



COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL

2017

Draft Coolac Village Strategy



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Drafted 2017

Adopted 20##

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Cootamundra-Gundagai Regional Council acknowledges the significant input given to this project by the Department of Primary Industries, Goldenfields Water, John Holland Rail, Roads and Maritime Services and the engaged and eager members of the Coolac community.

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Further Reading:

The NSW State Library has a treasure trove of newspaper clippings, advertisements, auction notices and letters to the editor which reference Coolac. Media coverage tends to either cover the 19th century to early 20th century or more recently, the highway bypass. Other valuable insights can be found in the following books:

Brought up With a Loose Rein, 2010 by W.B. McLeod

A Lot in Store: Celebrating Our Shopping Heritage, 2002 by Joy McCann



Overview

The Coolac Village Strategy 2017 (the Strategy) is a land use strategy which will guide zoning and design principles for future development in Coolac. The Strategy encompasses other future planning necessities such as infrastructure and economic development over the coming generation (to 2047).

The Strategy focuses on five key themes throughout the document:

- ◆ Village History
- ◆ Definition of Precincts
- ◆ Village Character
- ◆ Regional Links
- ◆ Opportunities for Renewal and/Growth

Coolac has been identified by Cootamundra-Gundagai Regional Council as a village with economic potential leveraged off its strategic position on the Hume Highway and the start of Muttama Road. 136 kilometres from Canberra, 203 kilometres from Albury-Wodonga, 352 kilometres from Sydney, 528 kilometres from Melbourne along one of the major freight and commuter car routes in New South Wales; Coolac has a captive audience of highway commuters for potential service and commercial enterprises.

Historically, Coolac has always been a service town to commuters on the Hume Highway. A number of food services, hotel/motels and petrol stations were a standard on the Coolac landscape. While the village of Coolac was bypassed in 2013, decline of economic and social enterprise had begun in the years and decades before this.

As the population of Australia grows, freight transport will continue to be dominated by road, until rail can achieve a parity or cheaper alternative is created. While there are a number of facilities for these trucks to stop along the highway, a modern facility with all amenities is a possible market for Coolac to grow in. Additionally, more and more cars are travelling along the Hume Highway. As family dynamics and tastes change, it is becoming more and more prevalent for light vehicle commuters to be seeking an alternate experience in a rest stop, whether that is alternate options to fast food, pub meals, dog parks, camping/glamping experiences and so on. To harness these opportunities Cootamundra-Gundagai Regional Council needs to ensure that there are sufficient opportunities for land holders to diversify and sell and/or lease land if they desire and that there is adequate infrastructure available for potential residents and businesses to thrive.

By being proactive and planning for potential economic activity, Coolac as a community has the ability to shape how their community grows and pressures on Local and State Governments and other infrastructure providers can be mitigated.

This Strategy will propose short, medium and long term actions to support development and growth in line with recommendations of this strategy and future reviews of this strategy. The overarching goal of creating the Strategy is not only to guide how and where development should occur in Coolac but also serves as an advertisement that Coolac has direction, is a destination in its own right, is worth visiting and worth investing in.

The Strategy will be reviewed every five years in order to incorporate changes, reflect community trends and maintain relevance. This Strategy seeks to promote Coolac as a destination, changing the conversation from “Are we there yet?” to “Are we stopping at Coolac?”

Context

Location

Coolac is 136 kilometres from Canberra (via the Barton Highway), 203 kilometres from Albury-Wodonga, 352 kilometres from Sydney and 528 kilometres from Melbourne along the Hume Highway. Coolac is 46 kilometres from Cootamundra and 24 kilometres from Gundagai. It is only one of two villages which lay in between the two main towns of Cootamundra-Gundagai Regional Council.

Coolac had a number of mines which operated in the 19th century. Coolac is also noted as being good country for dairies and small farms. This was reflected in the typical shop down Coolac Road (former Hume Highway) which included fruit mongers and other stores. Historically, Coolac was also dairy country with the railway connection instrumental for milk haulage.

Coolac as a locality had a population of 216 in the 2016 census, however few commercial entities operate in the village.

Environment

Although Coolac and surrounds has been disturbed and cleared for agriculture for over 150 years, remnant vegetation and animal communities remain.

There are 163 records of flora and fauna found in vicinity of Coolac. Of particular concern is the number of flora and fauna species threatened due to habitat competition with introduced species.

Appendix A of this document details all flora and fauna recorded for the Coolac area.

History

European exploration and discovery of Coolac can be tied to the expedition by Charles Sturt who recorded interacting with the Warby brothers occupying a run at present Mingay in 1824.

Located on the Hume Highway and connected to the main southern railway line via Cootamundra since 1885, Coolac has served continuously as a travellers and freight service centre. Coolac has also seen periods as a mining town, dairy country and grazing country.

With Gundagai so close and railway connection to the larger towns of Cootamundra and Tumut, Coolac's population growth was never assured as there has not been a requirement to develop a larger service industry beyond a general store.

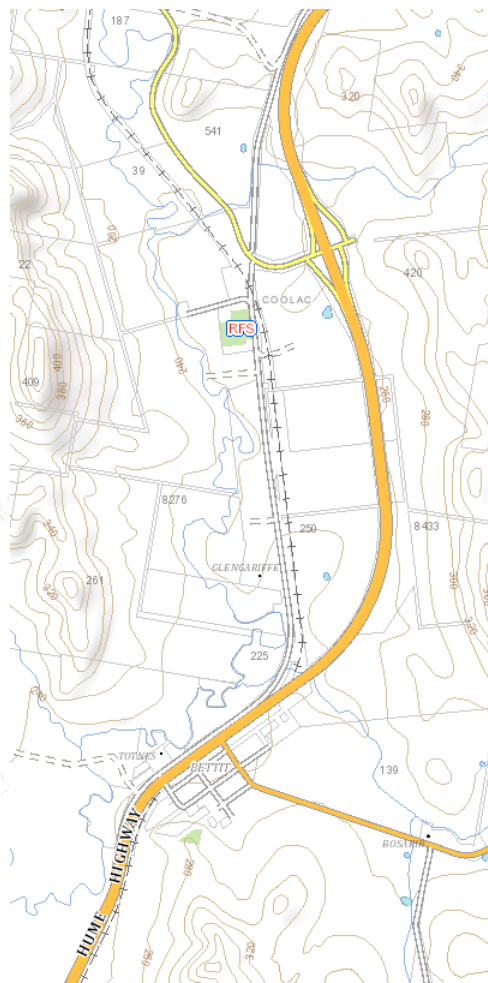


Figure 1: Coolac is spread north to south along the Hume Highway

Coolac is noted for a number of historical buildings, particularly the Beehive Hotel, Windmill Cottage, churches and numerous 19th century homes.

Coolac has a strong military history, with a particularly strong showing in the Second World War. The Coolac Memorial Hall was built with funds raised by the community and today serves as an iconic Coolac building which is used extensively by the community.

Urban Form

Coolac was proclaimed a village on 20th March 1885. The southern section of Coolac known as Pettit displays a traditional grid layout and is within proximity to the railway station.

With the Hume Highway running through Coolac until 2013, the main buildings of Coolac were spread out along this road. There was no denser settlement of houses with most residents being either surrounding farmers or shop keepers.

No reticulated water is connected to the village and the majority of water is either tank water or bore water. Most dwellings have a septic system, however it is expected that some systems are failing and some dwellings do not treat their sewerage.

The main road, being Coolac Road is a well formed two way highway. Now a local road after the bypass, this road offers greater capacity than that which is required. No stormwater network or system exists in Coolac, however significant run off and stormwater issues are present due to the undulating terrain and large impervious surfaces of Coolac Road, Muttama Road and the Hume Highway.



Figure 2: Pettit Grid Layout

18.8% of homes are unoccupied



216 People



92.4% of people were born in Australia

1.5 hours to Canberra



29% of people live alone

46.1% of homes have four or more bedrooms



The median age is 38 years



66.7% of homes are owned outright

27.1% don't have home internet

2.5 people per household



An average of 2.2 cars per household

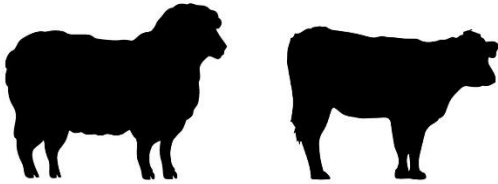


Median monthly mortgage repayments are \$650

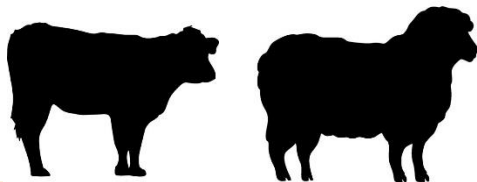
35% of people volunteer through an organisation or group



IN 2016

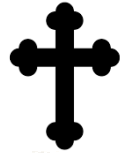


18.3% of people worked in beef cattle farming, 14% in sheep farming and 16.1% worked in a combination of sheep-beef farming



59.2% of people work more than 40 hours a week compared to 44.1% of other New South Welshmen or 43% of Australians

53.2% of people identify as Catholics



64.7% of people work fulltime

50% of families are couples with children



23.8% of Coolac residents work from home

Coolac has low unemployment at only 3.9%

17.7% of people have a bachelor degree or higher

Infrastructure

Coolac is centred on the intersection of Muttama Road and the Hume Highway, with the southern portion of Pettit centred on the intersection of Gobarralong Road and the Hume Highway. These intersections are entry points from the Hume Highway to Muttama, Cootamundra and Adjungbilly. Some major roads are sealed, with Coolac Road and Gobarralong Road able to take heavy vehicles. The majority of roads in the Coolac community are unsealed. The state and schedule for grading of these roads was raised during community consultation; however overall the roads would be classified to be in a good condition.

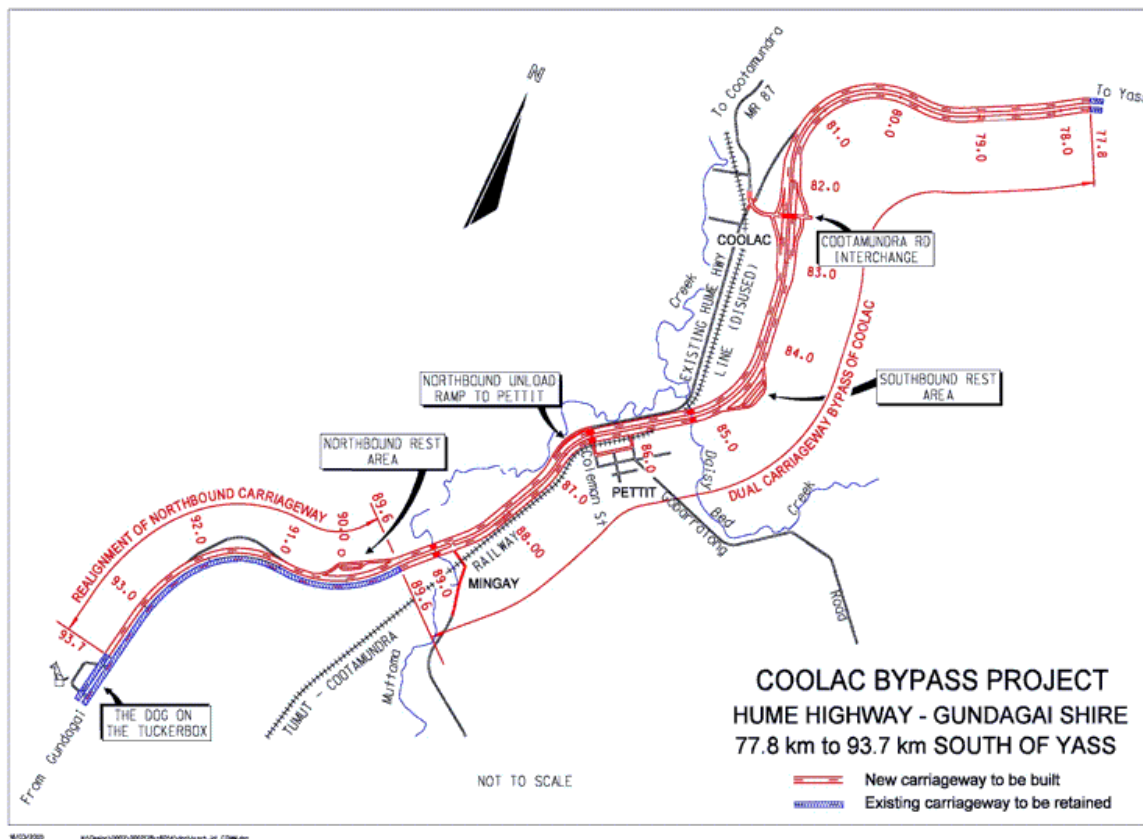


Figure 3: Coolac Bypass, courtesy RMS

The branch line from Cootamundra to Tumut ran through Coolac with the town serviced by a station and goods yard in Coolac (1886). A platform in Pettit (known as Pettitts) was constructed in 1946. Most stations on the Tumut Branch Line were closed in 1975, however the line was not officially abandoned until 1984 when floods damaged the line. The Coolac bypass lifted part of the railway line, meaning that any reopening or reuse of the Tumut Branch Line would require acquisition and construction of a new portion of the line to traverse the Hume Highway. The option for conversion to a rail trail has been raised. In NSW abandoned and disused railway lines are considered as “active” railway corridors and require the Parliament to officially close the line. Even if this does occur, the final link into Coolac would be an issue.

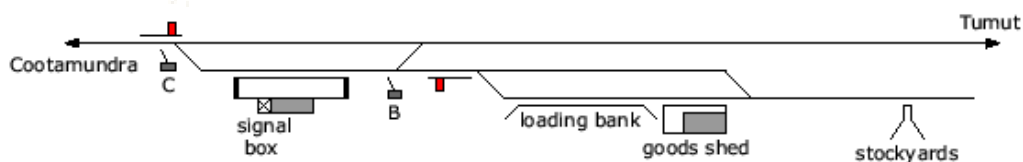


Figure 4: Diagram of the Coolac Railway Yard 1920, courtesy ww.nswrail.net



Figure 5: Pettit platform in 2003, © Nathan Johnston courtesy www.nswrail.net



Figure 6: The goods shed prior to being restored in 1999, © Rolfe Bozier courtesy www.nswrail.net

Potable water is not connected to Coolac with Muttama Creek and Daisy Bed Creek being key water channels which some pump from. A number of residents have bores and some rely solely on rainwater and trucked water. Any discussion around minimum lot size for acreages must consider the ability for a property to adequately meet its water needs as well as the impact increased residential activity will have on Muttama Creek.

Coolac residents rely on septic systems, however it is likely that some houses may have failing septic systems or even no treatment system at all. Like other villages, Coolac will be an area for septic tank inspections and compliance into the future.

There is no stormwater network in Coolac. Noting the significant run off issues from the Hume Highway and Muttama Road, mapping and creating a stormwater network will be a priority for Council. Integrating a stormwater network with any new street trees (discussed below) could be an option for achieving multiple outcomes with one project.

Energy is available via poles and wires, however connection to natural gas is not available. A bottle service does deliver to some residences.

NBN coverage of Coolac will be through Skymuster satellite technology. If the system works as intended, it may offer Coolac a digital advantage for population growth with more people able to work remotely and ease of opportunity for people to establish home businesses, connect with specialists and operate in virtual markets and workplaces.

Recreational infrastructure is available in Coolac. The recreation grounds adjacent to the Coolac Memorial Hall have public toilets, a number of playing fields, cricket nets, tennis courts, seating and so on. Unfortunately the recreation ground and its facilities, while loved by the community, have significant maintenance issues which make them almost unusable.

Services

Coolac Provisional School was opened in February 1872 and became a public school in 1874. Provisional schools required a minimum of fifteen children to be established and conversion to a public school required twenty-five pupils. Coolac Public School was closed in 1981. The school is now a privately owned residence.

The Coolac Post Office was established in 1870, notified by the Government Gazette on Wednesday, 29 June 1870. Today the post office is operated out of the General Store.



Figure 7: Empire Newspaper, Government Gazette 29 June 1870 advertising the establishment of the Coolac Post Office.

Economy

The General Store in Coolac is a well preserved example of the traditional country store, acting as the universal provider to a small community. The store is laid out with a selection of food and hardware, with the rear of the store serving as a small agricultural supplies store.

Opportunities for quartz, gold and asbestos mining helped to grow a town population to compliment travellers using the southern road. A number of hotels and stores have operated in Coolac, however today the Beehive Hotel is the only operating business serving food.

The Coolac Farmstay is a growing business in Coolac. Signposted from Muttama Road, it is an easily accessible accommodation option for Highway travellers.

Community consultation revealed a growing farm gate produce industry in Coolac. Farm Gate Produce - Coolac uses social media to spruik produce sales and picking events to great success.

Opportunities for economic growth are identified in this strategy under Opportunities and Constraints.



Figure 8: Coolac Store continues to operate as the general store, agricultural supplies and post office. The former fruiter next to the Coolac Store has been closed for some years.

Strategic Planning Context

The Coolac Village Strategy is a long term strategy aimed at growth and development of the Coolac village. Because of this, policy around residential living, rural living and services need to be incorporated into any direction and recommendations which come from this strategy.

Commonwealth

Housing supply and regulation, while predominately a State Government consideration, has become a Federal Government issue with concerns surrounding affordability, homelessness, urban growth and infrastructure becoming a part of various ministerial portfolios and subject to Senate inquiries. All of these strategies and studies will inform part of the Strategy in some way.

RDA Riverina Regional Plan 2013-2016

The Riverina Regional Plan 2013-2016 is a short term plan which provides a good summary of regional capacity and potential. Coolac is not explicitly mentioned, however growth and economic activities are supported as a part of a larger framework to grow the region.



National Rental Affordability Scheme

The National Rental Affordability Scheme raises the issue of rental affordability as a national issue. This strategy raises affordability both in terms of home ownership and rental affordability as particular areas of concern for the community Coolac can be considered as a lifestyle alternative for people seeking a more affordable, close knit community lifestyle.



State

The NSW State Government has made a concentrated effort to address growth, with focus on infrastructure provision and housing pressures State wide, with Sydney attracting the most focus as the largest city and biggest contributor to overall State revenue. At this point in time, there is limited regional and especially Riverina guidance on how best to plan for development. State vision and direction will be considered as an overall guiding policy for this strategy.

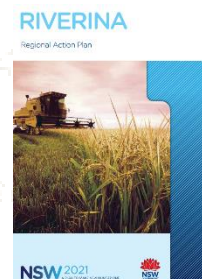
NSW 2021

The NSW State Plan is a 10 year plan to guide policy and budget decision making. NSW 2021 works in conjunction with the NSW Budget to deliver identified community priorities. It sets medium term goals and measurable targets outlining immediate actions that will help achieve these goals. These goals reflect the Government's commitment to whole of State growth and delivery of projects, to improve opportunities and quality of life for people in regional and metropolitan NSW. The Plan indirectly guides residential development through infrastructure planning.



Riverina Regional Action Plan 2021

The Riverina Regional Action Plan identifies the immediate actions the NSW Government will prioritise in the Riverina. These actions aim to compliment both long term strategies developed for NSW and existing regional strategies.

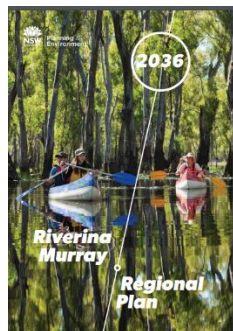


The Plan was developed from community feedback, meaning that any suggested housing

reforms would be complimentary to community expectations.

Riverina-Murray Regional Plan

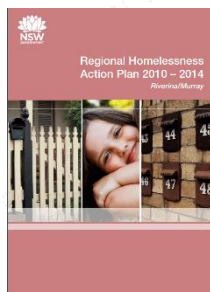
The Riverina-Murray Regional Plan looks broadly at the Riverina Region, with specific emphasis on the cities and towns of the region as key to the future 27% increase in population by 2036.



In terms of residential development, the Regional Plan provides good planning outcomes which can be directly translated not only into policies but are also implementable through other planning and engineering documents.

Regional Homelessness Plan 2010-2014 Riverina/Murray

The Regional Homeless Plan for the Riverina/Murray contains some sobering statistics about the often hidden extent of homelessness in our community, particularly the rate of indigenous homelessness.



A central theme is a lack of housing variety and therefore affordable housing in our region. The Plan lists actions to be completed, some with Local Government acting in partner with Housing NSW.

Local

Cootamundra-Gundagai Regional Council has recognised the importance of future planning for settlement and environmental sustainability. This strategy will contribute to a suite of strategic documents which will provide direction for technical documents such as the LEP, DCP and contributions and servicing plans.

2.3.1. Gundagai Local Environmental Plan 2011

The Gundagai Local Environmental Plan 2011 was adopted as the determining planning instrument by Gundagai Shire Council in 2011. It has had amendments since then; one of which rezoned parts of Coolac to be SP3 – Tourism zone.

The Gundagai Local Environmental Plan zones Coolac a mixture of SP3 – Tourism Zone and RU1 – Primary Production. Minimum lot sizes range between 1,500m² and 40ha. It should be noted that the SP3 Zone does not specify residential development under item 3 – permissible with consent, meaning that it falls under item 4 – prohibited. There are no heritage items identified in the Coolac precinct.



Figure 9: Coolac Zoning Map

Opportunities and Constraints

Location

The location of Coolac, being one and a half hours from Canberra, one hour and fifteen minutes to Wagga Wagga, fifty minutes to Tumut and two hours to Albury-Wodonga places Coolac as an ideal location to stop, revive and survive. With a growing focus on healthier food alternatives, organic produce and unique experiences, Coolac has the opportunity to become a premier rest stop location synonymous with offering quality food, opportunities for letting dogs off lead and allowing children to play before getting back on the road.

In the short to medium term, opportunities can be created to allow growth of industry and population within the community by rezoning to allow for as many compatible land uses as possible. Designating Coolac as a location where people can experiment and try new things, will present Coolac as a destination for “tree changers” and other entrepreneurs to trial new methods and ideas for the transport service industry. A long term measure of success will be successful approval of brown tourist signage promoting the 4 kilometres of Coolac Road over the 4 kilometres bypass route along the Hume Highway.

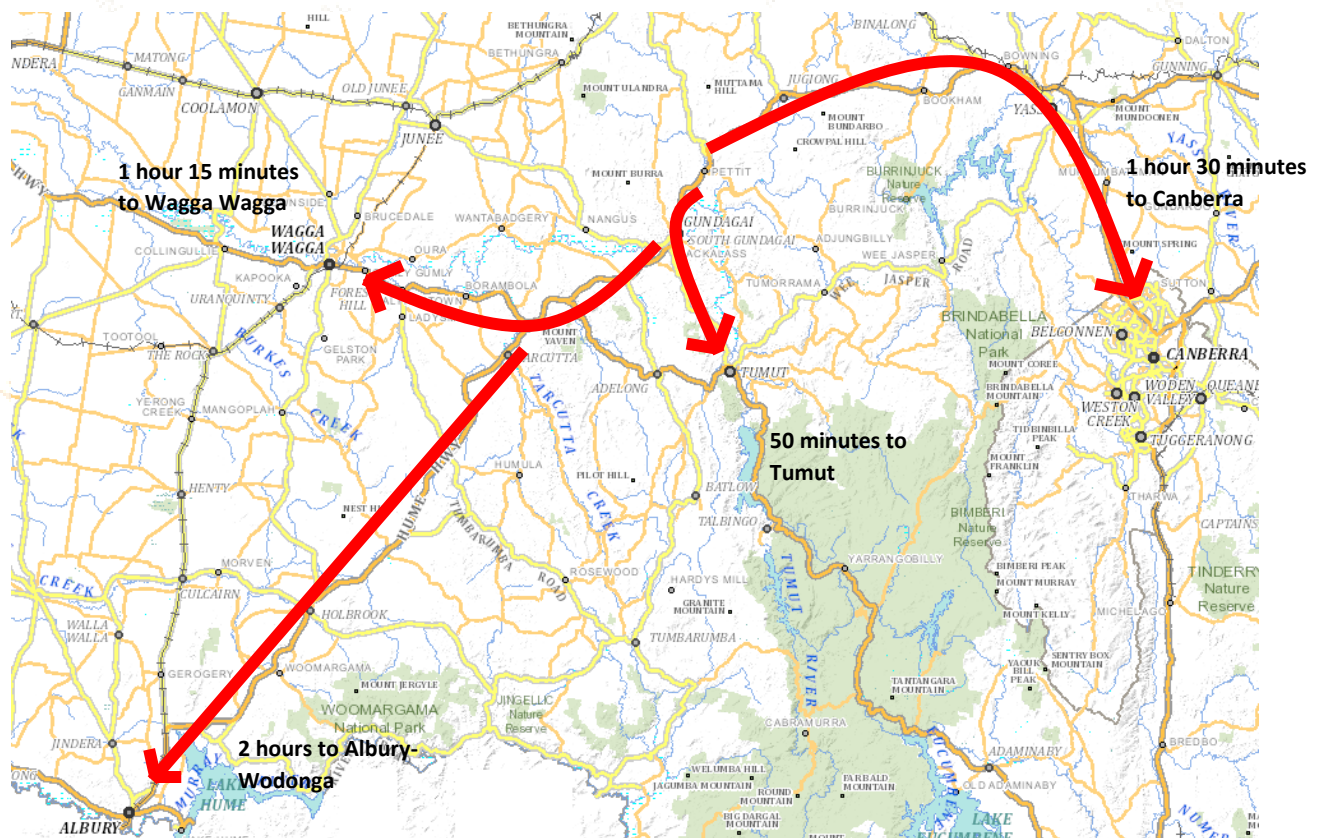


Figure 10: Travel distances by vehicle

Coolac is part of Wiradjuri Country, which dates back to over 50,000 years prior to European settlement.

The recreation grounds are a central community hub with locals having built and maintained a number of the facilities over the years.

Environment

Soil type noted in the Coolac area is clay loam. Dependent on the site, an absorption trench system would be sufficient for a septic system.

While flood mapping has not been undertaken for Coolac, in events of inundation and high rainfall, water becomes detained in the town, particularly along Coolac and Muttama Roads. The creation of a stormwater network will be critical for the growth of Coolac

Bushfire mapping has been undertaken for Coolac, however confidence in the mapping is not high and bush fire attack levels should be determined on site. In formulating the new Cootamundra-Gundagai Local Environmental Plan, Council will work with the Rural Fire Service to update bushfire mapping.



16

Recreation

The Coolac Recreational Grounds are on Coolac Road, next to the Coolac Memorial Hall. The facilities at the recreation grounds being a public toilet, tennis courts, cricket nets and playing fields have been installed and cared for by the community. The recreation grounds are located on Crown Land along with the Memorial Hall and RFS Shed. This means that the site is managed by a committee of management rather than Council's asset team.

Local Lands Services (Crown Lands) offer a number of grants and annual maintenance funds for these sorts of sites, but require application for such funds to be from the committee of management. It is noted that the committee of management for the Memorial Hall and the recreation grounds was raised in community consultation. The ability for this committee to gain funds from Local Lands Services makes Council reluctant to commit funds to the upgrade and maintenance of Crown Land over their own facilities in other villages.

Coolac is not alone in this situation in Cootamundra-Gundagai Regional Council with other villages noted as being in the same situation. A clear recommendation from not just the Coolac Strategy will be that villages which have halls and/or recreation grounds on Crown Land have a Council representative on their committee to ensure that the Assets Manager at Council is reported to take advantage of any synergies which may be available between scheduled Council works and initiatives identified by these committees. Additionally, a bi-annual report to Council will detail directions, works and goals identified by these committees. Grant funding opportunities will also be evaluated against these goals, with the intention that Council assist the committees in putting together, lodging and executing grant opportunities.

Consultation raised the possibility of creating a caravan dump point at the Coolac recreation grounds, however other feedback discussed and encouraged support of commercial operators and/or local land owners to create ancillary business opportunities such as servicing caravans through primitive camp grounds and other accommodation opportunities such as farmstays. In the short term, a caravan dump point at the recreation grounds may create unwanted competition for other local start-ups.



Figure 12: The Coolac Memorial Hall's impressive facade is a renowned sight along Coolac Road



Figure 13: The entrance sign to the Recreation Grounds stands behind long grass and a broken fence



Figure 15: Public toilets at the Recreation Grounds closed due to water issues.



Figure 14: Coolac tennis court, having seen better days

Agriculture

There are a number of small holdings around Coolac and historically the area has been noted as being prime dairy country. Coolac is a gateway to larger holdings up in Adjungbilly. Recommendations of land use outside of Coolac village should be determined by the Rural Lands Strategy. Feedback has indicated a desire for Coolac to be explored as a small farms community, with opportunities for market gardens, speciality farms and small farms which could be harmonised with a service industry element such as cafés, nurseries, permaculture schools, farmstays and so on. Digital opportunities are also available with connection to the NBN, meaning that small holdings in Coolac could blog about their experiences and sell products online. Council occasionally hosts workshops about apps and internet usage, however anyone is able to come into a library or community centre and ask for help to get started.

In order to achieve this, alternate zoning must be applied to Coolac as the current zoning of RU1 – Primary Production limits holdings to 40 hectares and the SP3 – Tourist zone prohibits residential accommodation. RU4 – Primary Production Small Lots would be appropriate for the majority of Coolac however other uses central to highway services such as service stations, restaurants and so on; will need to be considered under alternate zoning or as additional permitted uses.

Community consultation highlighted that the people of Coolac want their community to grow and that there be ample opportunity for people to create acreage lots/farmlets with ancillary cafes, bed and breakfasts, road side stalls and so on. This is reflected in growth scenario forecasts in Appendix B. A residential containment border and minimum lot size of 5 hectares should be established to limit the infrastructure burden on Council and maintain a village feel.



Figure 16: Farm Gate Produce, Coolac, photos © Rochelle Nicholls

Infrastructure

Coolac has excellent road connectivity and capacity along Coolac Road in particular. However stormwater infrastructure is non-existent. The Coolac community identified Coolac Road as being the 'main street' of Coolac and that substantial tree planting would create a scenic drive and would manage the bulk of stormwater. Any street tree planting program cannot be commenced until stormwater networks have been mapped. Noting potential for intensification of residential development (see appendix B) consideration of minimum lot sizes, number of potential dwellings and permitted uses need to be considered as to whether Council condition a sealed road be constructed as a part of a subdivision or whether it is funded under General Revenue. Implementing a minimum lot size in the order of 5 hectares will also ensure that all septic waste can be adequately dealt with onsite and that there is sufficient capacity to establish rainwater catchments.

Waste Management

Coolac is currently serviced by a Waste Transfer Station. Opportunities for community composting should be explored by Council, however such a facility would need to be instigated and run by locals.

Council sponsored trash and treasure, garage sales and swap meets can also be explored. The [Garage Sale Trail](#) is a highly successful event which runs over a weekend annually nationwide. Maps are produced pin pointing garage sale locations so that prospectors can organise their treasure hunt beforehand.

Not all those who live in Coolac have the means to transport large loads of green waste, whitegoods, car bodies and so on to the Cootamundra or Gundagai waste transfer facility. Council could investigate a service which, for a small monetary fee, a collection could take place at the resident's property and Council would facilitate delivery and disposal in Cootamundra or Gundagai.



Figure 17: Coolac Waste Transfer Station

Coolac and Muttama Road Intersection

The land surrounding the Coolac and Muttama Road intersection is a highly trafficked area affording the most opportunity for highway service industries. Noting that some service industries such as service stations, mechanics and pubs can be incompatible with residential precincts, it would be prudent of Council to limit the spread of such land uses. Key to success of this precinct is for people to be able to park their vehicle and walk to a number of different experiences. Pedestrian mobility should be considered as a long term measure of success for this precinct. Formalised car parking is apparent in the vicinity of the Memorial Hall and General Store. Car parking is also available for patrons at the Beehive Hotel. A priority to facilitate commercial success of this area will be the creation of a pedestrian network connected to businesses, attractions, amenities and car parking. Car parking must include provision for trailers, caravans and trucks.



Figure 18: Skeleton of former highway services at Coolac



Figure 20: Nothing replaces the advertisement value of word of mouth that there are good amenities at a rest area like these amenities in Townsville, photo © Highway Traveller

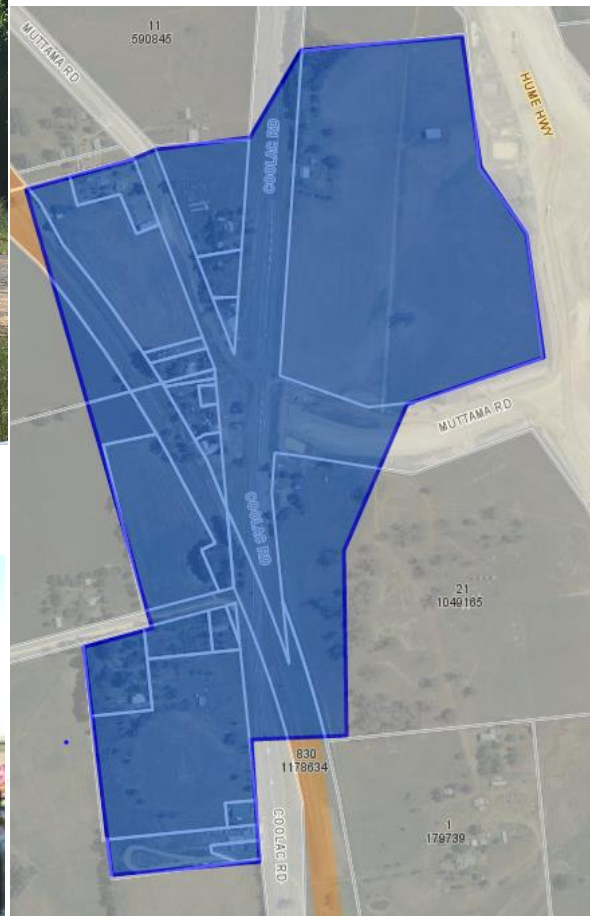


Figure 19: Potential Commercial Activity Area

Coolac Road

Formerly the Hume Highway, Coolac Road is an asset for the Coolac community. The wide road reserve offers opportunities for signage, road side stalls, food vans, markets and other pop up events. A key project identified through consultation was to create a statement feature for Coolac. Options include a grand tree lined avenue and/or art trail.

There is no disputing that tree lined avenues create statements and formulate positive impressions of an area. In particular, trees which change with the seasons offer year round scenic opportunities. However, trees, particularly large trees can be a maintenance burden through limbs dropping and interference with pavement integrity. Coolac Road has powerlines which would limit some tree planting on the western side, however the wide road reserve means that this can be worked around. Tree planting should be investigated for Coolac Road as it would improve amenity, be a statement feature and assist with stormwater runoff.

Roadside art is an option which could be incorporated into the Coolac Road streetscape. Many rural towns have transformed their local economy through public art such as Sheffield in Tasmania with its famous murals and the annual Mural Fest event. As the birthplace of the Bald Archies, it is clear that Coolac has a humorous view as to “serious” art and any art trail or project would have to be reflective of the people of Coolac. Local history, stories, people and events could be immortalised through mural, sculpture, poetry, story and so on, providing a more interactive experience which would require people to take a walking tour of Coolac Road to truly appreciate the displays.



Figure 23: Even infrastructure can be art, photo © Travis King



Figure 22: 1833 Sculpture at Battery Point, Tasmania. Photo courtesy Tasmania Arts Guide



Figure 21: "Eat for England" a part of the Wildspace Network Art Trail, photo courtesy of BBC News



Figure 26: "Carhenge" in Nebraska was a personal, passion project of Jim Reinders dedicated to the memory of his father, photo courtesy of www.carhenge.com



Figure 24: Disused grain bins are immortalised as artistic light and colour displays in "Cribs" by Brenda Baker, photo courtesy of www.artplaceamerica.org



Figure 25: A typical tree lined road in France

General Amenity

Generally amenity around Coolac could be markedly improved with some coordinated maintenance and upgrades. Publication of Council's grading schedule through the Council newsletter will ensure that the public is aware of any upcoming works. It will also assist Council if community members reported issues such as long grass and poor roads.

Clear entry points to Coolac denoted by signage and change in scenery will be visual symbols of the village boundary, an opportunity to quickly display what's happening in Coolac as well as convey a general feeling of what Coolac is about.



Figure 30: Potential signage - including an icon reflective of the village, universal symbols and advertising of local businesses, see Appendix C.



Figure 27: Current signage is underwhelming



Figure 28: Example of an entry sign advertising local groups and charities



Figure 29: Entry sign denoting local attraction/icon

Projects and Execution

Short term: 1-2 years

Medium term: 3-10 years

Long term: over 10 years

Project	Description	Timeframe	Estimated Cost	Funding	Responsibility
Town entry signs	Four new signs required	Short term	\$80,000	Combination of new signage fund and other sources	CGRC
“Village of Coolac” Signs	Brown tourist signs	Long term	-	-	Must be applied for through RMS
Formalise car parking and define traffic lanes on Coolac Road	Based on business uses and annual traffic counts	Ongoing	\$2,000/year	General Revenue	CGRC
Lighting upgrade of the Coolac and Muttama Road intersection	Requirement for additional lighting in accordance with Australian Standards	Short term	To be determined by works required	Development	Through CGRC
Realignment of Coolac Road and Muttama Road	Roadworks required to safely deal with additional vehicles	Short – medium term	To be determined by works required	Development	Through CGRC
Develop an app for reporting maintenance concerns	Develop an ability for people to log a complaint – be it a pot hole, long grass, and so on using an app which will provide Council with photos and a GPS coordinates	Short term	\$5,000	General Revenue	CGRC

Council representative on committee of management of the Memorial Hall and Recreation Ground.	To report back to Council necessary works and opportunities	Ongoing	-	-	CGRC
Assist body governing the Memorial Hall and Recreational Ground to create a masterplan and implementation plan for necessary works.	To assist with works to bring the Memorial Hall and Recreation Grounds to a usable standard.	Short term	-	-	CGRC, Community and LLS
Instigate an annual art dedication	To add character to Coolac, Council encourage local landowners to display sculptures, murals and so on. To ensure ongoing momentum, Council to sponsor an art piece/pieces to be displayed in the road corridor	Ongoing	\$50,000/year	Variety of funding sources from Council's general revenue, Section 94A, sponsorship by community businesses and groups, government agencies and so on.	Through CGRC
Rezoning of land identified as suitable for rural living	In order to grow the population and improve the management of land within the Coolac precinct	Short – Medium term	-	-	CGRC

Ensure Crown Land is maintained	To improve the amenity of Coolac and reduce the risks of fires and snakes	Ongoing	-	-	LLS
Develop a street tree master plan	Formulate climate and soil appropriate trees which are reflective of the character of Coolac	Masterplan implementation - ongoing	-	Section 94A and any street tree allocation for maintenance and renewal.	CGRC
Encourage activity along Coolac Road	Allow for pop up shops and markets to operate through a streamlined permit and approval scheme	Short term	-	-	CGRC
Promote and encourage highway services and associated development at the intersection of Coolac and Muttama Roads	Investigate options for the use of Council owned land. Rezoning and expanding permissible land uses to promote commercial activity	Short – medium term	-	-	CGRC
Footpaths	Create a footpath masterplan for ongoing implementation	Masterplan – short term Implementation - ongoing	-	Section 94A Plan and annual allocation for footpath works	CGRC
Septic System Audit	Audit of all dwellings in Coolac, working with land owners to bring all septic systems up to code	Ongoing	-	-	CGRC

Cemetery Mapping	Online portal to find a view graves	Short term	-	Merger Implementation Fund	CGRC
Lawn Cemetery	Create a lawn cemetery	Medium term	-	Annual maintenance	CGRC
Ashes Internment Wall	Create a feature where ashes can be interred and people are able to reflect	Short – Medium term	\$20,000	General Revenue and Community Donations	CGRC and Community
Cemetery Amenity	Create a feature entrance to the cemetery with signage	Short term	-	Merger Implementation Fund	CGRC

Appendix A – Bionet Atlas of Recorded Flora and Fauna

Kingdom	Class	Family	Scientific Name	Common Name
Animalia	Amphibia	Myobatrachidae	<i>Limnodynastes tasmaniensis</i>	Spotted Grass Frog
Animalia	Reptilia	Gekkonidae	<i>Christinus marmoratus</i>	Marbled Gecko
Animalia	Reptilia	Pygopodidae	<i>Delma inornata</i>	Patternless Delma
Animalia	Reptilia	Scincidae	<i>Carlia tetradactyla</i>	Southern Rainbow-skink
Animalia	Reptilia	Scincidae	<i>Cryptoblepharus pannosus</i>	Ragged Snake-eyed Skink
Animalia	Reptilia	Scincidae	<i>Cryptoblepharus sp.</i>	
Animalia	Reptilia	Scincidae	<i>Ctenotus robustus</i>	Robust Ctenotus
Animalia	Reptilia	Scincidae	<i>Morethia boulengeri</i>	South-eastern Morethia Skink
Animalia	Reptilia	Elapidae	<i>Parasuta dwyeri</i>	Dwyer's Snake
Animalia	Aves	Anatidae	<i>Anas superciliosa</i>	Pacific Black Duck
Animalia	Aves	Anatidae	<i>Biziura lobata</i>	Musk Duck
Animalia	Aves	Columbidae	<i>Ocyphaps lophotes</i>	Crested Pigeon
Animalia	Aves	Accipitridae	<i>Aquila audax</i>	Wedge-tailed Eagle
Animalia	Aves	Accipitridae	<i>Elanus axillaris</i>	Black-shouldered Kite
Animalia	Aves	Accipitridae	<i>Haliastur sphenurus</i>	Whistling Kite
Animalia	Aves	Falconidae	<i>Falco berigora</i>	Brown Falcon
Animalia	Aves	Falconidae	<i>Falco cenchroides</i>	Nankeen Kestrel
Animalia	Aves	Charadriidae	<i>Vanellus miles</i>	Masked Lapwing
Animalia	Aves	Cacatuidae	<i>Cacatua galerita</i>	Sulphur-crested Cockatoo
Animalia	Aves	Cacatuidae	<i>Eolophus roseicapillus</i>	Galah
Animalia	Aves	Psittacidae	<i>Glossopsitta pusilla</i>	Little Lorikeet
Animalia	Aves	Psittacidae	<i>Platycercus elegans</i>	Crimson Rosella
Animalia	Aves	Psittacidae	<i>Platycercus eximius</i>	Eastern Rosella
Animalia	Aves	Psittacidae	<i>Polytelis swainsonii</i>	Superb Parrot
Animalia	Aves	Psittacidae	<i>Psephotus haematonotus</i>	Red-rumped Parrot
Animalia	Aves	Tytonidae	<i>Tyto javanica</i>	Eastern Barn Owl
Animalia	Aves	Alcedinidae	<i>Dacelo novaeguineae</i>	Laughing Kookaburra
Animalia	Aves	Meropidae	<i>Merops ornatus</i>	Rainbow Bee-eater

Animalia	Aves	Climacteridae	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)
Animalia	Aves	Maluridae	<i>Malurus cyaneus</i>	Superb Fairy-wren
Animalia	Aves	Acanthizidae	<i>Acanthiza chrysorrhoa</i>	Yellow-rumped Thornbill
Animalia	Aves	Acanthizidae	<i>Acanthiza nana</i>	Yellow Thornbill
Animalia	Aves	Acanthizidae	<i>Acanthiza pusilla</i>	Brown Thornbill
Animalia	Aves	Pardalotidae	<i>Pardalotus striatus</i>	Striated Pardalote
Animalia	Aves	Meliphagidae	<i>Acanthorhynchus tenuirostris</i>	Eastern Spinebill
Animalia	Aves	Meliphagidae	<i>Anthochaera carunculata</i>	Red Wattlebird
Animalia	Aves	Meliphagidae	<i>Caligavis chrysops</i>	Yellow-faced Honeyeater
Animalia	Aves	Meliphagidae	<i>Manorina melanocephala</i>	Noisy Miner
Animalia	Aves	Meliphagidae	<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)
Animalia	Aves	Meliphagidae	<i>Philemon citreogularis</i>	Little Friarbird
Animalia	Aves	Meliphagidae	<i>Philemon corniculatus</i>	Noisy Friarbird
Animalia	Aves	Meliphagidae	<i>Ptilotula penicillatus</i>	White-plumed Honeyeater
Animalia	Aves	Neosittidae	<i>Daphoenositta chrysoptera</i>	Varied Sittella
Animalia	Aves	Campephagidae	<i>Coracina novaehollandiae</i>	Black-faced Cuckoo-shrike
Animalia	Aves	Campephagidae	<i>Lalage sueurii</i>	White-winged Triller
Animalia	Aves	Pachycephalidae	<i>Colluricincla harmonica</i>	Grey Shrike-thrush
Animalia	Aves	Pachycephalidae	<i>Pachycephala pectoralis</i>	Golden Whistler
Animalia	Aves	Artamidae	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow
Animalia	Aves	Artamidae	<i>Cracticus nigrogularis</i>	Pied Butcherbird
Animalia	Aves	Artamidae	<i>Cracticus tibicen</i>	Australian Magpie
Animalia	Aves	Artamidae	<i>Strepera graculina</i>	Pied Currawong
Animalia	Aves	Rhipiduridae	<i>Rhipidura albiscapa</i>	Grey Fantail
Animalia	Aves	Rhipiduridae	<i>Rhipidura leucophrys</i>	Willie Wagtail
Animalia	Aves	Corvidae	<i>Corvus coronoides</i>	Australian Raven

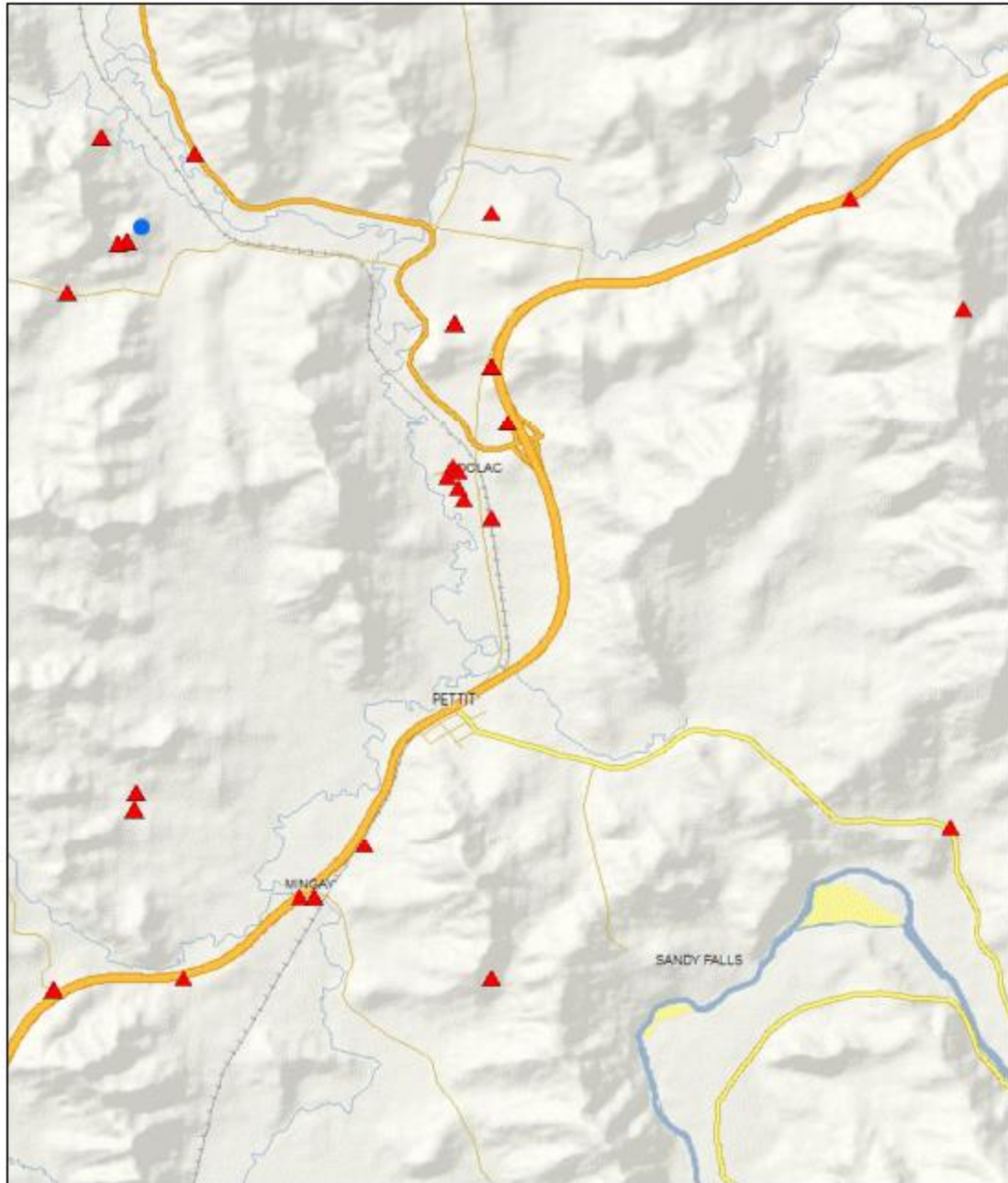
Animalia	Aves	Monarchidae	<i>Grallina cyanoleuca</i>	Magpie-lark
Animalia	Aves	Petroicidae	<i>Melanodryas cucullata cucullata</i>	Hooded Robin (south-eastern form)
Animalia	Aves	Petroicidae	<i>Microeca fascians</i>	Jacky Winter
Animalia	Aves	Megaluridae	<i>Cincloramphus cruralis</i>	Brown Songlark
Animalia	Aves	Megaluridae	<i>Cincloramphus mathewsi</i>	Rufous Songlark
Animalia	Aves	Timaliidae	<i>Zosterops lateralis</i>	Silvereye
Animalia	Aves	Hirundinidae	<i>Petrochelidon ariel</i>	Fairy Martin
Animalia	Aves	Sturnidae	<i>Sturnus vulgaris</i>	Common Starling
Animalia	Aves	Nectariniidae	<i>Dicaeum hirundinaceum</i>	Mistletoebird
Animalia	Aves	Motacillidae	<i>Anthus novaeseelandiae</i>	Australian Pipit
Animalia	Mammalia	Ornithorhynchidae	<i>Ornithorhynchus anatinus</i>	Platypus
Animalia	Mammalia	Tachyglossidae	<i>Tachyglossus aculeatus</i>	Short-beaked Echidna
Animalia	Mammalia	Vombatidae	<i>Vombatus ursinus</i>	Common Wombat
Animalia	Mammalia	Phalangeridae	<i>Trichosurus sp.</i>	brushtail possum
Animalia	Mammalia	Muridae	<i>Hydromys chrysogaster</i>	Water-rat
Animalia	Mammalia	Canidae	<i>Vulpes vulpes</i>	Fox
Plantae	Flora	Aizoaceae	<i>Glinus oppositifolius</i>	
Plantae	Flora	Amaranthaceae	<i>Alternanthera spp.</i>	Joyweed
Plantae	Flora	Anthericaceae	<i>Arthropodium spp.</i>	
Plantae	Flora	Anthericaceae	<i>Dichopogon fimbriatus</i>	Nodding Chocolate Lily
Plantae	Flora	Apiaceae	<i>Hydrocotyle laxiflora</i>	Stinking Pennywort
Plantae	Flora	Asteraceae	<i>Arctotheca calendula</i>	Capeweed
Plantae	Flora	Asteraceae	<i>Carthamus spp.</i>	
Plantae	Flora	Asteraceae	<i>Chrysocephalum apiculatum</i>	Common Everlasting
Plantae	Flora	Asteraceae	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting
Plantae	Flora	Asteraceae	<i>Cichorium intybus</i>	Chicory
Plantae	Flora	Asteraceae	<i>Conyza spp.</i>	A Fleabane

Plantae	Flora	Asteraceae	<i>Cymbonotus lawsonianus</i>	Bear's Ear
Plantae	Flora	Asteraceae	<i>Euchiton spp.</i>	A Cudweed
Plantae	Flora	Asteraceae	<i>Hypochaeris glabra</i>	Smooth Catsear
Plantae	Flora	Asteraceae	<i>Hypochaeris radicata</i>	Catsear
Plantae	Flora	Asteraceae	<i>Senecio spp.</i>	Groundsel, Fireweed
Plantae	Flora	Asteraceae	<i>Silybum marianum</i>	Variegated Thistle
Plantae	Flora	Asteraceae	<i>Solenogyne dominii</i>	
Plantae	Flora	Asteraceae	<i>Vittadinia muelleri</i>	A Fuzzweed
Plantae	Flora	Asteraceae	<i>Vittadinia spp.</i>	Fuzzweed
Plantae	Flora	Boraginaceae	<i>Echium plantagineum</i>	Patterson's Curse
Plantae	Flora	Brassicaceae	<i>Hirschfeldia incana</i>	Buchan Weed
Plantae	Flora	Campanulaceae	<i>Wahlenbergia spp.</i>	Bluebell
Plantae	Flora	Caryophyllaceae	<i>Petrorhagia nanteuillii</i>	Proliferous Pink
Plantae	Flora	Chenopodiaceae	<i>Atriplex semibaccata</i>	Creeping Saltbush
Plantae	Flora	Chenopodiaceae	<i>Dysphania pumilio</i>	Small Crumbweed
Plantae	Flora	Chenopodiaceae	<i>Einadia nutans</i>	Climbing Saltbush
Plantae	Flora	Clusiaceae	<i>Hypericum perforatum</i>	St. Johns Wort
Plantae	Flora	Convolvulaceae	<i>Dichondra repens</i>	Kidney Weed
Plantae	Flora	Crassulaceae	<i>Crassula sieberiana</i>	Australian Stonecrop
Plantae	Flora	Ericaceae	<i>Lissanthe strigosa</i>	Peach Heath
Plantae	Flora	Euphorbiaceae	<i>Ricinocarpos bowmanii</i>	
Plantae	Flora	Fabaceae (Faboideae)	<i>Glycine tabacina</i>	Variable Glycine
Plantae	Flora	Fabaceae (Faboideae)	<i>Trifolium arvense</i>	Haresfoot Clover
Plantae	Flora	Fabaceae (Faboideae)	<i>Trifolium spp.</i>	A Clover
Plantae	Flora	Fabaceae (Mimosoideae)	<i>Acacia flexifolia</i>	Bent-leaved Wattle
Plantae	Flora	Geraniaceae	<i>Erodium spp.</i>	Crowfoot
Plantae	Flora	Geraniaceae	<i>Geranium solanderi</i> var. <i>solanderi</i>	

Plantae	Flora	Geraniaceae	<i>Geranium spp.</i>	
Plantae	Flora	Goodeniaceae	<i>Goodenia hederacea</i> <i>subsp. hederacea</i>	
Plantae	Flora	Goodeniaceae	<i>Goodenia pinnatifida</i>	Scrambles Eggs
Plantae	Flora	Haloragaceae	<i>Gonocarpus</i> <i>tetragynus</i>	Poverty Raspwort
Plantae	Flora	Iridaceae	<i>Romulea rosea</i> var. <i>australis</i>	Onion Grass
Plantae	Flora	Juncaceae	<i>Juncus spp.</i>	A Rush
Plantae	Flora	Juncaceae	<i>Juncus subsecundus</i>	Finger Rush
Plantae	Flora	Lomandraceae	<i>Lomandra filiformis</i>	Wattle Matt-rush
Plantae	Flora	Lomandraceae	<i>Lomandra filiformis</i> <i>subsp. filiformis</i>	
Plantae	Flora	Lomandraceae	<i>Lomandra multiflora</i> <i>subsp. multiflora</i>	Many-flowered Mat-rush
Plantae	Flora	Lomandraceae	<i>Lomandra spp.</i>	Mat-rush
Plantae	Flora	Myrsinaceae	<i>Lysimachia arvensis</i>	Scarlet Pimpernel
Plantae	Flora	Myrtaceae	<i>Eucalyptus albens</i>	White Box
Plantae	Flora	Myrtaceae	<i>Eucalyptus blakelyi</i>	Blakely's Red Gum
Plantae	Flora	Myrtaceae	<i>Eucalyptus</i> <i>melliodora</i>	Yellow Box
Plantae	Flora	Myrtaceae	<i>Eucalyptus</i> <i>polyanthemos</i>	Red Box
Plantae	Flora	Myrtaceae	<i>Eucalyptus</i> <i>polyanthemos subsp.</i> <i>polyanthemos</i>	
Plantae	Flora	Myrtaceae	<i>Eucalyptus</i> <i>sideroxylon</i>	Mugga Ironbark
Plantae	Flora	Oxalidaceae	<i>Oxalis perennans</i>	
Plantae	Flora	Plantaginaceae	<i>Plantago lanceolata</i>	Lamb's Tongues
Plantae	Flora	Poaceae	<i>Aristida ramosa</i>	Purple Wiregrass
Plantae	Flora	Poaceae	<i>Austrostipa</i> <i>bigeniculata</i>	Yanganbil
Plantae	Flora	Poaceae	<i>Austrostipa</i> <i>densiflora</i>	Foxtail Speargrass
Plantae	Flora	Poaceae	<i>Austrostipa scabra</i>	Speargrass
Plantae	Flora	Poaceae	<i>Austrostipa scabra</i> <i>subsp. falcata</i>	Rough Speargrass

Plantae	Flora	Poaceae	<i>Austrostipa scabra</i> <i>subsp. scabra</i>	Rough Speargrass
Plantae	Flora	Poaceae	<i>Austrostipa spp.</i>	A Speargrass
Plantae	Flora	Poaceae	<i>Avena spp.</i>	Oats
Plantae	Flora	Poaceae	<i>Bothriochloa macra</i>	Red Grass
Plantae	Flora	Poaceae	<i>Bromus spp.</i>	A Brome
Plantae	Flora	Poaceae	<i>Chloris truncata</i>	Windmill Grass
Plantae	Flora	Poaceae	<i>Dichelachne</i> <i>micrantha</i>	Shorthair Plumegrass
Plantae	Flora	Poaceae	<i>Elymus scaber</i>	Common Wheatgrass
Plantae	Flora	Poaceae	<i>Enneapogon</i> <i>nigricans</i>	Niggerheads
Plantae	Flora	Poaceae	<i>Eragrostis cilianensis</i>	Stinkgrass
Plantae	Flora	Poaceae	<i>Hordeum leporinum</i>	Barley Grass
Plantae	Flora	Poaceae	<i>Hordeum spp.</i>	A Barley Grass
Plantae	Flora	Poaceae	<i>Lachnagrostis spp.</i>	
Plantae	Flora	Poaceae	<i>Lolium spp.</i>	A Ryegrass
Plantae	Flora	Poaceae	<i>Microlaena stipoides</i>	Weeping Grass
Plantae	Flora	Poaceae	<i>Panicum effusum</i>	Hairy Panic
Plantae	Flora	Poaceae	<i>Rytidosperma</i> <i>caespitosum</i>	Ringed Wallaby Grass
Plantae	Flora	Poaceae	<i>Rytidosperma spp.</i>	
Plantae	Flora	Poaceae	<i>Vulpia bromoides</i>	Squirrel Tail Fesque
Plantae	Flora	Poaceae	<i>Vulpia spp.</i>	Rat's-tail Fescue
Plantae	Flora	Polygonaceae	<i>Rumex brownii</i>	Swamp Dock
Plantae	Flora	Polygonaceae	<i>Rumex crispus</i>	Curled Dock
Plantae	Flora	Pteridaceae	<i>Cheilanthes</i> <i>austrotenuifolia</i>	Rock Fern
Plantae	Flora	Scrophulariaceae	<i>Kickxia elatine</i>	Pointed Toadflax
Plantae	Flora	Scrophulariaceae	<i>Parentucellia latifolia</i>	Red Bartsia
Plantae	Flora	Solanaceae	<i>Solanum cinereum</i>	Narrawa Burr
Plantae	Flora	Solanaceae	<i>Solanum</i> <i>elaeagnifolium</i>	Silver-leaved Nightshade
Plantae	Flora	Solanaceae	<i>Solanum nigrum</i>	Black-berry Nightshade
Plantae	Flora	Verbenaceae	<i>Verbena bonariensis</i>	Purpletop
Plantae	Flora	Verbenaceae	<i>Verbena incompta</i>	

Atlas Map



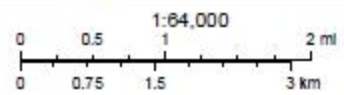
September 28, 2017

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Appendix B – Potential Intensification Scenario

Consultation revealed that people of Coolac support residential and business growth in Coolac. Generally, business opportunities were identified as being of a service provision nature tied to the highway. Due to the lack of infrastructure in Coolac, intensive development would be cost prohibitive for service providers in the long term, however thought towards future infrastructure provision needs to be considered in any subdivision.

To grow population in Coolac, two growth scenarios are offered for three different areas: Coolac West, Coolac East and Pettit. These scenarios use minimum lot sizes of 5 ha and 10 ha, which would not require connection to reticulated water and sewer.



Coolac West

With Muttama Creek within proximity, it would be prudent to allow a minimum lot size of 10 ha in order to minimise residential impact on the Creek, but still achieve growth.

Coolac East

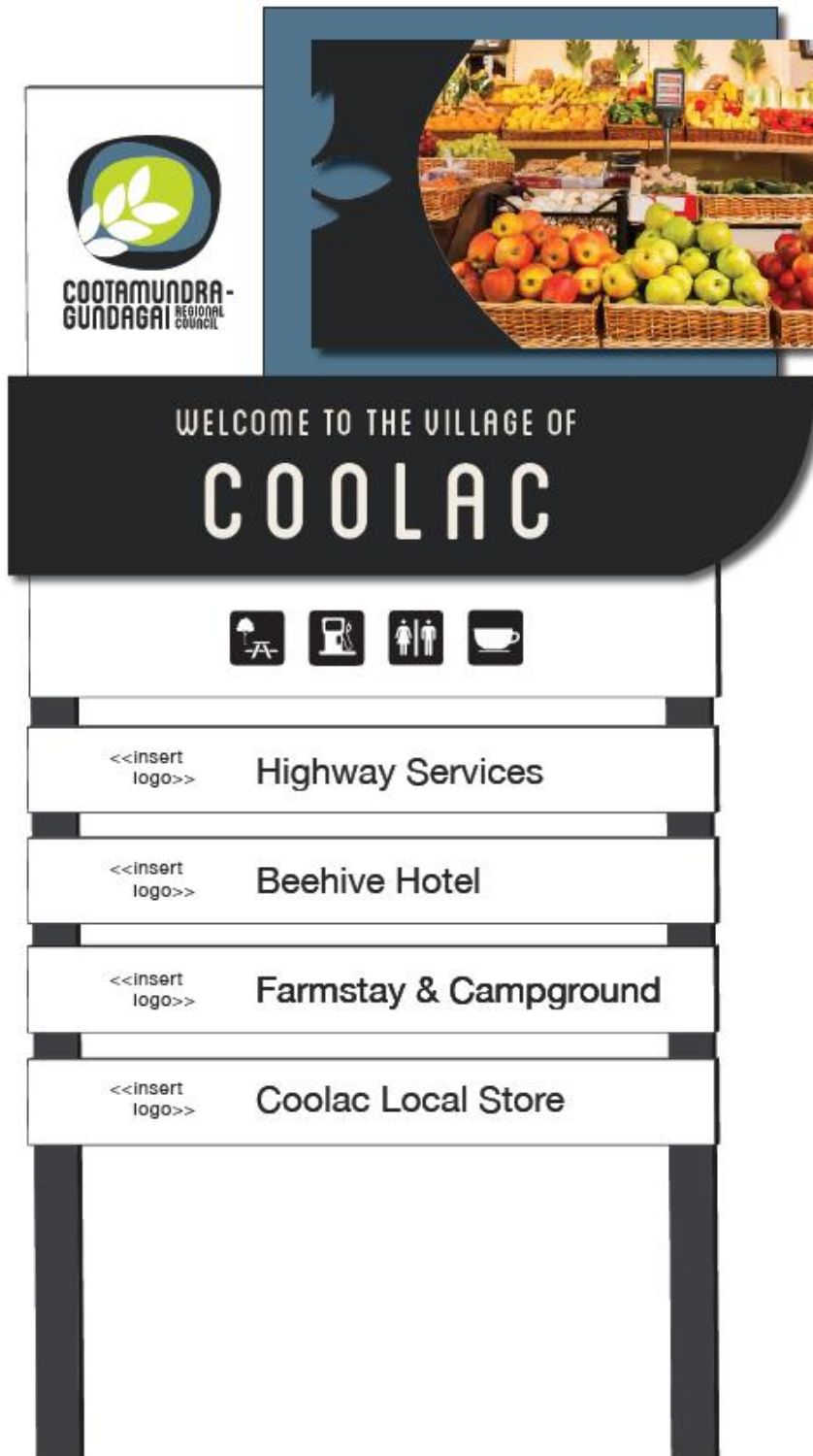
A buffer distance from the Hume Highway may necessitate only a 10 ha minimum lot size, however if lots are taken up and further growth is desired, it may be possible to allow for a minimum lot size down to 5 ha if sufficient noise and vibration testing supports this.

Petitt

Existing provisions under Clause 4.2A of the Gundagai LEP would allow for up to 149 dwellings to be established on existing town lots in Petitt, despite the minimum lot size. This is unlikely to occur due to the need to provide septic disposal areas, the practicality of water supply and noise and vibration from the Highway. In 2017 there were 16 dwellings in the Petitt area. A minimum lot size of 5 ha would not be achieved by any of the holdings currently, however existing use rights would mean minimum impact would be felt by existing dwellings – even if they are demolished and replaced.

Appendix C – Potential Village Signage

Proposed concept for village entry signage.







**COOTAMUNDRA-
GUNDAGAI** REGIONAL
COUNCIL

WYNLEY ST

VINCENT ST

COOLAC RD

COOLAC RD

VINCENT ST
COLEMAN ST

NEA ST
COOLAC RD

MAIN ST

MAIN ST

CROSS ST

MINGAY ST

WYNLEY ST

MAIN ST

MOUNT ST

MINGAY ST

HUME HWY

COLEMAN ST

MINGAY ST

HILL ST

GAI ST

HILL ST

MOUNT ST

ST