: Jerilderie
Cc: Planning STH
Subject: FW: ACTION: Correspondence Murrumbidgee Council re LEP Plan 2013
- Planning proposal No. 1 Toganmain Woolshed Precinct
Attachments: Letter from Murrumbidgee Council Re LEP 2013 Planning Proposal no.1
Toganmain Woolshed Precinct.pdf

Hi,

Thank you for your submission to Essential Energy regarding this proposal.

I have some questions regarding this- What are the plans for Electricity supply/ usage with regards to the proposal? There is an existing supply to the woolshed/ cottages- I assume this is to be maintained? Is there additional load/ connections at site with the development of it as a 'tourist precinct' ?

Thanks

Kris McCanna

Senior Engineering Officer Distribution Planning - Southern Region
Essential Energy
174 North St, Albury NSW 2640



T: 02 6042 3331 (Int Ext: 43331) | M: 0428 800 768 | F: 02 6042 3366 | E: kris.mccanna@essentialenergy.com.au |
PO Box 5730 Port Macquarie NSW 2444 | essentialenergy.com.au
General enquiries: 13 23 91 | Supply interruptions (24hr): 13 20 80

FORWARD TO
PETER FREEMAN.



SWT18/00119
SF2018/275801
MM

18 September 2018

The General Manager
Murrumbidgee Council
PO Box 96
Jerilderie NSW 2716

Attention: Susan Appleyard

**MURRUMBIDGEE LOCAL ENVIRONMENTAL PLAN 2013 – PLANNING PROPOSAL NO. 1
TOGANMAIN WOOLSHED PRECINCT.**

I refer to your correspondence regarding the subject Planning Proposal which was referred to Roads and Maritime Services for assessment and comment.

From the information provided it is understood that the planning proposal is a request for the amendment of schedule 5 of the Murrumbidgee LEP 2013 to include the Toganmain Woolshed Precinct (Lot 1 DP 750901) as a local heritage item. The subject site has frontage to the Sturt Highway which is a classified road. The frontage to the Sturt Highway is located within a 110 km/h speed zone.

Roads and Maritime Services has considered the planning proposal on the basis of the supporting documentation and advises that no objection is raised to the amendment to the Murrumbidgee LEP as proposed.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Roads and Maritime Services (South West Region), Maurice Morgan, phone (02) 6923 6611.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Jonathan Tasker'.

Per:
Jonathan Tasker
Acting Director
South West NSW

Susan Appleyard

From: Jerilderie
Sent: Wednesday, 19 September 2018 3:14 PM
To: Susan Appleyard
Subject: FW: TOGANMAIN WOODSHED

For your info, I have printed a copy for fil

Jerilderie



T 1300 MRMBGE (676243)

D
F
M

jerilderie@murrumbidgee.nsw.gov.au
35 Jerilderie St Jerilderie NSW 2716
PO Box 5 Darlington Point NSW 2706

From: Marlene Gras [mailto:gunnaguys@gmail.com]
Sent: Wednesday, September 19, 2018 3:12 PM
To: Jerilderie <jerilderie@murrumbidgee.nsw.gov.au>
Subject: TOGANMAIN WOODSHED

Craig Moffitt
General Manager
Murrumbidgee Council

Dear Sir

With reference to the above woolshed we feel this building needs to be preserved as it is the last woolshed of its type still standing and it is of significant historical value. Too many of our historical buildings get demolished when they should be preserved for future generations to appreciate the methods used in previous years.

Besides the historical significance of the building it has the potential to become a valuable tourist attraction for the area.

Yours faithfully

Tony & Marlene Gras



Australian Government
Civil Aviation Safety Authority

STAKEHOLDER ENGAGEMENT DIVISION

CASA Ref: G118/656

20 September 2018

Ms Susan Appleyard
Director of Environmental Services
Murrumbidgee Council
PO Box 96
JERILDERIE NSW 2716

Email: jerilderie@murrumbidgee.nsw.gov.au

Dear Ms Appleyard

Thank you for your letter of 21 August 2018 addressed to the Civil Aviation Safety Authority (CASA) requesting comment on a planning proposal to amend the Murrumbidgee Local Environmental Plan 2013 to include the Toganmain Woolshed Precinct on the Sturt Highway Darlington Point as a local heritage item.

CASA has reviewed the proposal and has no comment to make.

I trust this information is of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Nisha'.

Nisha Lad
Acting Branch Manager
Government and International Relations

Susan Appleyard

04.25.01

From: Jerilderie
Sent: Wednesday, 19 September 2018 9:17 AM
To: Susan Appleyard
Subject: FW: Toganmain Woolshed Precinct - Planning Proposal

Jerilderie



1300 MRMBGE (676243)

D
F
M

jerilderie@murrumbidgee.nsw.gov.au
35 Jerilderie St Jerilderie NSW 2716
PO Box 5 Darlington Point NSW 2706

From: Ryan Mattingly [mailto:ryan.mattingly@crownland.nsw.gov.au]
Sent: Wednesday, September 19, 2018 9:16 AM
To: Jerilderie <jerilderie@murrumbidgee.nsw.gov.au>
Subject: Toganmain Woolshed Precinct - Planning Proposal

Dear Sir/Madam,
Crown Lands - Griffith have reviewed the Planning Proposal for the Toganmain Woolshed Precinct as outlined in your letter of the 21st August 2018 and provides no comment on the proposal.

Regards

--

Ryan Mattingly | Snr Property Management Officer
NSW Department of Industry | Crown Land and Water Division
26-28 Johnston Street | Wagga Wagga NSW 2650
PO Box 2185 | Dangar NSW 2309
T: 1300 886 235 Direct: 02-6937 2712
E: ryan.mattingly@crownland.nsw.gov.au
W: <https://www.industry.nsw.gov.au/lands>

The *Crown Land Management Act 2016* commenced on 1 July 2018.
[Click here to find out more.](#)



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04.25
Susan

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DOC18/622297-01

The General Manager
Murrumbidgee Council
PO Box 96
JERILDERIE NSW 2716

By email: jerilderie@murrumbidgee.nsw.gov.au

Attention: Susan Appleyard

Dear Mr Moffitt

Re Toganmain Woolshed Precinct

I refer to your letter to the Environment Protection Authority (EPA) dated 21 August 2018 seeking our comments on the proposal to amend Schedule 5 of the Murrumbidgee Local Environment Plan 2013 to include the Toganmain Woolshed Precinct.

The EPA has responsibilities for pollution control and environmental management for scheduled activities under the *Protection of the Environment Operations Act 1997*. Based on the information submitted we have no comment to make on Council's proposal.

If you have any further enquiries about this matter please contact me by telephoning 02 6969 0700 or by electronic mail at riverina.farwest@epa.nsw.gov.au.

Yours sincerely

 11.9.2018

CRAIG BRETHERTON
Manager Regional Operations – Riverina Far West Region
Environment Protection Authority

Phone +61 2 6969 0700 Fax +61 2 6969 0710 PO Box 397
Phone 131 555 TTY 133 677 Griffith
(from outside NSW) ABN 43 692 285 758 NSW 2680 Australia

Suite 7
130-140 Banna Ave www.epa.nsw.gov.au
Griffith NSW riverina.farwest@epa.nsw.gov.au
2680 Australia

MDBA REF: D18/43524
YOUR REF: 04.25.

17 September 2018

Ms Susan Appleyard
Director
Environmental Services
Murrumbidgee Council
PO Box 96, Jerilderie, NSW, 2716
jerilderie@murrumbidgee.nsw.gov.au

Dear Ms Appleyard,

**Subject: Murrumbidgee Local Environmental Plan 2013 – Planning Proposal No. 1
Toganmain Woolshed Precinct**

Thank you for your letter dated 21 August 2018 seeking the Murray-Darling Basin Authority's (MDBA) advice regarding the planning proposal seeking to amend Schedule 5 of the *Murrumbidgee Local Environmental Plan 2013* to include the Toganmain Woolshed Precinct at Part Lot 1, DP750901, Sturt Highway Darlington Point as a local heritage item.

Under Clause 49, Schedule 1 of the *Water Act 2007*, it is the MDBA's role to ensure that the water quality of the Upper and Mid (South Australian) sections of the River Murray is maintained or improved, and that there is no impact on the flow, use, quality or control of the River Murray.

Based on the information provided, the MDBA confirms that this planning proposal amendment for Part Lot 1, DP750901, Sturt Highway Darlington Point, does not fall under Murray Regional Environmental Planning 2 (REP2) zone requirements. Therefore assessment by the MDBA under Clause 49, Schedule 1 of the *Water Act 2007* is not required.

Accordingly, the MDBA has no concerns regarding the planning proposal to amend Schedule 5 of the *Murrumbidgee Local Environmental Plan 2013* to include the Toganmain Woolshed Precinct as a local heritage item.

Should you have any further queries, please contact Dr Asitha Katupitiya on Asitha.Katupitiya@mdba.gov.au or (02) 6279 0585.

Yours sincerely,



Andrew Reynolds
Executive Director
River Management Division



**Transport
for NSW**

Mr. Craig Moffitt
General Manager
Murrumbidgee Council
PO Box 96
JERILDERIE NSW 2716

Dear Mr. Moffitt,

**Murrumbidgee Local Environmental Plan 2013 – Planning Proposal No. 1
Toganmain Woolshed Precinct**

Thank you for your correspondence 21 August 2018 requesting Transport for NSW (TfNSW) review and comment on the Planning Proposal for the subject development.

The Planning Proposal seeks to list the Toganmain Woolshed and surrounding buildings (Toganmain Woolshed Precinct) as a Local heritage item and amend *Murrumbidgee Local Environmental Plan 2013* (MLEP 2013) to include the Toganmain Woolshed Precinct under Schedule 5: Environmental Heritage and Heritage Maps.

The documents provided in support of the Planning Proposal have been reviewed and TfNSW has no further comment on this matter.

If you have any further information regarding this matter, please do not hesitate to contact Mr. Lee Farrell, Transport Planner, via email at lee.farrell@transport.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Ozinga'.

17/9/2018

Mark Ozinga
**Principal Manager, Land Use Planning & Development
Freight, Strategy & Planning**

CD18/07923



Office of
Environment
& Heritage

-7 SEP REC'D

Susan
04-25-01

904187

DOC1/628962-1

Mr Craig Moffitt
General Manager
Murrumbidgee Council
PO Box 96
Jerilderie NSW 2716

Jerilderie@murrumbidgee.nsw.gov.au

Dear Mr Moffitt

Thank you for the opportunity to comment on the Murrumbidgee Local Environmental Plan 2013 – Planning Proposal No.1 Toganmain Woolshed Precinct.

The Heritage Division is currently investigating the woolshed and site for potential State Heritage Register listing, and therefore supports the proposal to include the Toganmain Woolshed Precinct in the Heritage Schedule of the Murrumbidgee Local Environment Plan.

If you have any enquiries please contact Ms Nicole Secomb, Programs Officer, on 02 9873 8532 or nicole.secomb@environment.nsw.gov.au (Tues, Thurs, Fri).

Yours sincerely

ROBERT KELLY
A/Manager – Statewide Programs
Heritage Division

07/09/2018



56 CHANTER STREET, BERRIGAN, NSW 2712
TELEPHONE: (03) 5888 5100 FACSIMILE: (03) 5885 2092
Email: mail@berriganshire.nsw.gov.au
www.berriganshire.nsw.gov.au

REF: 26.128.1 LS;NB

29 AUG RECD

28 August 2018

The General Manager
Murrumbidgee Council
PO Box 96
JERILDERIE NSW 2716

Att: Susan Appleyard

Dear Susan

**MURRUMBIDGEE LOCAL ENVIRONMENT PLAN 2013 – PLANNING PROPSAL NO.1
TOGANMAIN WOOLSHED PRECINT**

Thank you for referring the above planning proposal to Council for comment.

I wish to advise that Council commends Murrumbidgee Council in taking action to preserve a significant historical item and to foster economic growth in our rural areas.

Yours faithfully

LAURIE STEVENS
DEVELOPMENT MANAGER

004112

DA/File 04.25
Susan 01

29 AUG RECD

*Heart of the
Southern Riverina*

E-MAILED
KR



**Natural Resources
Access Regulator**

Contact Teagan-Lee Shepherd
Phone 02 6841 7420
Fax 02 6884 0096
Email teagan-lee.shepherd@nrar.nsw.gov.au

Heidi Bryce
Murrumbidgee Council
Executive Assistant Environmental Services
35 Jerilderie St
JERILDERIE NSW 2716

Our ref V15/3876-2#82

Email: heidib@murrumbidgee.nsw.gov.au

26 September 2018

Dear Ms Bryce,

RE: Murrumbidgee Local Environmental Plan (LEP) 2013 Amendment to Schedule 5- Inclusion of the Toganmain Wool Shed Precinct as a local heritage listing.

I refer to your letter dated 21 August 2018 requesting consideration by the Natural Resources Access Regulator of a proposed amendment to the Murrumbidgee LEP 2013. It is understood the amendment purpose is to include Toganmain Wool Shed Precinct (Part Lot 1 DP 750901, Sturt Highway Darlington Point) as an environmental heritage item in Schedule 5 of the LEP.

The Natural Resources Access Regulator has reviewed the information and has no additional comments to provide as the amendment does not impact on water management issues.

Thank you for the opportunity to provide comments on the Murrumbidgee LEP amendment.

Should you have any further queries in relation to this submission please do not hesitate to contact Teagan-Lee Shepherd 02 6841 7420.

Yours sincerely

Vickie Chatfield
Manager Water Regulatory Operations- West
Department of Industry- Natural Resources Access Regulator

Stronger Communities Fund		Overall	Jerilderie Budget	Expend to date	Coleambally Budget	Expend to date	Darlington Po Budget	Expend to date	Return to Fund	Still to be Expended	
32	Jerilderie Community Gym	Purchase of gym equipment	17437756								
31	Jerilderie Tennis Club	Construct shed/disabled toilet	10045447	43,358.97					4,336.21	Complete	
23	Jerilderie Tennis Club	Re-roof Jerilderie Sports Club buildir	10045448	45,454.55					4,545.45	Complete	
24	Jerilderie CWA	Upgrade toilet facility	10045454	44,708.69					4,470.85	Complete	
				18,003.61							Works substantially completed. Some minor works to be undertaken
34	Jerilderie Cricket Club	Install seating, shade & access	17437535	13,926.14					7,573.86	Complete	
36	Jerilderie Football Club	Replace boundary fencing & interchange	17437635	39,674.00					44,098.40	Complete	On hold as a larger project is under consideration
22	Jerilderie Pre School	Refurbish indoor areas								Complete	
35	Jerilderie Swimming Club	Upgrade lane ropes & storage box	10045451	5,859.73						Complete	
37	Jerilderie Public School P & C	Soft fall rubber in playground	10045435	49,280.00						Complete	
30	Jerilderie Arts & Talent Society	Purchase sound equipment & etc	10045442	9,868.22					856.78	Complete	
78	Jerilderie Tennis Club	Disabled toilet within the Jerilderie S	10045458	27,272.73					2,727.27	Complete	
78	Jerilderie Tennis Club	Upgrade golf green flags & putting c	10045458	1,340.00					134.00	Complete	
76	Jerilderie Public School P & C	Development of computer & musical	10045473	7,946.36					794.64	Complete	
75	Jerilderie Men's Shed	Purchase of property	10045459	50,000.00					238.73	Complete	
77	Jerilderie RSL Sub Branch	2 Honour Boards and glass display c	17437641	4,577.27					4,252.26	Complete	
79	St Joseph's Parent's and Friends	Play area soft fall and shade sail	10045457	35,374.74						Complete	
16	Sweatbox Community Gym	Purchase gym equipment, rubber flo	10045443		33,410.34	30,340.00			3,070.34	Complete	Works substantially completed. Some minor works to be undertaken
3	Coleambally Pistol Club	Build a clubhouse, range & water fa	17437761		46,538.00	40,141.17			6,396.83		Works substantially completed. Some minor works to be undertaken
17	Coleambally Clay Target Club	Construct new trap houses			49,786.00	45,260.00				Complete	
4	Coleambally Pre School	Install solar panels	17437762		7,490.00	7,233.44			256.56	Complete	
5	Coleambally Pre School	Resurface of floor & install storage she	10045450		12,554.00	11,412.73			1,141.27	Complete	
14	Coleambally Lions Club	Purchase of ride on lawn mower	10045441		7,520.00	7,520.00				Complete	
15	Coleambally Lions Club	Painting of Bucyrus Dragline	10045444		4,632.65	4,632.65				Complete	
1	Coleambally Chamber of Commer	Equipment for community events	10045438		10,516.20	10,116.20			400.00		Awaiting acquittal
19	Coleambally Chamber of Commer	Quilting workshops	10045439		4,250.00	4,250.00				Complete	Awaiting acquittal
20	Coleambally Chamber of Commer	Purchase of sewing machines, overli	10045440		23,235.00	21,122.73			2,112.27	Complete	
10	Riverina Vintage Machinery Club	Purchase of portable building with di	10045449		45,100.00	41,000.00			4,100.00	Complete	
7	Coleambally Community Club	Installation of playground & outdoor	10045436		50,000.00	45,454.55			4,545.45	Complete	
18	Coleambally Central School P & C	Build sandpit & resurface basketball	10045455		50,000.00	50,000.00				Complete	Awaiting acquittal
2	Coleambally Water Ski Club	Construct new Shade Shelter			0.00						
11	Coleambally Golf Club Inc	Automatic watering for fairways 3 & 1	10045445		49,060.00	44,600.00			4,460.00	Complete	
12	Coleambally Golf Club Inc	Automatic watering for fairways 1 & 1	10045446		27,995.00	25,450.00			2,545.00	Complete	
13	St Peters Primary School	Replace school quadrangle	10045452		30,990.00	28,172.73			2,817.27		Awaiting acquittal
										-238.85	Substantially complete. Some minor works to be undertaken
9	Coleambally Mens Shed	Construct storage facility	10045456		43,729.34	43,968.19					
8	Murrumbidgee Experimental Farm	Develop 22ha for farming	10045437		50,000.00	45,454.55			4,545.45	Complete	
69	Coleambally Pre School	Floor resurfacing	10045464		14,954.00	13,594.55			1,359.45	Complete	
69	Coleambally Pre School	Shade sails & shed storage	10045467		13,500.00	12,272.73			1,227.27	Complete	
72	Coleambally Lions Club	Jumping castle & trailer project	10045470		5,835.00	5,835.00				Complete	
7	Coleambally Community Club	Level Bowling Greens, Upgrade Mai	10045476		24,100.00	21,909.09			2,190.91	Complete	
67	Coleambally Central School P & C	Outdoor Settings	10045461		18,840.00	18,840.00				Complete	Awaiting acquittal
74	St Peters Primary School	Multi purpose court			5,000.00					5,000.00	Awaiting invoice for these works
68	Coleambally Darlington Point Cou	Oral History Book Production	10045460		3,000.00	3,000.00				Complete	Awaiting acquittal
66	Coleambally Motorcycle Club Inc	Construct club house & install wateri	10045478		50,000.00	50,000.00				Complete	
53	Coleambally Pony Club	Grounds upgrade & revamp	10045477		6,642.86	6,642.86				Complete	
71	Fusion Drop in Centre	Coleambally youth development	10045466		5,000.00	4,545.45			454.55	Complete	
73	St Peters Catholic Church	Replacement of chairs	10045465		7,000.00	6,363.64			636.36	Complete	
70	Coleambally Tennis Club	Replacement of synthetic courts	10045475		50,000.00	50,000.00				Complete	
21	Anglican Parish of Coly/Darlington	Install air conditioning to Darlington	17437755		21,000.00	17,423.59			3,576.41	Complete	
46	Darlington Point Mens Shed	Construct meeting room & improve s	17437455		50,000.00	45,454.55			4,545.45	Complete	
47	Darlington Point Lions Club	Addition of BBQ & bench			20,000.00	20,000.00				Complete	
82	Darlington Point Mens Shed	Installation of solar panels	17437456		9,190.00	8,547.55			642.45	Complete	
80	Apex Club of Darlington Point	Flag pole installation and fingerling p	10045472		12,659.00	12,659.00				Complete	
81	Darlington Point Club Ltd	Bowling green & club grounds irrigat	10045474		50,000.00	45,454.55			4,545.45	Complete	
81	Darlington Point Club Ltd	Workshop for maintenance staff	10045468		40,000.00	36,363.64			3,636.36	Complete	Substantially complete
81	Darlington Point Club Ltd	Machinery storage shed	10045469		28,215.00	25,650.00			2,565.00		Substantially complete
83	Darlington Point Public School P & C	Classroom board upgrade throughout	10045463		43,928.00	43,928.00				Complete	
				396,645.01	750,678.39	699,132.26	274,992.00	255,480.88	77,729.46	67,356.24	
			470,673.46								

Murrumbidgee Council

Quarterly Budget Review as at 30 September 2018

STATEMENT OF FINANCIAL PERFORMANCE-CONSOLIDATED

	Original Estimate	Projected to 30/6/19
Revenues from Ordinary Activities		
Rates & Annual Charges	5,589,924	5,589,924
User Charges & Fees	3,018,198	3,018,198
Investment Revenues	573,461	573,461
Grants & Contributions	17,850,170	18,065,478
Other Revenues	489,257	489,257
Profit from Disposal of Assets	27,685	27,685
Total Revenues from Ordinary Activities	<u>27,548,695</u>	<u>27,764,003</u>
Expenses from Ordinary Activities		
Employee Costs	7,769,348	7,769,348
Materials & Contracts	3,127,141	3,134,641
Borrowing Costs	16,517	16,517
Depreciation & Amortisation	4,888,962	4,888,962
Other Expenses	1,582,514	1,582,514
Loss from Disposal of Assets	27,685	27,685
Total Expenses from Ordinary Activities	<u>17,412,167</u>	<u>17,419,667</u>
Surplus/(Deficit) from Ordinary Activities	<u>10,136,528</u>	<u>10,344,336</u>
Capital Grants & Contributions	10,947,114	10,947,114
Surplus/(Deficit) from Ordinary Activities before Capital Grants	(810,586)	(602,778)

Murrumbidgee Council

Quarterly Budget Review as at 30 September 2018

STATEMENT OF FINANCIAL PERFORMANCE-WATER SUPPLY

	Original Estimate	Projected to 30/6/19
Revenues from Ordinary Activities		
Rates & Annual Charges	586,121	586,121
User Charges & Fees	558,396	558,396
Investment Revenues	47,803	47,803
Grants & Contributions	4,181,215	4,181,215
Other Revenues	4,180	4,180
Profit from Disposal of Assets		
Total Revenues from Ordinary Activities	<u>5,377,715</u>	<u>5,377,715</u>
Expenses from Ordinary Activities		
Employee Costs	125,500	125,500
Materials & Contracts	477,351	477,351
Borrowing Costs	0	0
Depreciation & Amortisation	287,293	287,293
Other Expenses	186,931	186,931
Loss from Disposal of Assets		
Total Expenses from Ordinary Activities	<u>1,077,075</u>	<u>1,077,075</u>
Surplus/(Deficit) from Ordinary Activities	<u>4,300,640</u>	<u>4,300,640</u>
Capital Grants & Contributions	4,168,250	4,168,250
Surplus/(Deficit) from Ordinary Activities before Capital Grants	132,390	132,390

Murrumbidgee Council
Quarterly Budget Review as at 30 September 2018

STATEMENT OF FINANCIAL PERFORMANCE-SEWER SERVICES

	Original Estimate	Projected to 30/6/19
Revenues from Ordinary Activities		
Rates & Annual Charges	536,020	536,020
User Charges & Fees	25,696	25,696
Investment Revenues	137,442	137,442
Grants & Contributions	13,247	13,247
Other Revenues	1,430	1,430
Profit from Disposal of Assets		
Total Revenues from Ordinary Activities	713,835	713,835
Expenses from Ordinary Activities		
Employee Costs	107,000	107,000
Materials & Contracts	227,246	227,246
Borrowing Costs	0	0
Depreciation & Amortisation	236,943	236,943
Other Expenses	90,807	90,807
Loss from Disposal of Assets		
Total Expenses from Ordinary Activities	661,996	661,996
Surplus/(Deficit) from Ordinary Activities	51,839	51,839
Capital Grants & Contributions		
Surplus/(Deficit) from Ordinary Activities before Capital Grants	51,839	51,839

Murrumbidgee Council

Quarterly Budget Review as at 30 September 2018

STATEMENT OF FINANCIAL PERFORMANCE-GENERAL FUND

	Original Estimate	Projected to 30/6/19
Revenues from Ordinary Activities		
Rates & Annual Charges	4,467,783	4,467,783
User Charges & Fees	2,434,106	2,434,106
Investment Revenues	388,216	388,216
Grants & Contributions	13,655,708	13,871,016
Other Revenues	483,647	483,647
Profit from Disposal of Assets	27,685	27,685
Total Revenues from Ordinary Activities	21,457,145	21,672,453
Expenses from Ordinary Activities		
Employee Costs	7,536,848	7,536,848
Materials & Contracts	2,422,544	2,430,044
Borrowing Costs	16,517	16,517
Depreciation & Amortisation	4,364,726	4,364,726
Other Expenses	1,304,776	1,304,776
Loss from Disposal of Assets	27,685	27,685
Total Expenses from Ordinary Activities	15,673,096	15,680,596
Surplus/(Deficit) from Ordinary Activities	5,784,049	5,991,857
Capital Grants & Contributions	6,778,864	6,778,864
Surplus/(Deficit) from Ordinary Activities before Capital Grants	(994,815)	(787,007)

FORECAST BALANCE SHEET - Consolidated

Brought Fwc Proposed for 30/6

	2018/19	30/09/2018
CURRENT ASSETS		
Cash & cash equivalents/Investments	10190	10166
Cash/Investments - Externally Restricted	4167	4167
Receivables	2087	2087
Receivables - Externally Restricted	290	290
Inventories	1739	1739
Inventories - Externally Restricted (Water Fund)	28	28
Inventories - Realisable > 12 months	0	0
Other	0	0
Non-current assets held for sale		
TOTAL CURRENT ASSETS	18501	18477
NON-CURRENT ASSETS		
Receivables		
Inventories	911	911
Infrastructure, Property, Plant & Equipment	274412	274644
Equity accounted investments		
Investment Property		
Intangible Assets	313	313
Other		
TOTAL NON-CURRENT ASSETS	275636	275868
TOTAL ASSETS	294137	294345
CURRENT LIABILITIES		
Payables	1664	1664
Borrowings	59	59
Provisions - Payable > 12 months	0	0
Provisions	2785	2785
TOTAL CURRENT LIABILITIES	4508	4508
NON-CURRENT LIABILITIES		
Payables		
Borrowings	41	41
Provisions	55	55
TOTAL NON CURRENT LIABILITIES	96	96
TOTAL LIABILITIES	4604	4604
NET ASSETS	289533	289741
EQUITY		
Accumulated Surplus	289533	289741
Revaluation Reserves	0	0
Council Equity Interest	289533	289741
Minority Equity Interest		
TOTAL EQUITY	289533	289741

FORECAST BALANCE SHEET - Water Fund

3/18 at

Brought Forward Proposed at

	2018/19	30/09/2018
CURRENT ASSETS		
Cash & cash equivalents/Investments	1289	1289
Cash/Investments - Externally Restricted		
Receivables	194	194
Receivables - Externally Restricted		
Inventories	28	28
Inventories - Externally Restricted (Water Fund)		
Inventories - Realisable > 12 months		
Other		
Non-current assets held for sale		
TOTAL CURRENT ASSETS	1511	1511
NON-CURRENT ASSETS		
Receivables		
Inventories		
Infrastructure, Property, Plant & Equipment	13574	13574
Equity accounted investments		
Investment Property		
Intangible Assets	210	210
Other		
TOTAL NON-CURRENT ASSETS	13784	13784
TOTAL ASSETS	15295	15295
CURRENT LIABILITIES		
Payables		
Borrowings		
Provisions - Payable > 12 months		
Provisions		
TOTAL CURRENT LIABILITIES	0	0
NON-CURRENT LIABILITIES		
Payables		
Borrowings		
Provisions		
TOTAL NON CURRENT LIABILITIES	0	0
TOTAL LIABILITIES	0	0
NET ASSETS	15295	15295
EQUITY		
Accumulated Surplus	15295	15295
Revaluation Reserves		
Council Equity Interest	15295	15295
Minority Equity Interest		
TOTAL EQUITY	15295	15295

FORECAST BALANCE SHEET - Sewer Fund

	Brought Fo Proposed at	
	2018/19	30/09/2018
CURRENT ASSETS		
Cash & cash equivalents/Investments	2878	2878
Cash/Investments - Externally Restricted		
Receivables	96	96
Receivables - Externally Restricted		
Inventories		
Inventories - Externally Restricted (Water Fund)		
Inventories - Realisable > 12 months		
Other	25	25
Non-current assets held for sale		
TOTAL CURRENT ASSETS	2999	2999
NON-CURRENT ASSETS		
Receivables		
Inventories		
Infrastructure, Property, Plant & Equipment	10962	10962
Equity accounted investments		
Investment Property		
Intangible Assets		
Other	94	94
TOTAL NON-CURRENT ASSETS	11056	11056
TOTAL ASSETS	14055	14055
CURRENT LIABILITIES		
Payables		
Borrowings		
Provisions - Payable > 12 months		
Provisions		
TOTAL CURRENT LIABILITIES	0	0
NON-CURRENT LIABILITIES		
Payables		
Borrowings		
Provisions		
TOTAL NON CURRENT LIABILITIES	0	0
TOTAL LIABILITIES	0	0
NET ASSETS	14055	14055
EQUITY		
Accumulated Surplus	14055	14055
Revaluation Reserves		
Council Equity Interest	14055	14055
Minority Equity Interest		
TOTAL EQUITY	14055	14055

FORECAST BALANCE SHEET - General Fund

	Brought Forward Proposed at	
	2018/19	30/09/2018
CURRENT ASSETS		
Cash & cash equivalents/Investments	10190	10166
Cash/Investments - Externally Restricted		
Receivables	2087	2087
Receivables - Externally Restricted		
Inventories	1739	1739
Inventories - Externally Restricted (Water Fund)		
Inventories - Realisable > 12 months		
Other		
Non-current assets held for sale		
TOTAL CURRENT ASSETS	14016	13992
NON-CURRENT ASSETS		
Receivables		
Inventories	911	911
Infrastructure, Property, Plant & Equipment	249876	250,108
Equity accounted investments		
Investment Property		
Intangible Assets	103	103
Other		
TOTAL NON-CURRENT ASSETS	250890	251122
TOTAL ASSETS	264906	265114
CURRENT LIABILITIES		
Payables	1664	1664
Borrowings	84	84
Provisions - Payable > 12 months		
Provisions	2785	2785
TOTAL CURRENT LIABILITIES	4533	4533
NON-CURRENT LIABILITIES		
Payables		
Borrowings	135	135
Provisions	55	55
TOTAL NON CURRENT LIABILITIES	190	190
TOTAL LIABILITIES	4723	4723
NET ASSETS	260183	260391
EQUITY		
Accumulated Surplus	260183	260391
Revaluation Reserves		
Council Equity Interest	260183	260391
Minority Equity Interest		
TOTAL EQUITY	260183	260391

FORECAST STATEMENT OF CASH FLOWS - CONSOLIDATED

	Original Estimate	As at 30/9/18
Cash Flows from Operating Activities		
<i>Receipts</i>		
Rates & Annual Charges	5,589,924	5,589,924
User Charges & Fees	3,018,198	3,018,198
Interest Received	573,461	573,461
Grants & Contributions	17,850,170	18,065,478
Other Operating Receipts	489,257	489,257
<i>Payments</i>		
Employee Costs	-7,769,348	-7,769,348
Materials & Contracts	-3,127,141	-3,134,641
Borrowing Costs	-16,517	-16,517
Other Operating Payments	-1,582,514	-1,582,514
Net cash provided by (or used in) Operating Activities	15,025,490	15,233,298
Cash Flows from Investing Activities		
<i>Receipts</i>		
Proceeds from sale of Property Plant & Equipment	744,000	744,000
Proceeds from sale of Real Estate	150,000	150,000
<i>Payments</i>		
Purchase of Property Plant & Equipment	-22,205,855	-22,486,163
Provision of Advances & Mortgages	0	0
Net cash provided by (or used in) Investing Activities	-21,311,855	-21,592,163
Cash Flows from Financing Activities		
<i>Receipts</i>		
Proceeds from Borrowings & Advances	46,375	46,375
<i>Payments</i>		
Repayments of borrowings & advances	-135,218	-135,218
Net cash provided by (or used in) Financing Activities	-88,843	-88,843
Net Increase (Decrease) in cash held	-6,375,208	-6,447,708
Cash Assets at beginning of reporting period	20,780,869	20,780,869
Cash Assets at end of reporting period	14,405,661	14,333,161

FORECAST STATEMENT OF CASH FLOWS - WATER FUND

Cash Flows from Operating Activities

	Original Estimate	As at 30/9/18
<u>Receipts</u>		
Rates & Annual Charges	586,121	586,121
User Charges & Fees	558,396	558,396
Interest Received	47,803	47,803
Grants & Contributions	4,181,215	4,181,215
Other Operating Receipts	4,180	4,180
<u>Payments</u>		
Employee Costs	-125,500	-125,500
Materials & Contracts	-477,351	-477,351
Borrowing Costs	0	0
Other Operating Payments	-186,931	-186,931
Net cash provided by (or used in) Operating Activities	4,587,933	4,587,933

Cash Flows from Investing Activities

<u>Receipts</u>		
Proceeds from sale of Property Plant & Equipment	0	0
Proceeds from sale of Real Estate		0
<u>Payments</u>		
Purchase of Property Plant & Equipment	-4,821,500	-4,821,500
Provision of Advances & Mortgages	0	0
Net cash provided by (or used in) Investing Activities	-4,821,500	-4,821,500

Cash Flows from Financing Activities

<u>Receipts</u>		
Proceeds from Borrowings & Advances	0	0
<u>Payments</u>		
Repayments of borrowings & advances	0	0
Net cash provided by (or used in) Financing Activities	0	0
Net Increase (Decrease) in cash held	-233,567	-233,567

Cash Assets at beginning of reporting period

Cash Assets at end of reporting period	1,522,226	1,522,226
	1,288,659	1,288,659

FORECAST STATEMENT OF CASH FLOWS - SEWER FUND

Cash Flows from Operating Activities

	Original Estimate	As at 30/9/18
<u>Receipts</u>		
Rates & Annual Charges	536,020	536,020
User Charges & Fees	25,696	25,696
Interest Received	137,442	137,442
Grants & Contributions	13,247	13,247
Other Operating Receipts	1,430	1,430
<u>Payments</u>		
Employee Costs	-107,000	-107,000
Materials & Contracts	-227,246	-227,246
Borrowing Costs	0	0
Other Operating Payments	-90,807	-90,807
Net cash provided by (or used in) Operating Activities	288,782	288,782

Cash Flows from Investing Activities

<u>Receipts</u>		
Proceeds from sale of Property Plant & Equipment	0	0
Proceeds from sale of Real Estate	0	0
<u>Payments</u>		
Purchase of Property Plant & Equipment	-788,000	-788,000
Provision of Advances & Mortgages	0	0
Net cash provided by (or used in) Investing Activities	-788,000	-788,000

Cash Flows from Financing Activities

<u>Receipts</u>		
Proceeds from Borrowings & Advances	46,375	46,375
<u>Payments</u>		
Repayments of borrowings & advances	0	0
Net cash provided by (or used in) Financing Activities	46,375	46,375
Net Increase (Decrease) in cash held	-452,843	-452,843

Cash Assets at beginning of reporting period

Cash Assets at end of reporting period	3,331,028	3,331,028
	2,878,185	2,878,185

FORECAST STATEMENT OF CASH FLOWS - GENERAL FUND

	Original Estimate	As at 30/9/18
Cash Flows from Operating Activities		
<i>Receipts</i>		
Rates & Annual Charges	4,467,783	4,467,783
User Charges & Fees	2,434,106	2,434,106
Interest Received	388,216	388,216
Grants & Contributions	13,655,708	13,871,016
Other Operating Receipts	483,647	483,647
<i>Payments</i>		
Employee Costs	-7,536,848	-7,536,848
Materials & Contracts	-2,714,614	-2,722,114
Borrowing Costs	-16,517	-16,517
Other Operating Payments	-1,012,706	-1,012,706
Net cash provided by (or used in) Operating Activities	<u>10,148,775</u>	<u>10,356,583</u>
Cash Flows from Investing Activities		
<i>Receipts</i>		
Proceeds from sale of Property Plant & Equipment	744,000	744,000
Proceeds from sale of Real Estate	150,000	150,000
<i>Payments</i>		
Purchase of Property Plant & Equipment	-16,596,355	-16,876,663
Provision of Advances & Mortgages	0	0
Net cash provided by (or used in) Investing Activities	<u>-15,702,355</u>	<u>-15,982,663</u>
Cash Flows from Financing Activities		
<i>Receipts</i>		
Proceeds from Borrowings & Advances	0	0
<i>Payments</i>		
Repayments of borrowings & advances	-135,218	-135,218
Net cash provided by (or used in) Financing Activities	<u>-135,218</u>	<u>-135,218</u>
Net Increase (Decrease) in cash held	-5,688,798	-5,761,298
Cash Assets at beginning of reporting period	15,927,615	15,927,615
Cash Assets at end of reporting period	<u>10,238,817</u>	<u>10,166,317</u>

Murrumbidgee Council
Quarterly Budget Review as at 30 September 2018
Operating Income & Expenses

	Original Budget 2018/19	Sub Vote at 30/9/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance	Note
Operating Income								
Governance & Admin	11,692,258	0	11,692,258	6,047,621	5,644,637	11,692,258	0	
Public Order & Safety	0	0	255,814	1,107	254,707	255,814	0	
Health	13,545	0	13,545	1,624	11,921	13,545	0	
Environment	513,485	0	513,485	368,020	145,465	513,485	0	
Community Services & Education	321,477	0	321,477	87,513	233,964	321,477	0	
Housing & Community Amenities	283,663	0	283,663	92,146	191,517	283,663	0	
Recreation & Culture	65,082	0	65,082	8,085	56,997	65,082	0	
Mining, Manufacturing & Construction	69,662	0	69,662	8,376	61,286	69,662	0	
Transport & Communication	3,317,035	0	3,317,035	1,151,761	2,380,582	3,532,343	215,308	
Economic Affairs	740,196	0	740,196	43,563	696,633	740,196	0	
Water Supply	1,209,465	0	1,209,465	668,652	540,813	1,209,465	0	
Sewer Supply	713,835	0	713,835	578,256	135,579	713,835	0	
Total Income	18,939,703	0	19,195,517	9,056,724	10,354,101	19,410,825	215,308	
Operating Expenses								
Governance & Admin	7,881,275	0	7,881,275	2,107,453	5,773,822	7,881,275	0	
Public Order & Safety	559,668	0	559,668	112,232	447,436	559,668	0	
Health	20,962	0	20,962	9,304	11,658	20,962	0	
Environment	912,458	0	912,458	172,993	746,965	919,958	7,500	
Community Services & Education	353,089	0	353,089	93,024	260,065	353,089	0	
Housing & Community Amenities	416,339	0	416,339	181,388	234,951	416,339	0	
Recreation & Culture	1,368,018	0	1,368,018	321,314	1,046,704	1,368,018	0	
Mining, Manufacturing & Construction	54,435	0	54,435	62,681	-8,246	54,435	0	
Transport & Communication	5,847,075	0	5,847,075	626,086	5,220,989	5,847,075	0	
Economic Affairs	853,713	0	853,713	191,987	661,726	853,713	0	
Water Supply	1,077,075	0	1,077,075	131,757	945,318	1,077,075	0	
Sewer Supply	661,996	0	661,996	64,545	597,451	661,996	0	
Total Expenditure	20,006,103	0	20,006,103	4,074,764	15,938,839	20,013,603	7,500	

Murrumbidgee Council
Quarterly Budget Review as at 30 September 2018
Operating Income & Expenses

	Original Budget 2018/19	Sub Vote at 30/9/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance	Note
Review of Operating Income								
Governance & Admin								
Governance	0	0	0	0	0	0	0	0
Administration	115,682	0	115,682	35,078	80,604	115,682	0	0
Merger Funding	0	0	0	0	0	0	0	0
General Manager	0	0	0	172	-172	0	0	0
General Purpose Revenue	8,764,194	0	8,764,194	5,254,560	3,509,634	8,764,194	0	0
Insurance Clearing	0	0	0	0	0	0	0	0
Overhead Clearing	15,000	0	15,000	0	15,000	15,000	0	0
Oncost Clearing	0	0	0	0	0	0	0	0
Disposal of Fixed Assets	27,685	0	27,685	69,558	-41,873	27,685	0	0
Engineering Admin	26,578	0	26,578	957	25,621	26,578	0	0
DES Admin	0	0	0	0	0	0	0	0
Depots	2,532	0	2,532	0	2,532	2,532	0	0
Plant Clearing	2,740,587	0	2,740,587	687,296	2,053,291	2,740,587	0	0
	11,692,258	0	11,692,258	6,047,621	5,644,637	11,692,258	0	0
Public Order & Safety								
Animal Control	11,076	0	11,076	1,107	9,969	11,076	0	0
Emergency Services	0	0	0	0	0	0	0	0
Fire Control	244,738	0	244,738	0	244,738	244,738	0	0
	255,814	0	255,814	1,107	254,707	255,814	0	0
Health								
Health & Food Control	6,936	0	6,936	1,624	5,312	6,936	0	0
Medical Services	6,609	0	6,609	0	6,609	6,609	0	0
	13,545	0	13,545	1,624	11,921	13,545	0	0
Environment								
Noxious Plants	48,401	0	48,401	0	48,401	48,401	0	0
Environment Protection	122,571	0	122,571	6,086	116,485	122,571	0	0
Solid Waste Management	342,513	0	342,513	361,934	-19,421	342,513	0	0
Street Cleaning	0	0	0	0	0	0	0	0
Drainage & Stormwater Management	0	0	0	0	0	0	0	0
	513,485	0	513,485	368,020	145,465	513,485	0	0

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	Original Budget 2018/19	Sub Vote at 30/9/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance	Note
Community Services & Education								
Community Services	321,477	0	321,477	87,513	233,964	321,477	0	
Housing & Community Amenities								
Housing	154,476	0	154,476	71,530	82,946	154,476	0	
Public Cemeteries	39,708	0	39,708	9,850	29,858	39,708	0	
Public Conveniences	0	0	0	0	0	0	0	
Street Lighting	31,000	0	31,000	0	31,000	31,000	0	
Town Planning	58,479	0	58,479	10,766	47,713	58,479	0	
	283,663	0	283,663	92,146	191,517	283,663	0	
Recreation & Culture								
Museum	0	0	0	0	0	0	0	
Parks Gardens & Lakes	0	0	0	0	0	0	0	
Public Halls	9,128	0	9,128	3,025	6,103	9,128	0	
Public Library	21,419	0	21,419	488	20,931	21,419	0	
Swimming Pool	15,909	0	15,909	0	15,909	15,909	0	
Sporting Grounds	5,626	0	5,626	500	5,126	5,626	0	
Other Cultural Services	0	0	0	0	0	0	0	
Other Sports & Recreation	13,000	0	13,000	4,072	8,928	13,000	0	
	65,082	0	65,082	8,085	56,997	65,082	0	
Mining, Manufacturing & Construction								
Building Control	24,662	0	24,662	4,486	20,176	24,662	0	
Quarries & Pits	45,000	0	45,000	3,890	41,110	45,000	0	
	69,662	0	69,662	8,376	61,286	69,662	0	

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	Original Budget 2018/19	Sub Vote at 30/9/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance	Note
Transport & Communication								
Aerodrome	0	0	0	0	0	0	0	
Bridges	0	0	0	0	0	0	0	
Footpaths	0	0	0	0	0	0	0	
State & National Highways	1,530,056	0	1,530,056	940,461	589,595	1,530,056	0	
Sealed Rural Roads Local	0	0	0	0	0	0	0	
Sealed Rural Roads Regional	870,298	0	870,298	211,000	659,298	870,298	0	
Unsealed Rural Roads Local	0	0	0	0	0	0	0	
Urban Roads	0	0	0	300	-300	0	0	
Car Parking Areas	0	0	0	0	0	0	0	
Roads to Recovery	916,681	0	916,681	0	1,131,989	1,131,989	215,308	1
Transport Other	0	0	0	0	0	0	0	
	3,317,035	0	3,317,035	1,151,761	2,380,582	3,532,343	215,308	
Economic Affairs								
Caravan Parks	8,441	0	8,441	1,956	6,485	8,441	0	
Industrial Development	0	0	0	0	0	0	0	
Real Estate Development	0	0	0	0	0	0	0	
Saleyards & Markets	10,255	0	10,255	2,631	7,624	10,255	0	
Tourism & Area Promotion	71,500	0	71,500	45	71,455	71,500	0	
Sharefarming	0	0	0	0	0	0	0	
Private Works	650,000	0	650,000	38,929	611,071	650,000	0	
Other Business Undertakings	0	0	0	0	0	0	0	
	740,196	0	740,196	43,563	696,633	740,196	0	
Water Supply								
Water Supply	1,209,465	0	1,209,465	668,652	540,813	1,209,465	0	
Sewer Supply								
Sewer Supply	713,835	0	713,835	578,256	135,579	713,835	0	

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Review of Operating Expenditure								
Governance & Admin								
Governance	224,023	0	224,023	29,449	194,574	224,023	0	
Administration	1,756,481	0	1,827,677	399,526	1,428,151	1,827,677	0	
Merger Funding	1,000,000	0	1,000,000	214,102	785,898	1,000,000	0	
General Manager's Department	478,389	0	478,389	331,287	147,102	478,389	0	
General Purpose Revenue	0	0	0	0	0	0	0	
Insurance Clearing	122,207	0	122,207	304,677	-182,470	122,207	0	
Overhead Clearing	266,380	0	266,380	87,965	178,415	266,380	0	
Oncost Clearing	-50,868	0	-50,868	-65,466	14,598	-50,868	0	
Disposal of Fixed Assets	27,685	0	27,685	1,293	26,392	27,685	0	
Engineering Admin	598,828	0	598,828	174,651	424,177	598,828	0	
DES Admin	538,804	0	538,804	97,710	441,094	538,804	0	
Depot	313,687	0	313,687	64,107	249,580	313,687	0	
Plant Clearing	2,534,463	0	2,534,463	488,152	2,066,311	2,534,463	0	
	7,810,079	0	7,881,275	2,107,453	5,773,822	7,881,275	0	
Public Order & Safety								
Animal Control	35,345	0	35,345	10,056	25,289	35,345	0	
Emergency Services	16,336	0	16,336	1,343	14,993	16,336	0	
Fire Control	507,987	0	507,987	100,832	407,155	507,987	0	
	559,668	0	559,668	112,232	447,436	559,668	0	
Health								
Health & Food Control	7,175	0	7,175	4,759	2,416	7,175	0	
Medical Services	13,787	0	13,787	4,544	9,243	13,787	0	
	20,962	0	20,962	9,304	11,658	20,962	0	
Environment								
Noxious Plants	162,698	0	162,698	47,436	115,262	162,698	0	
Environment Protection	152,071	0	152,071	620	158,951	159,571	7,500	2
Solid Waste Management	295,535	0	295,535	93,958	201,577	295,535	0	
Street Cleaning	63,174	0	63,174	3,103	60,071	63,174	0	
Drainage & Stormwater Management	238,980	0	238,980	27,875	211,105	238,980	0	
	912,458	0	912,458	172,993	746,965	919,958	7,500	
Community Services & Education								
Community Services	353,089	0	353,089	93,024	260,065	353,089	0	

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Housing & Community Amenities								
Housing	156,134	0	156,134	69,950	86,184	156,134	0	
Public Cemeteries	66,993	0	66,993	17,275	49,718	66,993	0	
Public Conveniences	71,273	0	71,273	21,505	49,768	71,273	0	
Street Lighting	112,629	0	112,629	21,309	91,320	112,629	0	
Town Planning	9,310	0	9,310	51,349	-42,039	9,310	0	
	416,339	0	416,339	181,388	234,951	416,339	0	
Recreation & Culture								
Museum	12,112	0	12,112	3,428	8,684	12,112	0	
Parks Gardens & Lakes	403,624	0	403,624	68,381	327,243	395,624	-8,000	3
Public Halls	130,072	0	130,072	24,657	105,415	130,072	0	
Public Library	256,976	0	256,976	124,552	132,424	256,976	0	
Swimming Pool	234,069	0	234,069	22,727	211,342	234,069	0	
Sporting Grounds	272,147	0	272,147	72,148	199,999	272,147	0	
Other Cultural Services	23,272	0	23,272	3,386	27,886	31,272	8,000	4
Other Sports & Recreation	35,746	0	35,746	2,036	33,710	35,746	0	
	1,368,018	0	1,368,018	321,314	1,046,704	1,368,018	0	
Mining, Manufacturing & Construction								
Building Control	17,743	0	17,743	6,731	11,012	17,743	0	
Quarries & Pits	36,692	0	36,692	55,950	-19,258	36,692	0	
	54,435	0	54,435	62,681	-8,246	54,435	0	
Transport & Communication								
Aerodrome	32,860	0	32,860	9,149	23,711	32,860	0	
Bridges	72,000	0	72,000	0	72,000	72,000	0	
Footpaths	44,000	0	44,000	7,179	36,821	44,000	0	
State & National Highways	1,530,056	0	1,530,056	119,726	1,410,330	1,530,056	0	
Sealed Rural Roads Local	2,260,833	0	2,260,833	106,701	2,154,132	2,260,833	0	
Sealed Rural Roads Regional	751,338	0	751,338	60,020	691,318	751,338	0	
Unsealed Rural Roads Local	776,389	0	776,389	267,197	509,192	776,389	0	
Urban Roads	306,155	0	306,155	51,888	254,267	306,155	0	
Car Parking Areas	2,073	0	2,073	0	2,073	2,073	0	
Roads to Recovery	0	0	0	0	0	0	0	
Transport Other	71,371	0	71,371	4,227	67,144	71,371	0	
	5,847,075	0	5,847,075	626,086	5,220,989	5,847,075	0	

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Economic Affairs								
Caravan Parks	13,535	0	13,535	0	13,535	13,535	0	0
Industrial Development	3,749	0	3,749	4,617	-868	3,749	0	0
Real Estate Development	48,970	0	48,970	45,471	3,499	48,970	0	0
Saleyards & Markets	42,074	0	42,074	12,688	29,386	42,074	0	0
Tourism & Area Promotion	237,799	0	237,799	13,706	224,093	237,799	0	0
Sharefarming	1,815	0	1,815	753	1,062	1,815	0	0
Private Works	500,000	0	500,000	112,407	387,593	500,000	0	0
Other Business Undertakings	5,771	0	5,771	2,345	3,426	5,771	0	0
	853,713	0	853,713	191,987	661,726	853,713	0	
Water Supply								
Water Supply	1,077,075	0	1,077,075	131,757	945,318	1,077,075	0	
Sewer Supply								
Sewer Supply	661,996	0	661,996	64,545	597,451	661,996	0	

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	Original Budget 2018/19 SOUTH	Sub Vote at 30/9/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance	Note
Capital Income								
Governance & Admin	7,833,299	0	7,833,299	238,024	7,660,275	7,898,299	65,000	
Public Order & Safety	0	0	0	0	0	0	0	
Health	0	0	0	0	0	0	0	
Environment Protection	1,982,321	0	1,982,321	0	1,982,321	1,982,321	0	
Community Services & Education	0	0	0	0	0	0	0	
Housing & Community Amenities	0	0	0	0	0	0	0	
Recreation & Culture	48,000	0	48,000	0	48,000	48,000	0	
Mining, Manufacturing & Construction	0	0	0	0	0	0	0	
Transport & Communication	2,931,502	0	2,931,502	430,433	2,501,069	2,931,502	0	
Economic Affairs	650,000	0	650,000	57,322	592,678	650,000	0	
Water Supply	4,168,250	0	4,168,250	0	4,168,250	4,168,250	0	
Sewer Supply	46,375	0	46,375	13,375	33,000	46,375	0	
Total Income	17,659,747	0	17,659,747	739,154	16,985,593	17,724,747	65,000	
Capital Expenses								
Governance & Admin	8,645,667	0	8,645,667	967,953	7,742,714	8,710,667	65,000	
Public Order & Safety	0	0	0	0	0	0	0	
Health	6,000	0	6,000	0	6,000	6,000	0	
Environment Protection	2,098,321	0	2,098,321	54,167	2,044,154	2,098,321	0	
Community Services & Education	0	0	0	0	0	0	0	
Housing & Community Amenities	5,000	0	5,000	34,419	-29,419	5,000	0	
Recreation & Culture	123,267	0	123,267	73,364	49,903	123,267	0	
Mining, Manufacturing & Construction	0	0	0	0	0	0	0	
Transport & Communication	5,379,186	0	5,379,186	688,192	4,906,302	5,594,494	215,308	
Economic Affairs	525,000	0	525,000	21,486	503,514	525,000	0	
Water Supply	4,821,500	0	4,821,500	42,444	4,779,056	4,821,500	0	
Sewer Supply	788,000	0	788,000	19,457	768,543	788,000	0	
Total Expenditure	22,391,941	0	22,391,941	1,901,483	20,770,766	22,672,249	280,308	

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	Original Budget 2018/19 SOUTH	Sub Vote at 30/9/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance	Note
Review of Capital Income								
Governance & Admin								
Governance	65,000	0	65,000	0	65,000	65,000	0	
Administration	7,024,299	0	7,024,299	0	7,024,299	7,024,299	0	
Merger Funding	0	0	0	0	0	0	0	
General Manager	0	0	0	0	0	0	0	
General Purpose Revenue	0	0	0	0	0	0	0	
Insurance Clearing	0	0	0	0	0	0	0	
Overhead Clearing	0	0	0	0	0	0	0	
Oncost Clearing	0	0	0	0	0	0	0	
Disposal of Fixed Assets	0	0	0	0	0	0	0	
Engineering Admin	0	0	0	0	0	0	0	
DES Admin	0	0	0	0	0	0	0	
Depots	0	0	0	0	65,000	65,000	65,000	5
Plant Clearing	744,000	0	744,000	238,024	505,976	744,000	0	
	7,833,299	0	7,833,299	238,024	7,660,275	7,898,299	65,000	
Public Order & Safety								
Animal Control	0	0	0	0	0	0	0	
Emergency Services	0	0	0	0	0	0	0	
Fire Control	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	
Health								
Health & Food Control	0	0	0	0	0	0	0	
Medical Services	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	
Environment								
Noxious Plants	0	0	0	0	0	0	0	
Environment Protection	1,982,321	0	1,982,321	0	1,982,321	1,982,321	0	
Solid Waste Management	0	0	0	0	0	0	0	
Street Cleaning	0	0	0	0	0	0	0	
Drainage & Stormwater Management	0	0	0	0	0	0	0	
	1,982,321	0	1,982,321	0	1,982,321	1,982,321	0	

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SOUTH								
Community Services & Education								
Community Services	0	0	0	0	0	0	0	0
Housing & Community Amenities								
Housing	0	0	0	0	0	0	0	0
Public Cemeteries	0	0	0	0	0	0	0	0
Public Conveniences	0	0	0	0	0	0	0	0
Street Lighting	0	0	0	0	0	0	0	0
Town Planning	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
Recreation & Culture								
Museum	0	0	0	0	0	0	0	0
Parks Gardens & Lakes	0	0	0	0	0	0	0	0
Public Halls	30,000	0	30,000	0	30,000	30,000	0	0
Public Library	18,000	0	18,000	0	18,000	18,000	0	0
Swimming Pool	0	0	0	0	0	0	0	0
Sporting Grounds	0	0	0	0	0	0	0	0
Other Cultural Services	0	0	0	0	0	0	0	0
Other Sports & Recreation	0	0	0	0	0	0	0	0
	48,000	0	48,000	0	48,000	48,000	0	0
Mining, Manufacturing & Construction								
Building Control	0	0	0	0	0	0	0	0
Quarries & Pits	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

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	Original Budget 2018/19 SOUTH	Sub Vote at 30/9/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance	Note
Transport & Communication								
Aerodrome	0	0	0	0	0	0	0	0
Bridges	0	0	0	0	0	0	0	0
Footpaths	0	0	0	0	0	0	0	0
State & National Highways	0	0	0	0	0	0	0	0
Sealed Rural Roads Local	2,773,620	0	2,773,620	98,671	2,674,949	2,773,620	0	0
Sealed Rural Roads Regional	157,582	0	157,582	45,386	112,196	157,582	0	0
Unsealed Rural Roads Local	0	0	0	286,375	-286,375	0	0	0
Urban Roads	300	0	300	0	300	300	0	0
Car Parking Areas	0	0	0	0	0	0	0	0
Roads to Recovery	0	0	0	0	0	0	0	0
Transport Other	0	0	0	0	0	0	0	0
	2,931,502	0	2,931,502	430,433	2,501,069	2,931,502	0	
Economic Affairs								
Caravan Parks	0	0	0	0	0	0	0	0
Industrial Development	0	0	0	0	0	0	0	0
Real Estate Development	650,000	0	650,000	57,322	592,678	650,000	0	0
Saleyards & Markets	0	0	0	0	0	0	0	0
Tourism & Area Promotion	0	0	0	0	0	0	0	0
Sharefarming	0	0	0	0	0	0	0	0
Private Works	0	0	0	0	0	0	0	0
Other Business Undertakings	0	0	0	0	0	0	0	0
	650,000	0	650,000	57,322	592,678	650,000	0	
Water Supply								
Water Supply	4,168,250	0	4,168,250	0	4,168,250	4,168,250	0	
Sewer Supply								
Sewer Supply	46,375	0	46,375	13,375	33,000	46,375	0	

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	Original Budget 2018/19 SOUTH	Sub Vote at 30/9/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance	Note
Review of Capital Expenditure								
Governance & Admin								
Governance	0	0	0	0	0	0	0	
Administration	483,500	0	483,500	21,131	462,369	483,500	0	
Merger Funding	5,424,299	0	5,424,299	92,543	5,331,756	5,424,299	0	
General Manager	0	0	0	0	0	0	0	
General Purpose Revenue	0	0	0	0	0	0	0	
Insurance Clearing	0	0	0	0	0	0	0	
Overhead Clearing	0	0	0	0	0	0	0	
Oncost Clearing	50,868	0	50,868	0	50,868	50,868	0	
Disposal of Fixed Assets	0	0	0	0	0	0	0	
Engineering Admin	2,000	0	2,000	-9	2,009	2,000	0	
DES Admin	2,000	0	2,000	726	1,274	2,000	0	
Depots	5,000	0	5,000	8,295	61,705	70,000	65,000	6
Plant Clearing	2,678,000	0	2,678,000	845,267	1,832,733	2,678,000	0	
	8,645,667	0	8,645,667	967,953	7,742,714	8,710,667	65,000	
Public Order & Safety								
Animal Control	0	0	0	0	0	0	0	
Emergency Services	0	0	0	0	0	0	0	
Fire Control	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	
Health								
Health & Food Control	6,000	0	6,000	0	6,000	6,000	0	
Medical Services	6,000	0	6,000	0	6,000	6,000	0	
Environment								
Noxious Plants	0	0	0	0	0	0	0	
Environment Protection	1,982,321	0	1,982,321	53,901	1,928,420	1,982,321	0	
Solid Waste Management	1,000	0	1,000	265	735	1,000	0	
Street Cleaning	0	0	0	0	0	0	0	
Drainage & Stormwater Management	0	0	0	0	0	0	0	
	1,983,321	0	1,983,321	54,167	1,929,154	1,983,321	0	

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Community Services & Education								
Community Services	0	0	0	0	0	0	0	0
Housing & Community Amenities								
Housing	0	0	0	3,968	-3,968	0	0	0
Public Cemeteries	5,000	0	5,000	24,190	-19,190	5,000	0	0
Public Conveniences	0	0	0	6,261	-6,261	0	0	0
Street Lighting	0	0	0	0	0	0	0	0
Town Planning	0	0	0	0	0	0	0	0
	5,000	0	5,000	34,419	-29,419	5,000	0	0
Recreation & Culture								
Museum	0	0	0	11,448	-11,448	0	0	0
Parks Gardens & Lakes	8,892	0	8,892	2,250	6,642	8,892	0	0
Public Halls	30,000	0	30,000	41,938	-11,938	30,000	0	0
Public Library	39,375	0	39,375	10,351	29,024	39,375	0	0
Swimming Pool	45,000	0	45,000	0	45,000	45,000	0	0
Sporting Grounds	0	0	0	1,478	-1,478	0	0	0
Other Cultural Services	0	0	0	0	0	0	0	0
Other Sports & Recreation	0	0	0	5,900	-5,900	0	0	0
	123,267	0	123,267	73,364	49,903	123,267	0	0
Mining, Manufacturing & Construction								
Building Control	0	0	0	0	0	0	0	0
Quarries & Pits	0	0	0	0	0	0	0	0

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Quarterly Budget Review as at 30 September 2018
Capital Income & Expenses

	Original Budget 2018/19 SOUTH	Sub Vote at 30/9/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance	Note
Transport & Communication								
Aerodrome	0	0	0	0	0	0	0	
Bridges	0	0	0	0	0	0	0	
Footpaths	20,000	0	20,000	4,479	15,521	20,000	0	
State & National Highways								
Sealed Rural Roads Local	3,402,165	0	3,402,165	447,862	2,954,303	3,402,165	0	
Sealed Rural Roads Regional	646,542	0	646,542	19,867	626,675	646,542	0	
Unsealed Rural Roads Local	313,847	0	313,847	0	313,847	313,847	0	
Urban Roads	79,951	0	79,951	42,866	37,085	79,951	0	
Car Parking Areas	0	0	0	0	0	0	0	
Roads to Recovery	916,681	0	916,681	173,119	958,870	1,131,989	215,308	7
Transport Other								
	5,379,186	0	5,379,186	688,192	4,906,302	5,594,494	215,308	
Economic Affairs								
Caravan Parks	0	0	0	0	0	0	0	
Industrial Development	0	0	0	0	0	0	0	
Real Estate Development	525,000	0	525,000	11,866	513,134	525,000	0	
Saleyards & Markets	0	0	0	0	0	0	0	
Tourism & Area Promotion	0	0	0	9,620	-9,620	0	0	
Sharefarming	0	0	0	0	0	0	0	
Private Works	0	0	0	0	0	0	0	
Other Business Undertakings								
	525,000	0	525,000	21,486	503,514	525,000	0	
Water Supply								
Water Supply								
	4,821,500	0	4,821,500	42,444	4,779,056	4,821,500	0	
Sewer Supply								
Sewer Supply								
	788,000	0	788,000	19,457	768,543	788,000	0	

Murrumbidgee Council
Quarterly Budget Review as at 30 September 2018
Report on recommended changes to Budget

Ref.	Variance \$	Description
Operating Income		
1	215,308	F Increased Roads to Recovery Grant Funds (Offset by item 7)
	215,308	
	0	Other favourable variances
	215,308	Total favourable Operating Income
Operating Expenditure		
2	7,500	U Allowance for Heritage Impact Study/Assessment (See Resolution 185/08/18)
3	-8,000	F Reallocation of Maintenance costs from Parks & Gardens (See item 4)
4	8,000	U Reallocation of maintenance costs of Tiddalik Wetlands (See item 3)
	7,500	
	0	Other unfavourable variances
	7,500	Total unfavourable operating expenditure variances
	207,808	Total favourable operating variances

Murrumbidgee Council
Quarterly Budget Review as at 30 September 2018
Report on recommended changes to Budget

Ref.	Variance \$	Description
Capital Income		
5	65,000	F Additional transfers from Reserve (See item 6)
	65,000	
	0	Other variances
	65,000	Total favourable Capital Income variances
Capital Expenditure		
6	65,000	U Purchase costs of depot land at 5 Coonong St Jerilderie (See item 5)
7	215,308	U Additional Road to Recovery Programme works (See item 1)
	280,308	Total unfavourable Capital Expenditure variances
	0	Other Variances
	280,308	Nett favourable Capital Expenditure variances
	-215,308	Total unfavourable capital variances

Murrumbidgee Council
Quarterly Budget Review as at 30 September 2018
Cash and Investments

	Original Budget 2017/18	Total Vote	Actual to Date	Remaining	Revised Estimate	Variance
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Unrestricted	1,412,198	1,412,198	2,855,485	-1,450,787	1,404,698	-7,500
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Externally Restricted

RTA Contributions		0		0	0	
Unexpended Grants		0		0	0	
Unexpended Grants-SCF	2,671,785	2,671,785	8,275,499	-5,603,714	2,671,785	
Unexpended Grants-NCIF	54,018	54,018	530,885	-476,867	54,018	
Water Supply Funds	1,288,659	1,288,659	2,183,731	-895,072	1,288,659	
Sewerage Funds	2,878,185	2,878,185	3,825,459	-947,274	2,878,185	
Domestic Waste Management	134,051	134,051	85,505	48,546	134,051	
Coleambally Town Development	431,703	431,703	431,703	0	431,703	
Included in liabilities						
Unexpended loans		0		0	0	
Other		0		0	0	
	7,458,401	7,458,401	15,332,782	-7,874,381	7,458,401	

Internally Restricted

Employee Entitlements	1,260,868	1,260,868	1,620,000	-359,132	1,260,868	
Infrastructure Replacement	2,815,981	2,815,981	4,713,542	-1,962,561	2,750,981	-65,000
Plant Replacement	1,338,213	1,338,213	1,050,811	287,402	1,338,213	
Residential Housing Replacement	120,000	120,000	0	120,000	120,000	
Real Estate Development		0		0	0	
Uncompleted Works		0		0	0	
FAG Advance Payment						
	5,535,062	5,535,062	7,384,353	-1,914,291	5,470,062	

Total Restricted Funds

	12,993,463	12,993,463	22,717,135	-9,788,672	12,928,463	
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Total Cash and Investments

	14,405,661	14,405,661	25,572,620	-11,239,459	14,333,161	
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Murrumbidgee Council
Quarterly Budget Review as at 30 September 2018
Cash and Investments

Restricted funds are invested in accordance with Council's investment policies.

Restricted funds have been invested as at 30 September 2018 as presented at meeting of this date

A reconciliation of cash with the bank statement to 30 September 2018 has been made as per meeting held this date

Cash and investments were reconciled with funds invested and cash at bank to 30 September 2018 as per item presented at meeting of this date

Murrumbidgee Council
Quarterly Budget Review as at 30 September 2018
Key Performance Indicators Statement

All current statutory financial requirements have been met.

Murrumbidgee Council **Quarterly Budget Review as at 30 September 2018** **Contracts and Other Expenses**

Contracts entered into during the quarter and yet to be fully performed, excluding contractors that are on Council's 'Preferred Supplier List'

Contractor	Detail and purpose	\$ Value	Commenced	Duration	Budgeted
Comdain Civil Constructions	Construction of Boat Ramp	1,076,430	No		Yes

Murrumbidgee Council
Quarterly Budget Review as at 30 September 2018
Consultancy and Legal Expenses

Consultancies	Expenditure YTD	Budgeted
Building & Environmental Services Today P/L	\$42,884	
Habitat Planning	\$4,209	
LGNSW	\$20,167	
1st Class Business Consulting Service	\$51,855	
MJM Consulting Engineers	\$2,182	
Building Services Group	\$9,800	
Icono Building Design	\$7,942	
McMahon Earth Science	\$1,129	
Seaview IT Consultants	\$3,894	
Advanced Environmental Systems	\$1,980	
Makomap Pty Ltd	\$7,722	
Legal Fees		
Kell Moore Lawyers	\$2,189	
Farrell Goode	\$908	