



**COOTAMUNDRA-
GUNDAGAI** REGIONAL
COUNCIL

2017

Draft Stockinbingal 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 Australian Rail and Track Corporation, Department of Primary Industries, Goldenfields Water, Roads and Maritime Services and the passionate and vocal members of the Stockinbingal community.

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Further Reading:

Anyone interested in learning more about the history of Stockinbingal is directed to the following resources, which along with census records, newspaper clippings and other government records which have provided valuable insight into the times and trials of Stockinbingal:

Cootamundra: Foundation to Federation, 1991 by Patricia Caskie (Stockinbingal is mentioned in passing)

The Stockinbingal Story, 1994 edited by P.M. Snowden and published by Stockinbingal Public School Centenary Committee.

Cootamundra 1901-1924: Past Imperfect, 2000 by Patricia Caskie (Stockinbingal is mentioned in passing)

Overview

The Stockinbingal Village Strategy 2017 (the Strategy) is a land use strategy which will guide zoning and design principles for future development in Stockinbingal. The Strategy encompasses other future planning considerations 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/or Growth

Stockinbingal has been identified by Cootamundra-Gundagai Regional Council as a village with economic potential leveraged off its strategic position on Burley Griffin Way (halfway between Canberra and Griffith) and its location on the Lake Cargelligo Branch Line. Stockinbingal is also the former junction for the Stockinbingal-Parkes Line. It is understood that the Stockinbingal-Parkes Line will be the alignment for the proposed Inland Rail which will serve as a freight route between Brisbane and Melbourne, offering opportunities to Stockinbingal and the region.

There is no denying that Stockinbingal is a railway town, owing much of its early growth and success to the railway connection from Cootamundra which brought people to the village, growing an impressive service and commercial base. Today, Burley Griffin Way provides the only opportunity for Stockinbingal to attract passing travellers as the Lake Cargelligo Branch Line ceased passenger transport in the 1970s.

Proximity to Temora, is an immediate source of service trade for Stockinbingal, with the Temora Air Shows regularly exceeding lodgings available in Temora. Cootamundra often benefits from the overflow of visitors, however Stockinbingal being 25 minutes to Temora could easily capitalise on this monthly event. Stockinbingal being 2 hours from Griffith and 2 hours to Canberra is ideally located as a rest area location for drivers. Grey nomads are an increasingly common sight on regional roads and as baby boomers retire, more and more are likely to take the time to explore regional areas. Grey nomads are driven by experiences more so than sightseeing, creating an opportunity to attract multi day travellers to Stockinbingal.

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 Stockinbingal but to serve as an advertisement that Stockinbingal has direction, is a destination in its own right, is worth investing in and worth visiting and open for business.

The Strategy will be reviewed every five years in order to incorporate changes, reflect community trends and maintain relevance.

This Strategy is only the start of the conversation and planning required to make Stockinbingal the third town of Cootamundra-Gundagai Regional Council.

Context

Location

Stockinbingal is 22 kilometres North West of Cootamundra along Stockinbingal Road, 35 kilometres east from Temora along Burley Griffin Way and 60 kilometres from Young along the Olympic Highway and Burley Griffin Way. Stockinbingal is connected to the Lake Cargelligo Branch Line and serviced by freight trains. The Stockinbingal-Parkes Line was built for east-west freight trains in order to avoid crossing the Blue Mountains, however is not used these days. It is proposed that the Stockinbingal-Parkes Line alignment be utilised as a part of the Inland Rail.

Stockinbingal is located to the west of the highly productive wheat belt around Wallendbeen and the most common agricultural pursuit surrounding Stockinbingal at the moment is sheep farming. Agricultural wealth was a major contributor to population growth in the area in the 19th and early 20th centuries, but the railway was the main impetus for growth. In this sense, Stockinbingal is more of a service centre than agricultural hub.

Stockinbingal was proclaimed a village on 20 March 1885 (gazetted 1881). Seventeen items are listed in Schedule 5 Environmental Heritage in the Cootamundra Local Environment Plan 2013 and a heritage conservation area is mapped over portions of Hibernia Street and Martin Street, though Stockinbingal's heritage and culture is evident throughout the village.

Population for Stockinbingal as a locality had 374 inhabitants and 202 inhabitants as an urban centre in the 2016 census, however few commercial entities operate in the village.



Figure 1: Stockinbingal as a location

Environment

Although Stockinbingal and surrounds have been disturbed and cleared for agriculture for over 100 years, remnant vegetation and animal communities remain.

There are 233 records of flora and fauna available for the defined area. Of particular concern is the number of fauna species threatened due to habitat competition with introduced species and prey status to introduced species.

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

History

Thousands of years of Wiradjuri history is present in the region, however since European settlement, mention of Stockinbingal is first seen in 1848 in correspondence by James Matheson regarding the Wallendbeen Run. "Tockanbindyal" was noted as being a lease of 640 acres near the head of Yeo Yeo Creek.

Yeo Yeo was originally planned as a village in the vicinity of where Stockinbingal is today, however with the extension of the railway Stockinbingal was designated, drawn up and notified as a village in the early 1880s (see figure 2). The proposed village of Yeo Yeo was abandoned in 1890 (see figure 3 and appendix E).

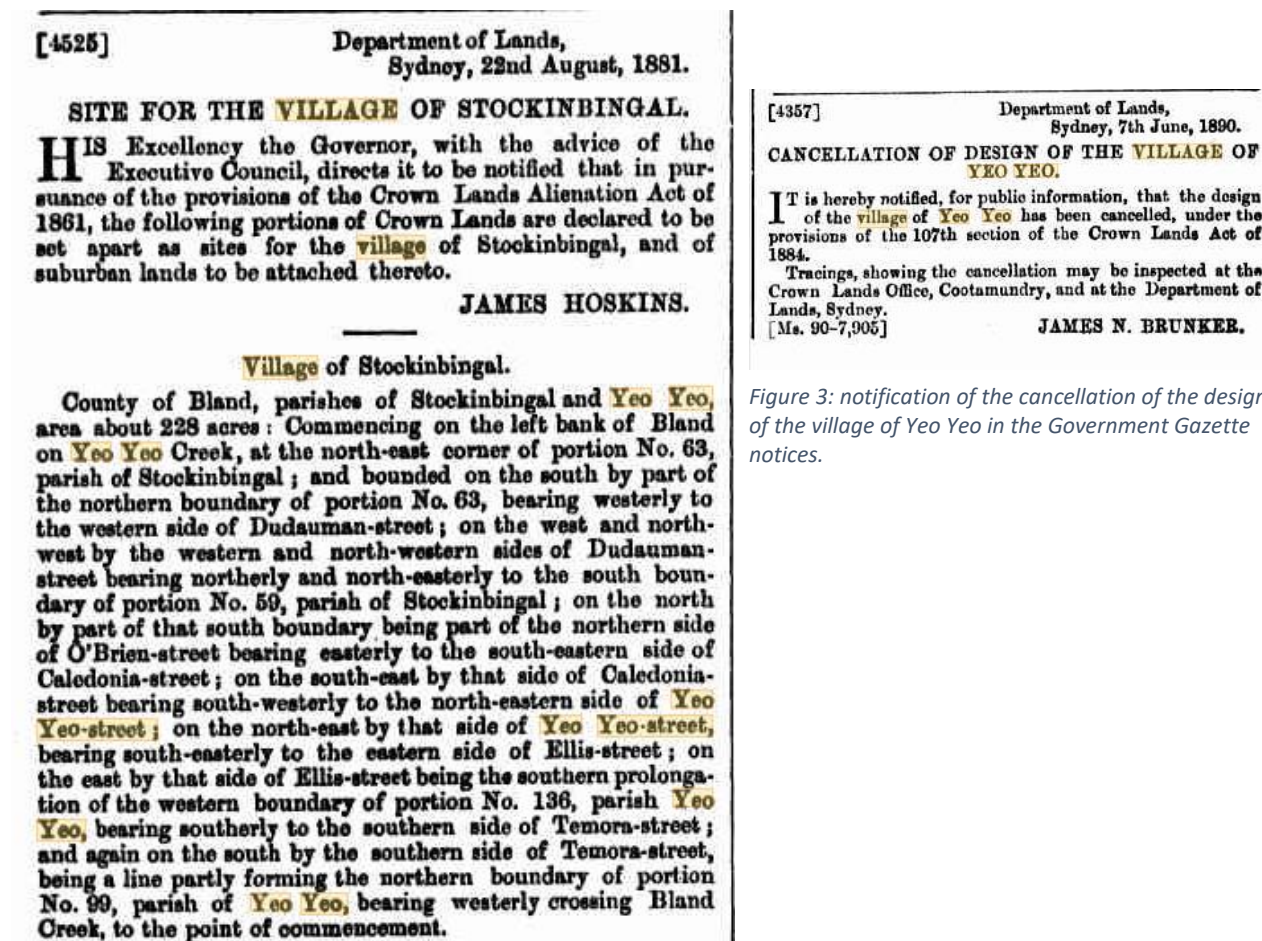


Figure 2: the beginnings of Stockinbingal in Government Gazette notices.

Figure 3: notification of the cancellation of the design of the village of Yeo Yeo in the Government Gazette notices.

Stockinbingal, having been notified prior to the construction of the railway developed a primitive commercial district along Martin Street with the Stockinbingal Hotel, Commercial Bank and other merchants setting up shop along this then main road. Commercial development began along Hibernia Street in the mid 1890s. Hibernia Street has been host to a range of businesses including a butcher, baker, the Commercial Hotel, a café, a mixed retail store “Cohens” (of the same “Cohens” in Cootamundra), stock and station agency and eventually a garage. Sadly, aside from the sporadic opening of the café, no stores are open along Hibernia Street today.

The purchase of the Commercial Hotel by Thomas Ellwood in 1909 was to have a profound impact on the prestige and architecture of Stockinbingal. Mr. Ellwood modified the Commercial Hotel from a single storey weatherboard building, to a two storey brick premises with an impressive 12 foot wide lace work balcony dominating the intersection of Dudauman, Martin and Hibernia Streets. A wing was added on in 1913 which provided more lodgings and opportunities for two commercial tenancies. During this time, Thomas Ellwood also built Ellwood Hall which was of a similar architectural style as the new wing. Shop fronts were also installed at the front of the Hall – one of which serves today as the Stockinbingal Post Office. The Hall was a common meeting place for the Stockinbingal community with dances, meetings and films regularly shown.

Stockinbingal has a proud military history with a number of residents serving in both world wars and subsequent conflicts. 75 men are listed as having served in World War 1 on the Stockinbingal Honour Roll, 18 of which died on active service. 118 served in World War 2, 4 of whom died on active service and 12 of whom were women. The nearby Soldier Settlement at Yannawah was established after World War 1.

Urban Form

While Stockinbingal grew due to the railway, settlement occurred as early as 1881 and was centred on what was then the road to Wallendbeen being Martin and Hoskins Streets. With the railway built in 1883, commercial and residential development was planned in parallel to the rail line as shown with Troy, Temora, Hibernia and Wood Streets.

The urban form and lot layout of Stockinbingal remains almost exactly the same as the town plan in 1885, with quarter acre blocks along Troy, Hibernia and Martin Streets and half acre blocks in the streets behind these. Larger one and two acre blocks were designated to the east of the creeks.

Today, Stockinbingal is characterised by village streets which lack formal curb and guttering outside of the Hibernia and Martin Street precinct. A rest stop is located on Hibernia Street in front of the train station. As the area is unsealed, it regularly becomes dusty and presents maintenance issues in wet conditions.

A number of focal points are noted for Stockinbingal. The rest area/train station is a focal point for highway travellers and any industry which would seek to build on this would be centred on this area. As all shops along Hibernia Street are either empty or private residences, no real commercial precinct is evident in Stockinbingal; however the opening of a few shops would drastically change this and the area would see a rise in pedestrian activity and may experience overflow from highway users.

Ellwood Hall has emerged as a social hub for the community with the post office now operating from one of the shop frontages and community events regularly held in the hall. The other shop frontage was formally the office for the community nurse to undertake baby health checks, however this space has been disused for a number of years. The potential for Ellwood Hall is discussed under Opportunities and

Constraints, however significant upgrades and maintenance work would need to occur for this building to be more functional.

Stockinbingal Public School and King George Park on Britannia Street are another focal point in the community, with the school students noted as the lifeblood of the community. The recreation grounds on O'Brien Street, Tennis Courts on Britannia Street and the Lawn Bowls Club on Hibernia Street are host to a range of community groups and are generally well maintained.

Lack of a pedestrian network across Stockinbingal severely diminishes the ability for children and the elderly to move around the village. Lack of a stormwater network and street trees means that at times moving around is further exacerbated by pooling stormwater and/or extreme heat. Due to the disparate activity centres, movement around the village for even a couple of hundred meters is often undertaken via car.

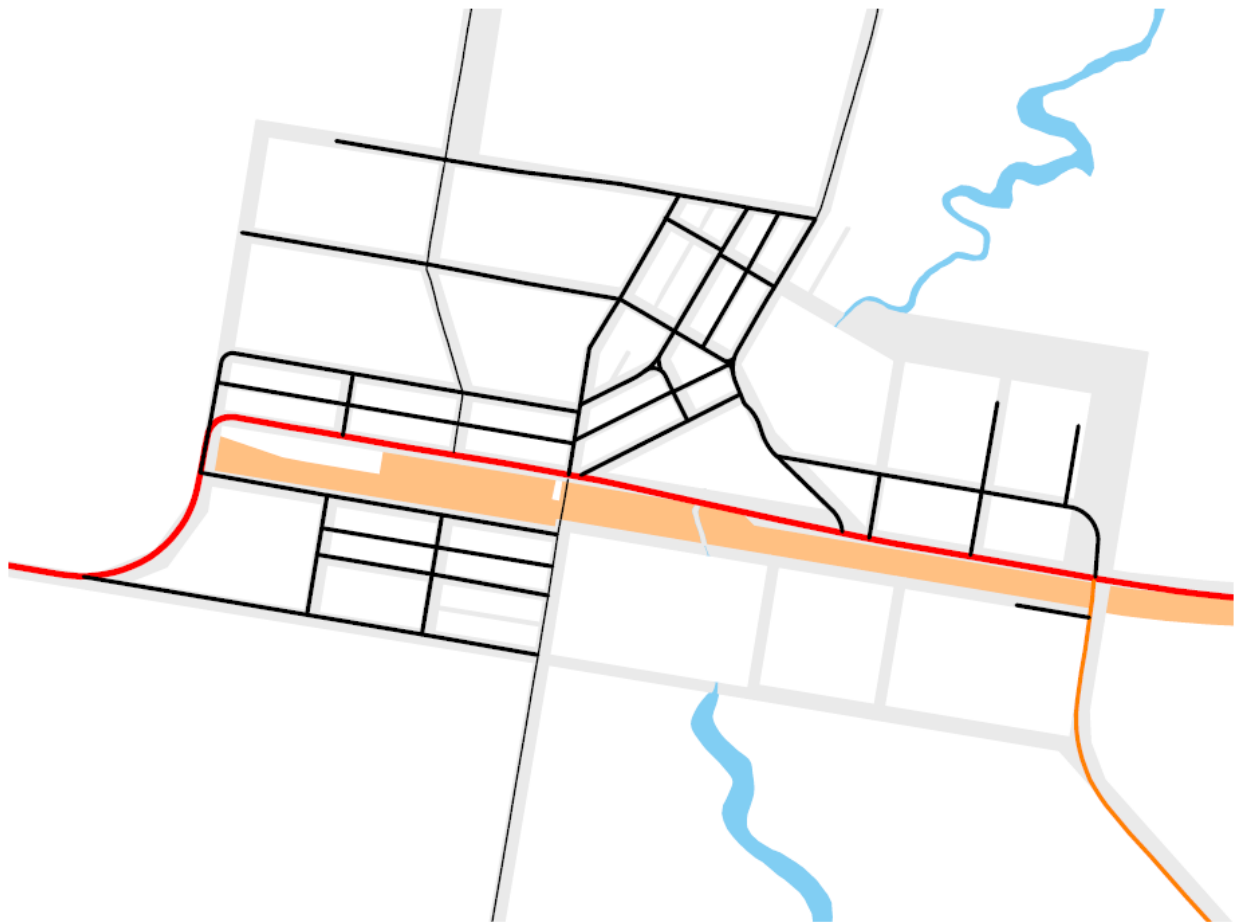
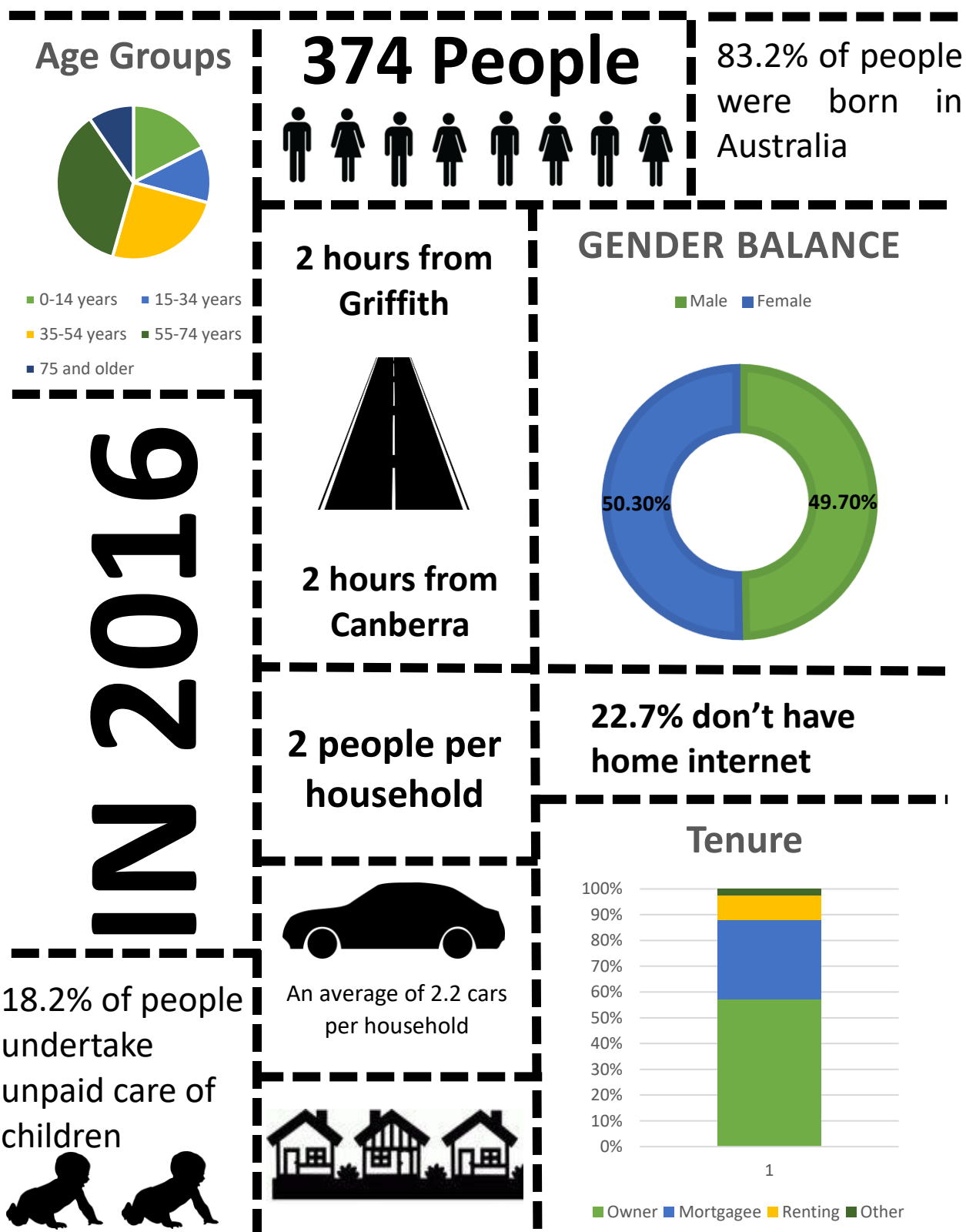


Figure 4: Road and Rail Network



The median age is

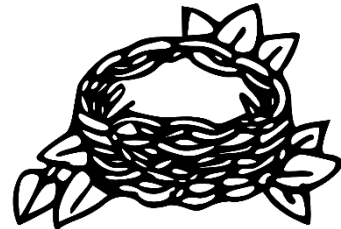
52 years

16.7 people worked from home, compared to 4.8% of other New South Welshmen and 4.7% of Australians

92.6% people speak only English at home



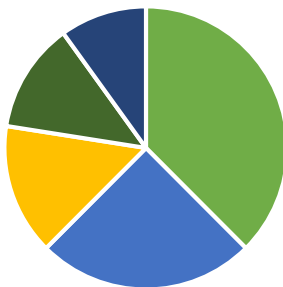
98% of houses are detached dwellings



48.5% of families are couples without children (at home or otherwise)

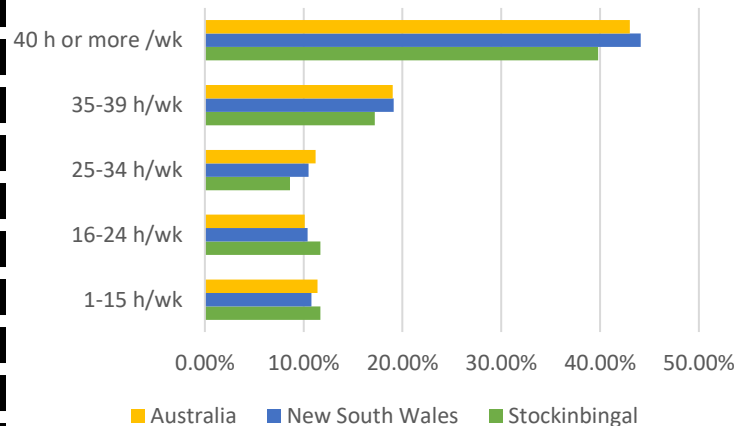
Median mortgage repayments are \$780 compared to \$1,986 for New South Wales

Industry of Employment
- Top Responses



- Sheep Farming (Specialised)
- Grain-Sheep or Grain-Beef Cattle Farming
- Local Government Administration
- Aged Care Residential Services
- Other Grain Growing

Hours Worked Per Week



27 Children attended Stockinbingal Primary School in 2017

23.2% of people did voluntary work through an organisation or group

Infrastructure

Stockinbingal was originally centred along the original road to Wallendbeen with Martin Street serving as the “main street.” The construction and opening of the Lake Cargelligo Branch Line in 1893 realigned the town to be laid out in an east – west grid, with Hibernia and Troy Streets parallel to the railway line. The Stockinbingal to Parkes Line was constructed in 1916 as a route for east west freight trains to avoid crossing the Blue Mountains, west of Sydney. The line starts to the west of Stockinbingal and while the line is not currently used, the proposed Inland Rail connecting Brisbane to Melbourne is to use the Stockinbingal to Parkes alignment with a line between Stockinbingal and Illabo to be created. The location of Stockinbingal, with the Lake Cargelligo Branch Line operating as a freight line and Burley Griffin Way transporting the bulk of produce produced in the western Riverina and Murrumbidgee region to Sydney Markets, offers the opportunity to Stockinbingal as a location for an intermodal hub similar to Harefield as identified under Opportunities and Constraints.

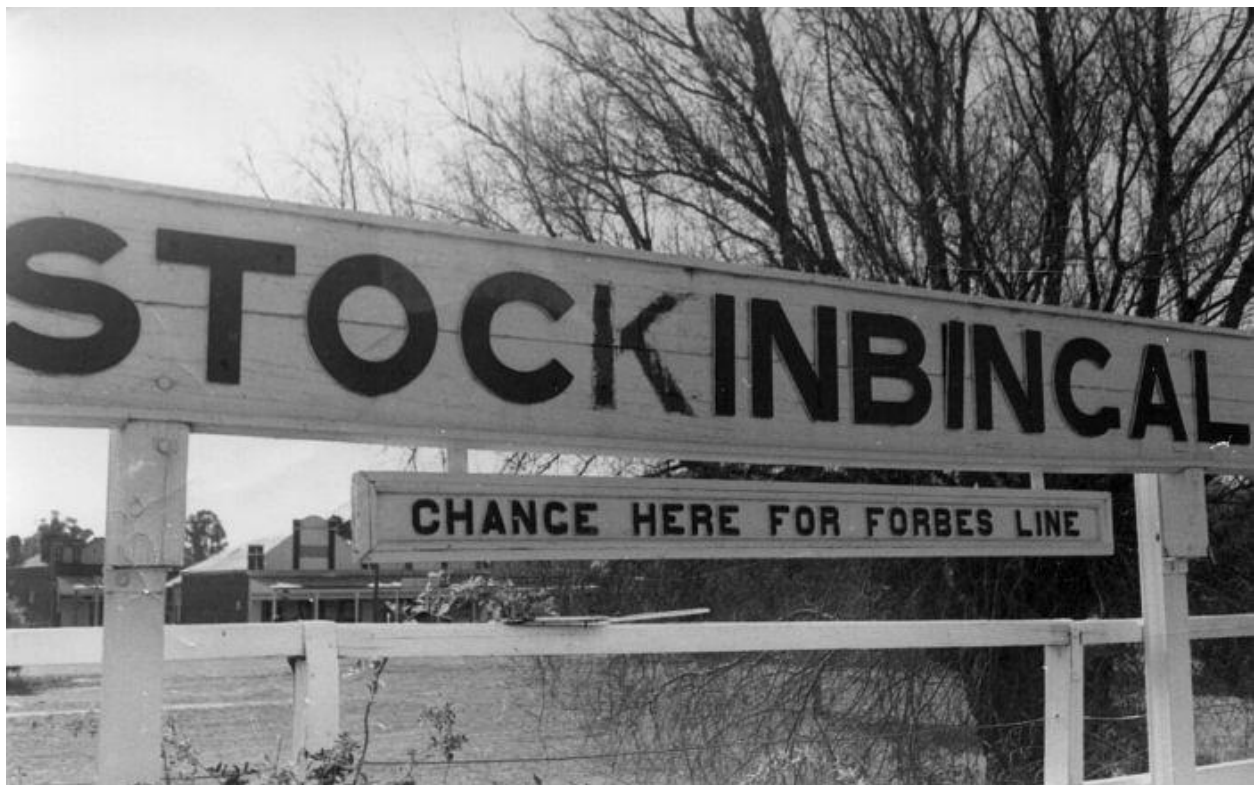


Figure 5: Original Station Sign of Stockinbingal, photo courtesy of www.nswrail.net © Mark Zanker

Hibernia Street and parts of Martin Street are the only areas of Stockinbingal to have curb and guttering and some footpath infrastructure, however as it leads nowhere, it is somewhat redundant.

The Grain Corp silos and depot along the railway line are operational and Grain Flow operates a receiver area just outside of Stockinbingal. These two operations provide seasonal employment and often result in a transient summer population in Stockinbingal.

Stockinbingal has connection to town water for the majority of residents. Sewer is not available, with the majority of residents utilising a septic system. With a number of quarter acre lots in single ownership with dwellings constructed, concern is held for the effectiveness and compliance of absorption trench septic

systems. Additionally Stockinbingal is mapped as being flood prone throughout the residential area and groundwater is believed to be close to the surface in some areas.

Because of the small lot sizes, flooding and groundwater concerns, it is necessary that a sewer be planned and built in Stockinbingal in the near future. Additional stormwater infrastructure, would also assist in flooding and inundation events. Creating a sewer and stormwater network, essentially from nothing is a massive undertaking for any Council let alone a rural Council of just over ten thousand people, however land pressures in Cootamundra and Gundagai mean that to encourage growth in the Council area it is important that new areas for growth be identified. Stockinbingal has been identified as an area for potential growth and providing the infrastructure and amenity to achieve this is a priority.

The natural gas bulk line runs within the vicinity of Stockinbingal, though Stockinbingal does not have a connection. A bottled gas service is available through private operators. Should there be a greater catchment of people in the future, it is conceivable that Stockinbingal could be connected to the gas network.

NBN coverage of Stockinbingal is through a fixed wireless tower offering Stockinbingal 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 Stockinbingal with playground and tennis court facilities located on Britannia Street. The War Memorial has also been moved to this location. The Stockinbingal recreation ground are located on O'Brien Street providing a cricket oval and amenities. A number of power points are available for caravans and other short stay travellers to use. The recreation ground is identified under opportunities and constraints as a key site for renewal, additional uses and as a source of revenue for the community.



Figure 6: Stockinbingal recreation ground

Services

Stockinbingal Public School operated with 27 students in 2017 with two fulltime teachers. Stockinbingal Public School is fortunate to have had upgrades which enable less physically able children to access all school buildings and facilities. Along with the low student to teacher ratio, these facilities are very attractive to parents with children which may require a bit more attention. Traditionally the school has been a driving force behind improvement works around Stockinbingal and as with most villages, the school is considered the heart of the community and to lose it would be devastating to any growth potential for the town.

A post office servicing Stockinbingal has been operating in various locations since 1891. Today the post office is located on Martin Street in one of the shopfronts of Ellwood Hall.

Economy

The Stockinbingal Bowling Club, Balcraggon Accommodation, the Stockinbingal Antiques and ancillary café are the only commercial outlets in Stockinbingal in 2017. As discussed, Stockinbingal was once host to a range of commercial entities, however as the population shrank and access to other centres proved more economical these businesses closed. Balcraggon Accommodation is perhaps the best known bed and breakfast style accommodation in the area and their use of the internet and sites such as Stayz and AirBnB demonstrates how easily Stockinbingal can be put on the map.

Some home businesses do operate and service a larger area, such as Cobmatt Rural Contractors, however a number of Stockinbingal people work out of Cootamundra and do most of their day to day shopping there.

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



Figure 7: Balcraggon Accommodation offers accommodation for individuals, groups and even on request - pets!

Strategic Planning Context

The Stockinbingal Village Strategy is a long term strategy aimed at growth and development of the Stockinbingal 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. Stockinbingal 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 Stockinbingal can be considered as a way of life 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

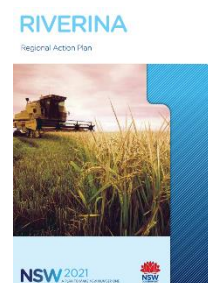
The NSW State Plan is a 10 year plan to guide policy and budget decision making. NSW 2021 works in conjunction with the NSW Budget to deliver identified community priorities. It sets medium term goals and measurable targets outlining immediate actions that will help achieve these goals. These goals reflect 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 complementary to community expectations.

Riverina-Murray Regional Plan

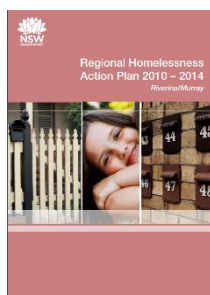
The Riverina-Murray Regional Plan looks broadly at the Riverina Region, with specific emphasis on the cities and towns of the region as key to the future 27% increase in population by 2036.



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 partnership 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. Cootamundra Local Environmental Plan 2013

The Cootamundra Local Environmental Plan 2013 was adopted as the determining planning instrument by Cootamundra Shire Council in 2013. It has had a number of amendments since then; however, the principle document remains unchanged.

The Cootamundra Local Environmental Plan zones the majority of Stockinbingal as RU5 – Village, stipulates the minimum lot size of 2,000 metre square and places a heritage conservation area in the Hibernia and Martin Street Precinct. A number of individual heritage items are also identified in the Local Environmental Plan.

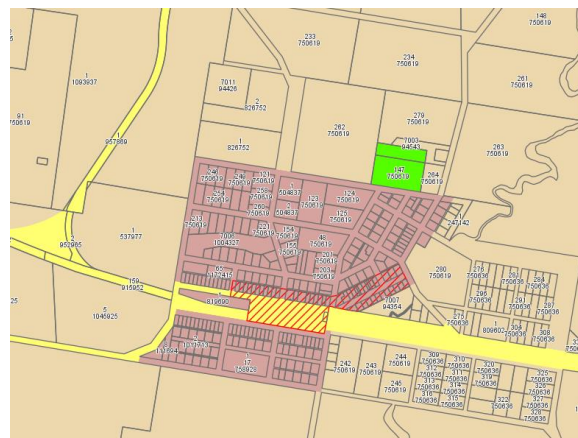


Figure 8: Adopted Zoning Map of Stockinbingal

Opportunities and Constraints

Location

The location of Stockinbingal, being 15 minutes to Cootamundra, 20 minutes to Young and 10 minutes to Harden-Murrumburrah, affords Stockinbingal potential as a lifestyle alternative for young families and workers in these larger localities. Additionally, Stockinbingal is an easy drive or destination for cyclists from these localities.

In the short to medium term, opportunities can be created to allow for residential infill growth in Stockinbingal and support the service and amenity industry. Particular attention needs to be focussed on wayfinding and signage to Stockinbingal. Having Stockinbingal designated by the Roads and Maritime Authority as a Historical Town will assist in signage along both highways. Use of street signs off Burley Griffin Way will further encourage people to venture into the village.

Economic activity which is suited to short stay visitors such as cafes, bakeries, pubs, unique experiences and amenities will ensure that opportunistic visitors will plan all future trips to include a rest stop and/or stop over in Stockinbingal.

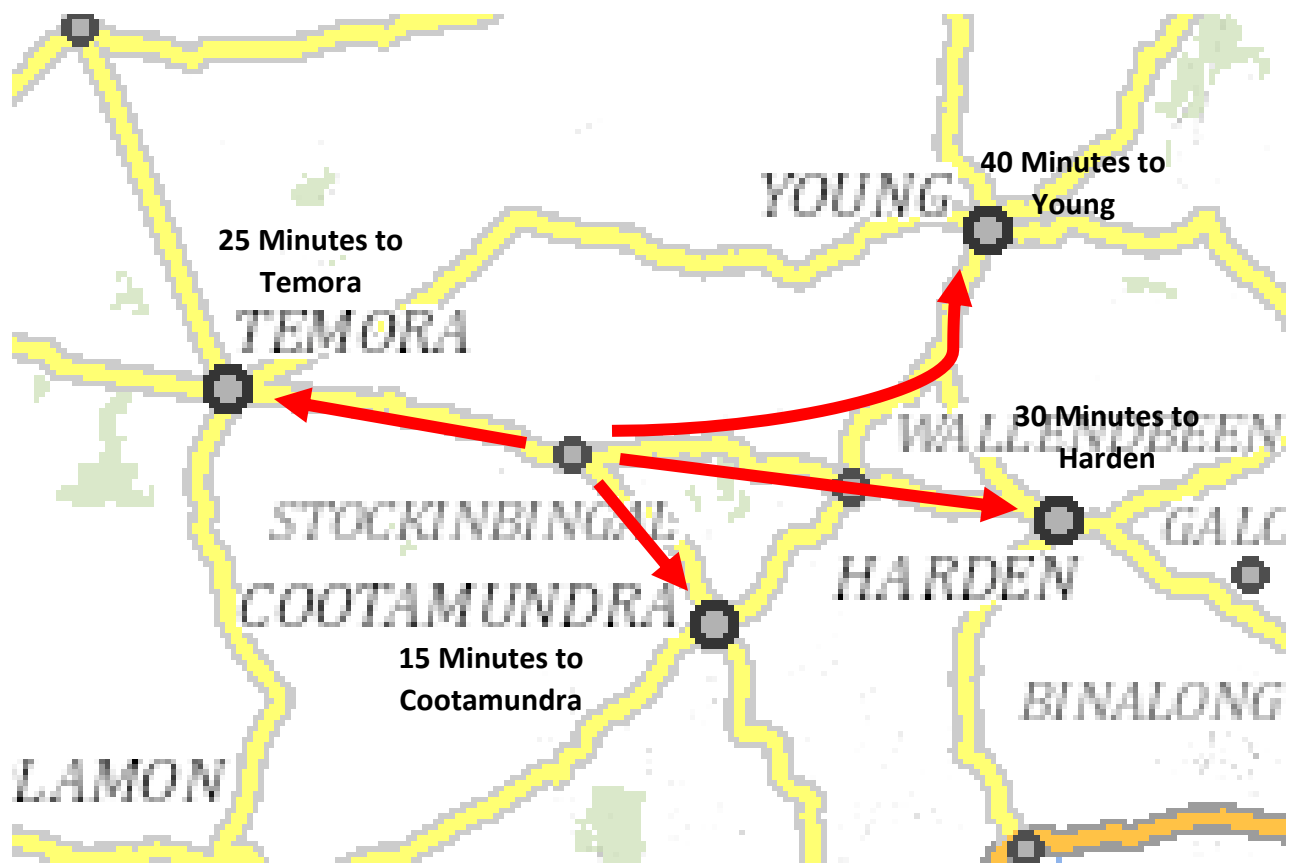


Figure 9: Travel distances

Character and Cultural Heritage

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

Stockinbingal is located on Burley Griffin Way and has a connection to both the Lake Cargelligo Branch Line and Stockinbingal-Parkes Line. The connection to the railway has been instrumental in the growth and development of Stockinbingal. Today the grain receivers at Stockinbingal remain some of the only consistently operational grain receivers in the Upper Riverina.

Stockinbingal is noted in *Australian Ghost Towns* by Barry McGowan as being a town in decline. While there is no denying that Stockinbingal lacks the population and commercial activity which was responsible for its early growth, its decline is no more remarkable than other towns and villages in the surrounding area. Being ten minutes' drive from Cootamundra means that the majority of Stockinbingal residents are able to undertake their grocery shopping there and many workers commute to Cootamundra. While the average house price in Stockinbingal is less than that of Cootamundra or Temora, houses in Stockinbingal can sometimes stay on the market for an extended period and are often entry sites for new families in the district looking for a "fixer upper" or other challenges. This has led to some extremely poor outcomes with historical buildings remaining half remodelled, losing significant portions of their heritage value and then being abandoned by offsite owners. While the degradation of historical banks, post offices and convents throughout the village is disheartening, it is the shops along Hibernia Street which are of most concern. A number of these shops have been renovated in such a way that to preserve the structure of these buildings and even return those to a working shop would be extremely cost prohibitive, meaning that there may need to be a collective effort to preserve and restore the shops along Hibernia Street if this precinct is to return to commercial land use; however, with the properties in separate ownership this may be impossible.

What may be a beginning of a solution to this issue of revitalising Hibernia Street for commercial purposes is to remove the Heritage Conservation Area. The removal of this area will not remove certain buildings from being on the Heritage Register but it will allow for flexibility and cost effective design to be used in new builds and renovations on sites not on the Register. While the heritage value of Hibernia Street is undisputed, the street is in state of decay with little or no social value to the future of Stockinbingal as it is currently.

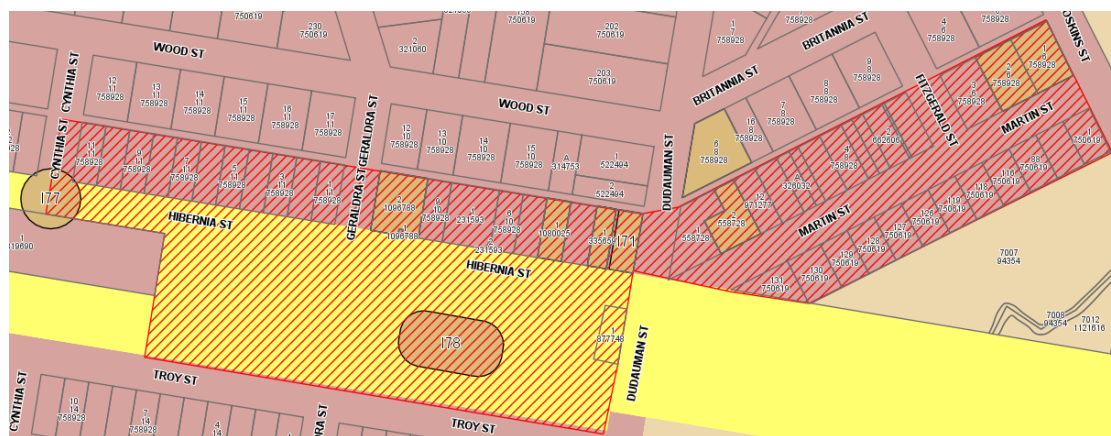


Figure 10: Heritage Conservation Area marked by hashed lines, heritage items are denoted in brown with corresponding item listing number

Most new builds in Stockinbingal are transportable dwellings, which generally do not require development consent and are regulated under the *Local Government Act 1993*. Overall, transportable dwellings are constructed to appear similar to a weatherboard square cottage and with landscaping can be in keeping with the village atmosphere. Rather than punishing those who do not wish to construct a transportable dwelling, with an onerous development application process, it would be better to have minimum development standards in line with Part 3 Housing Code of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for any development plan which covers Stockinbingal.



Figure 11: Hibernia Street has mixture of brick and weatherboard shopfronts

Environment

Generally, Stockinbingal is a cleared area located on undulating terrain traversed by a major creek system and tributary creek systems. A complete list of flora and fauna in Stockinbingal can be found in Appendix A of this strategy.

Stockinbingal Cemetery contains a rare but valuable remnant of grassy yellow-box red-gum woodland. The grassy understorey is dominated by Kangaroo Grass and Snow Grass, with many native herbs and wildflowers. The unnamed road to the cemetery is also an impressive avenue of trees, which could be enhanced along with the cemetery as a refuge for native flora and fauna. An improved pathway network around the cemetery would assist to minimise the impact of people on the native grasses and ensure public safety in summer.

Soil type noted in the Stockinbingal area is clay loam. However the smaller lots of Stockinbingal and flooding risk means that a sewer network must be investigated in the short term.

Natural Hazards

Flood mapping has been undertaken for Stockinbingal as shown in figure 12. It should be noted that flood mapping is derived from historical flood data and improvements in stormwater and creek bed management will diminish the spread and flow of floodwaters in any future event.

Bushfire mapping has been undertaken for Stockinbingal, with a number of areas mapped as being category 1 and category 2. Current bushfire maps are shown in figure 13.



Figure 12: Flood mapping



Figure 13: Bushfire mapping

Recreation

Stockinbingal has two recreation precincts and a separate recreation facility being the Lawn Bowls Club. The tennis courts and playground on Britannia Street known as King George Park are within proximity of the school and are regularly used by children and the Tennis Club. The playground equipment is functional and typical of most small communities. It is noted as providing limited use to children outside of the 8 year old to 14 year age bracket. Because of this, it would be appropriate to supplement the existing playground equipment with equipment for young children and intergenerational play equipment such as an expression swing where parents can play with toddlers.

Typically older children in Stockinbingal tend to utilise the recreation ground and creek environment for play opportunities. Council conducted a session with school students of Stockinbingal Primary in May 2017 and a village design competition to gauge opportunities for improving the liveability of Stockinbingal for children. Council also received written submissions from Stockinbingal students, with the overwhelming desire for a skate park or BMX facilities raised. Noting that to choose between these two options limits play opportunities, Council is proposing that a modular pump track be installed in Stockinbingal which would allow for either BMX riding or skate boarding. In conjunction with a shared path across the village, opportunities for children to physically recreate and move about the village safely will be linked.



Figure 14: Existing Tennis Courts at King George Park, Britannia Street



Figure 15: Existing Playground equipment at King George Park, Britannia Street



Figure 17: Existing facilities at the Recreation Ground



Figure 16: The Expression Swing™ is an example of intergenerational play which could augment the existing playground



Figure 18: Inclusive playground equipment can be integrated into existing playgrounds, like this roller table



Figure 19: A modular pump track which could be integrated into a dirt BMX track, also provides opportunities for skateboarders.
Source: www.modularpumptrack.com.au

Agriculture

While Stockinbingal is one of the only consistently operational grain receivable locations in the area and a number of renowned stations such as Geraldra are linked to Stockinbingal, it is clear that the railway and Burley Griffin Way have shaped Stockinbingal as more of a service community and less of an agricultural community, as a point of difference to a community like Wallendbeen, would be considered an “agricultural community.” The proposed Inland Rail is a further service industry opportunity related to agriculture for Stockinbingal.

Without a Rural Land Strategy to accurately map and evaluate the agricultural potential of land in the local government area, it would be pre-emptive to suggest what agriculture is best suited to the Stockinbingal area; however smaller, fragmented acreages exist surrounding Stockinbingal. These acreages can play a role in the supply of land for marginal and boutique agricultural pursuits such as heritage animal breeding, market gardens and the like. These small farm enterprises are often the backbone to local markets and small grocers.

Infrastructure

Community consultation has indicated a strong desire for Stockinbingal to grow. Council will need to undertake a number of growth planning scenarios that look at infrastructure provision at different population thresholds. Short term, population growth will exacerbate existing infrastructure needs and pressures. Because of this a short term action is to plan for and estimate the cost of a sewer network and treatment facility for Stockinbingal. A sewer has been identified as a requirement for Stockinbingal in previous decades, however the prohibitive cost and relatively low current population has seen this not come to fruition.

Creation of a stormwater network is a priority in Stockinbingal, with the flat village regularly experiencing water pooling and detention issues. Access across the village during a flood event will also need to be solved with a vehicle crossing which is above the 1 in 100 year flood level.

A pedestrian network is also to be created with access to the school, post office and King George Park and the recreation ground as a priority. This will improve mobility for the village, increase social participation and encourage parents to send their children to the Stockinbingal Public School.

Waste Management

Stockinbingal 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 treasures, 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 Stockinbingal have the means to transport large loads of green waste, whitegoods, car bodies and so on to the Cootamundra 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.

Inland Rail

The proposed Inland Rail is a freight route designed to connect regional areas to the ports of Brisbane and Melbourne. For the Cootamundra-Gundagai Regional Council area this means that primary producers and value add industries have rail access to the ports of Brisbane, Sydney and Melbourne.

Stockinbingal has the opportunity to establish an intermodal facility which could service the proposed Inland Rail, Lake Cargelligo Branch line (connecting to Griffith via Temora – Roto Line) and Burley Griffin Way. The existing grain depots at Stockinbingal could be further enhanced with opportunities for access to two more ports to be available through the proposed Inland Rail.

Appendix D has a collection of maps showing the future study area and potential rail alignment.



Figure 20: Potential industrial zoning, shown in purple, between the rail corridors and Burley Griffin Way will allow land owners to undertake a wider range of development opportunities

Ellwood Hall

Ellwood Hall was constructed by Thomas Ellwood in 1912-13. During the showing of a movie in 1928, the movie reel caught fire with damage resulting in a new roof and other major repairs being undertaken three months later. In 1936 supper rooms were added. The hall was eventually closed due to the floor becoming unsafe. Ann Ellwood offered the hall for a token price to the Stockinbingal Community however the cost of repairs were too prohibitive. Cootamundra Shire Council purchased the hall in 1968 and undertook necessary repairs noting the social value the hall has to the Stockinbingal Community.

Today the hall is a gathering place for the community with a number of get-togethers taking place on a regular basis. There is a Stockinbingal Hall Users Committee, however income for necessary repairs and upgrades is scarce due to the state of the hall. There is no heating or cooling system to help regulate temperatures and the amenities are rudimentary. Feedback is that if the hall was upgraded to be usable in hot and cold periods and amenities were improved, the hall would be used on a more regular basis.

In order for the hall to become a viable community function centre and meeting place, investment needs to be made to allow for year round use and making the hall desirable for people to hire for parties, exercise classes, weddings, debutante balls, school functions, indoor markets, committee meetings, community meetings, bingo, trivia nights and other private functions. A cost efficient method of achieving this would be to break the hall into zones for use. Aside from the post office tenancy, there is opportunity for the other shopfront to be utilised as a meeting space with regulated temperature control. Additionally this space can be accessed from Martin Street and does not require opening the hall. This space would be perfect for small group meetings, with minimal work needed to maintain.

The supper room is another option for an isolated user space. The supper room could be sealed, insulated and fitted with heating and cooling to allow for year round use. Amenity improvements such as painting the walls and installing windows could be investigated also. Comparisons to the insulation and upgrade of the Wallendbeen Memorial Hall's supper room highlights just how useful such a versatile space can be.

In order to hold functions, upgrades to the toilets and kitchen should be considered to be more attractive to caterers and those wishing to hold parties, receptions and so on.

Use of the yard next to the hall can also be viewed as an asset as a spill over area for functions, parties and receptions or used separately as a site for open air markets.



Figure 21: the hall is a versatile building which can be used for everything to school award nights, yoga to receptions. The above picture demonstrates the growing trend for simple country hall wedding receptions across Australia © Polka Dot Bride



Figure 22: pop up birthday parties need not be constrained to just the hall - the surrounding land can also be used ©Domestic Fashionista

Trees in front of the hall, aside from not being the most appropriate trees in the context of Martin Street and the hall, have undermined the structural integrity of the hall and footpath, interfere with powerlines and have been noted as having epicormics growth, ash dieback and decay. Removal of these trees and replacement with more suitable trees and a planted verge will improve the frontage of the hall and better display the period features of the hall's frontage.



Figure 23: The trees in front of the Hall dominate the building and hide the facade.

Hibernia Street

Hibernia Street was nominated as the “main street” of Stockinbingal by the majority of respondents to the community consultation, however most former shops now sit either vacant or are used as houses. The heritage conservation area further constrains the use and redevelopment of this area with a perception that the heritage conservation area means that redevelopment, extensions, augmentation and even maintenance is not permissible. Unfortunately, this has led to the image of Stockinbingal seen by passer-by as being one of urban decay. In the short term, the reality of Hibernia Street being the commercial core of Stockinbingal is unlikely and is best viewed as a medium to long term goal.

In order to achieve this, it is recommended that the heritage conservation area be repealed and that zoning along Hibernia Street be changed from RU5 – Village Zone to a commercial zoning. This would mean that any new development or land use can only be that which is permissible in the zone.

To improve amenity, a landscaping plan should be undertaken which identifies appropriate plants and street furniture which will create a more inviting environment for people to stop and chat. A clear goal is to create Hibernia Street as a social space for the community to interact with each other and visitors, providing a framework to encourage pedestrian activity which in turn will support and grow commercial shopfronts as they develop.

Train Station/Rest Area

Formerly the junction for the Lake Cargelligo Branch Line and Stockinbingal-Parkes Line, Stockinbingal was a two platform station which was closed to passengers in the 1970s. Today, only one platform remains and the station buildings on the remaining platform are locked up and are generally in a state of disrepair.

The rest area contains a toilet and picnic area which is often deserted due to the impact of weather (mainly heat) on the facilities. The parking area is serviced by a dirt road which in summer kicks up a lot of dirt or is filled with deep pot holes in winter.

Community feedback indicated that there is a large train spotting community in Stockinbingal and enthusiasts regularly visit the village to photograph various freight trains. There was an expressed desire for Council to secure a lease over the train station buildings for community benefit. Council itself has a desire to improve the amenity of the rest area generally and sees this area as an activity area for Stockinbingal.

The position of this site along Hibernia Street means that it has high exposure to passing motorists and captive audience of those using rest facilities. Opportunities for this area include interactive displays on the heritage of Stockinbingal, train displays and information at the station as well as the holding of short events such as markets.



Figure 27: Termite damage



Figure 24: Station Masters Office is open to the elements and home to many, many cathead weeds



Figure 26: Stockinbingal Platform Signage



Figure 25: Rest area

Camping and Caravanning

Free camping is available at the recreation ground at Stockinbingal with power available and shower facilities accessible to campers and caravans. The free camping facility is not signposted from the highway or even at the recreation ground and so it is rarely utilised by any but those in the know.

A joke page exists on Facebook which centres on a satirical Stockinbingal Caravan Park which can sometimes be mistaken as a real business by people from outside the area.

The use of the recreation ground for camping and caravans is an untapped asset which could generate revenue easily. Signposting the availability of free camping and caravan parking will direct more opportunistic traffic to the site which in turn will generate word of mouth through caravanning and grey nomad blogs and forums. Placing a combination padlock on power units can restrict access to power to only those who pay a nominal fee at either a nominated shop in Stockinbingal or through a website. Using the internet will allow for people who arrive at odd hours to still access power as long as they have a credit card. The code for the nominated lock would be generated upon receipt of payment.

A similar system could be used for accessing showers and other amenities. The revenue generated, while small, will assist in long term maintenance and upgrades of recreation ground facilities, which in turn will generate more use.

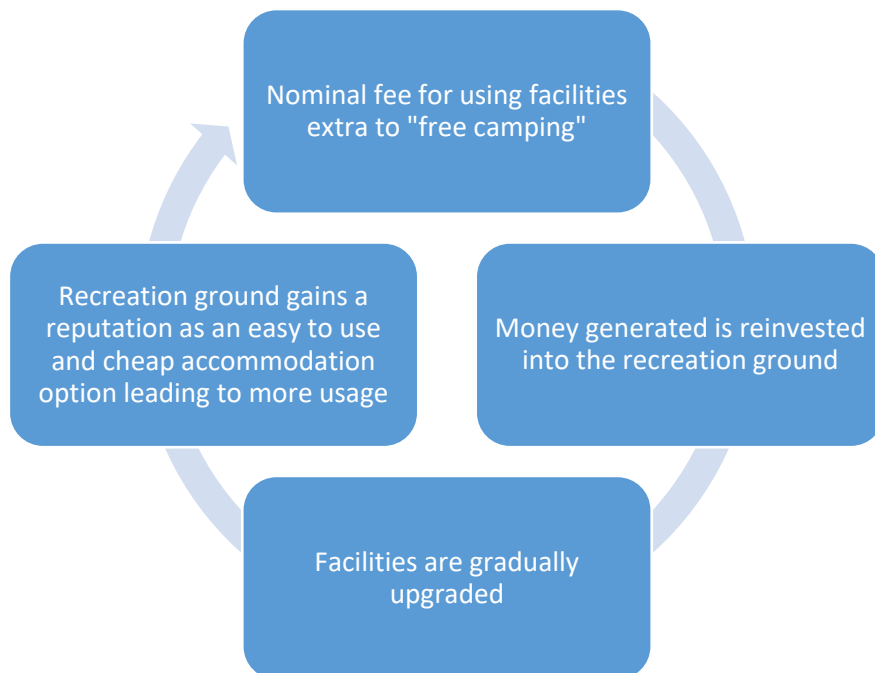


Figure 28: Self-contained funding cycle

Committees

Stockinbingal has a plethora of committees which are dedicated to a single cause. There are also other volunteer operations such as Stop and Mingle and the Stockinbingal Newsletter. As with most small communities, the residents are willing to pitch in and improve the amenity of the village as can be seen with the recent War Memorial work in King George Park on Britannia Street; however, fatigue can often set in with the most passionate of local advocates overworked and burnt out on their causes.



Figure 29: New Stockinbingal War Memorial in King George Park

To ensure that committees and fatigue are managed better in Stockinbingal and to help co-fund various projects around the village, a new committee hierarchy is proposed which seeks to promote local employment, create a list of community priorities and ensure that all community assets and groups have access to funding and other arrangements. For example, revenue raised from a function at the Hall would go towards both the Hall with a portion also going towards listed priorities elsewhere in the village. The decision to rework the committees of Stockinbingal must be led by the community and should be an opportunity for committees. Council would be able to assist with the establishment of the main committee, but the operation and function would be largely dependent on the community.

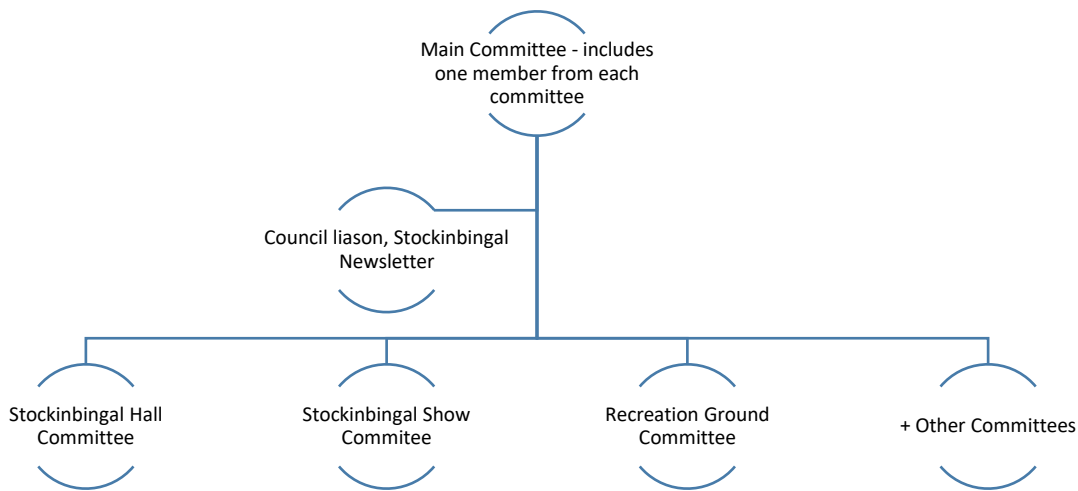


Figure 30: Potential committee hierarchy for Stockinbingal

General Amenity

General amenity of Stockinbingal is hampered by the open swale drain network throughout town which becomes difficult to maintain and unsightly in summer. Proper kerb and guttering as a part of a stormwater network would assist in removing the need for swale drains and associated maintenance.

Street trees offer an opportunity to enhance character and depending on the species of tree may change based on the season. Street trees also play a significant role in reducing the urban heat island effect, which will need to be considered if Stockinbingal is to grow and become a larger centre as urban heat will increase.

Signage into Stockinbingal which is reflective of the village will be developed in a similar manner to other villages. Feedback received indicates that a suitable image to associate with Stockinbingal is the train. Other signage for wayfinding around Stockinbingal will also improve amenity.

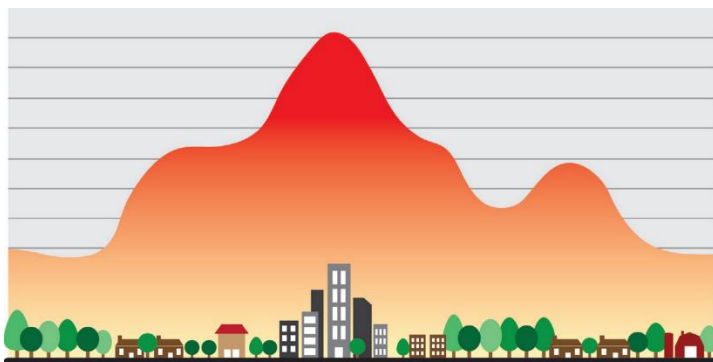


Figure 31: Urban heat can be mitigated with vegetation



Figure 32: Roll kerbs tend to be longer lasting as they are fully mountable



Figure 33: Impact of flowering trees, such as these jacarandas can be a facet of local identity such as the Grafton Jacaranda Festival which resulted from a decision by the Council in 1879 to plant jacarandas to beautify the streets © Troy Lennon for the Daily Telegraph, 28 October 2016



Figure 34: Temporary signage can still be informative when paired with extra information such as a query code



Figure 35: Signage which uses walking distance as a measure can be useful for small areas such as villages

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	Two new signs required	Short term	\$40,000	Combination of new signage fund and other sources	CGRC
Upgrade of Hibernia Street	Clearing of overgrown garden beds, replanting and street furniture	Short term	\$20,000	Section 94A Plan	CGRC
Seating in vicinity of the cenotaph	Bench in the style of the cenotaph for people to reflect and for less mobile people to sit during ceremonies	Short term	\$2,000	ANZAC Community Grant from NSW	CGRC
Stormwater audit and implementation plan	Investigation into the existing stormwater network, which correlated with data from inundation and flooding events will produce an implementation plan for works	Medium term	-	Funded via Stronger Communities Fund – Major Projects Program, Stormwater Mitigation strategy	CGRC
Stormwater Network	Creating a stormwater network	Medium – long term	Requires a masterplan for costings	Utilities Fund	CGRC

Sewer	Plan and build a sewer for Stockinbingal and future residential growth	Short-medium term	Requires a masterplan for costings	Utilities Fund	CGRC
Footpath network	Master plan and implement footpath network in Stockinbingal	On going	Requires a masterplan for costings	General revenue/ Section 94A Plan	CGRC
Pedestrian railway crossing	Gated pedestrian crossing	Short – medium term	\$10,000	General revenue	CGRC and ARTC
Train Station lease	Secure ongoing lease for the train station for community purposes	On going	\$2,000 pa	General revenue	CGRC, ARTC and Stockinbingal Community
Rest area upgrade	Improve amenity and all weather use (sealing) of the rest area	On going	-	Community working bees/RMS upgrade works	CGRC and Stockinbingal Community
Bus Shelter	All weather shelter for school bus on Hibernia Street	Short term	\$5,000	Grant funding	CGRC and Department of Education
Cemetery mapping	Digital portal to find and view graves in the Stockinbingal Cemetery	Short term	-	Merger Implementation Fund	CGRC
Cemetery beautification	Number of initiatives to create an environment which is pleasant, respectful and easy to move around	On going	-	Merger Implementation Fund	CGRC

Ashes Internment Wall	Create an ashes internment wall and associated sitting area/garden	Medium Term	\$20,000	General Revenue/Community Donations	CGRC and Community
Water connection to cemetery	Extend a water line to the cemetery for irrigation and vase water	Short-medium term	\$20,000	General revenue	CGRC and Goldenfields Water
BMX Pump Track at the recreation ground	Exact configuration and location to be confirmed.	Short term	\$66,700	Funded via Stronger Country Communities	CGRC
BBQ Facility at the recreation ground	Coin operated BBQ to be placed at the recreation ground	Short-medium term	\$10,000	Section 94A	CGRC and Community
Playground upgrade at King George Park	Improve the diversity of equipment at the park to create a long stay experience	Short term	\$20,000	General Revenue/Section 94A	CGRC
Upgrade free camping facilities at recreation ground	Works required to be determined by relevant community organisation	Short term	\$500	Section 94A Plan	CGRC and Stockinbingal Community
Ellwood Hall shopfront	Convert second shopfront into a meeting space for community	Short term	\$2,000	General Revenue	CGRC
Ellwood Hall works plan	Create a ten year plan of works which need to be undertaken	Short term	-	-	CGRC

Rezoning of Hibernia Street Precinct	In order to promote and encourage commercial activity, rezone to B1 or similar zoning in new CGRC LEP	Short – medium term	-	-	CGRC
Rezone identified growth areas	To ensure that land is ready and available for development when required	Short term	-	-	CGRC
Removal of Heritage Conservation Area	To encourage renewal	Short – Medium term	-	-	CGRC
Perform a street tree audit and develop a street tree master plan	Identify existing tree species, damaged trees and those at the end of their viable life. Formulate climate and soil appropriate trees which are in keeping with the character of Stockinbingal	Audit – short term Masterplan implementation - ongoing	-	Section 94A and any street tree allocation for maintenance and renewal.	CGRC
Off leash Dog Area	Designate an off leash dog area	Short term	-	-	CGRC
Septic System Audit	Audit of all dwellings, working to bring all septic systems up to code until a sewer can be implemented	Ongoing	-	-	CGRC

Appendix A – Bionet Atlas of Recorded Flora and Fauna

Kingdom	Family	Scientific Name	Common Name
Animalia	Myobatrachidae	<i>Limnodynastes interioris</i>	Giant Banjo Frog
Animalia	Columbidae	<i>Columba livia</i>	Rock Dove
Animalia	Columbidae	<i>Ocyphaps lophotes</i>	Crested Pigeon
Animalia	Ardeidae	<i>Ardea modesta</i>	Eastern Great Egret
Animalia	Accipitridae	<i>Accipiter fasciatus</i>	Brown Goshawk
Animalia	Accipitridae	<i>Circus assimilis</i>	Spotted Harrier
Animalia	Cacatuidae	<i>Eolophus roseicapillus</i>	Galah
Animalia	Psittacidae	<i>Platyercus eximius</i>	Eastern Rosella
Animalia	Psittacidae	<i>Polytelis swainsonii</i>	Superb Parrot
Animalia	Meropidae	<i>Merops ornatus</i>	Rainbow Bee-eater
Animalia	Meliphagidae	<i>Manorina melanocephala</i>	Noisy Miner
Animalia	Campephagidae	<i>Coracina novaehollandiae</i>	Black-faced Cuckoo-shrike
Animalia	Campephagidae	<i>Coracina papuensis</i>	White-bellied Cuckoo-shrike
Animalia	Artamidae	<i>Artamus superciliosus</i>	White-browed Woodswallow
Animalia	Artamidae	<i>Cracticus tibicen</i>	Australian Magpie
Animalia	Monarchidae	<i>Grallina cyanoleuca</i>	Magpie-lark
Animalia	Corcoracidae	<i>Corcorax melanorhamphos</i>	White-winged Chough
Animalia	Sturnidae	<i>Sturnus vulgaris</i>	Common Starling
Animalia	Passeridae	<i>Passer domesticus</i>	House Sparrow
Animalia	Tachyglossidae	<i>Tachyglossus aculeatus</i>	Short-beaked Echidna
Animalia	Phalangeridae	<i>Trichosurus sp.</i>	brush-tail possum
Animalia	Canidae	<i>Vulpes vulpes</i>	Fox
Plantae	Amaranthaceae	<i>Alternanthera spp.</i>	Joyweed
Plantae	Anacardiaceae	<i>Schinus areira</i>	Pepper Tree
Plantae	Anthericaceae	<i>Dichopogon fimbriatus</i>	Nodding Chocolate Lily

Plantae	Anthericaceae	<i>Dichopogon spp.</i>	Chocolate Lily
Plantae	Anthericaceae	<i>Dichopogon strictus</i>	Chocolate Lily
Plantae	Anthericaceae	<i>Tricoryne elatior</i>	Yellow Autumn-lily
Plantae	Apiaceae	<i>Daucus glochidiatus</i>	Native Carrot
Plantae	Apiaceae	<i>Hydrocotyle laxiflora</i>	Stinking Pennywort
Plantae	Asparagaceae	<i>Asparagus asparagoides</i>	Bridal Creeper
Plantae	Asphodelaceae	<i>Bulbine bulbosa</i>	Bulbine Lily
Plantae	Asteraceae	<i>Arctotheca calendula</i>	Capeweed
Plantae	Asteraceae	<i>Brachyscome ciliaris</i>	Variable Daisy
Plantae	Asteraceae	<i>Calotis anthemoides</i>	Cut-leaved Burr-daisy
Plantae	Asteraceae	<i>Calotis cuneifolia</i>	Purple Burr-Daisy
Plantae	Asteraceae	<i>Carthamus spp.</i>	
Plantae	Asteraceae	<i>Cassinia arcuata</i>	Sifton Bush
Plantae	Asteraceae	<i>Cassinia spp.</i>	
Plantae	Asteraceae	<i>Chrysocephalum apiculatum</i>	Common Everlasting
Plantae	Asteraceae	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting
Plantae	Asteraceae	<i>Cirsium vulgare</i>	Spear Thistle
Plantae	Asteraceae	<i>Cotula australis</i>	Common Cotula
Plantae	Asteraceae	<i>Cymbonotus lawsonianus</i>	Bear's Ear
Plantae	Asteraceae	<i>Dittrichia graveolens</i>	Stinkwort
Plantae	Asteraceae	<i>Hedypnois rhagadioloides</i>	Cretan Weed
Plantae	Asteraceae	<i>Hypochaeris glabra</i>	Smooth Catsear
Plantae	Asteraceae	<i>Hypochaeris radicata</i>	Catsear
Plantae	Asteraceae	<i>Lactuca serriola</i>	Prickly Lettuce
Plantae	Asteraceae	<i>Leptorhynchus squamatus</i>	Scaly Buttons
Plantae	Asteraceae	<i>Microseris lanceolata</i>	Yam Daisy
Plantae	Asteraceae	<i>Solenogyne dominii</i>	
Plantae	Asteraceae	<i>Soliva sessilis</i>	Bindyi
Plantae	Asteraceae	<i>Sonchus oleraceus</i>	Common Sowthistle
Plantae	Asteraceae	<i>Sonchus spp.</i>	Sowthistle
Plantae	Asteraceae	<i>Stuartina spp.</i>	

Plantae	Asteraceae	<i>Triptilodiscus pygmaeus</i>	Common Sunray
Plantae	Asteraceae	<i>Vittadinia cuneata</i>	A Fuzzweed
Plantae	Asteraceae	<i>Vittadinia muelleri</i>	A Fuzzweed
Plantae	Asteraceae	<i>Vittadinia spp.</i>	Fuzzweed
Plantae	Asteraceae	<i>Xanthium occidentale</i>	Noogoora Burr
Plantae	Asteraceae	<i>Xerochrysum bracteatum</i>	Golden Everlasting
Plantae	Asteraceae	<i>Xerochrysum viscosum</i>	Sticky Everlasting
Plantae	Boraginaceae	<i>Cynoglossum spp.</i>	
Plantae	Boraginaceae	<i>Cynoglossum suaveolens</i>	Sweet Hound's-tongue
Plantae	Boraginaceae	<i>Echium plantagineum</i>	Patterson's Curse
Plantae	Brassicaceae	<i>Brassica juncea</i>	Indian Mustard
Plantae	Campanulaceae	<i>Wahlenbergia communis</i>	Tufted Bluebell
Plantae	Campanulaceae	<i>Wahlenbergia luteola</i>	Bluebell
Plantae	Campanulaceae	<i>Wahlenbergia spp.</i>	Bluebell
Plantae	Caryophyllaceae	<i>Petrorhagia nanteuilii</i>	Proliferous Pink
Plantae	Casuarinaceae	<i>Allocasuarina luehmannii</i>	Bulloak
Plantae	Casuarinaceae	<i>Allocasuarina spp.</i>	
Plantae	Chenopodiaceae	<i>Atriplex semibaccata</i>	Creeping Saltbush
Plantae	Chenopodiaceae	<i>Chenopodiaceae indeterminate</i>	Salt-bushes
Plantae	Chenopodiaceae	<i>Chenopodium desertorum</i>	Desert Goosefoot
Plantae	Chenopodiaceae	<i>Einadia hastata</i>	Berry Saltbush
Plantae	Chenopodiaceae	<i>Einadia nutans</i>	Climbing Saltbush
Plantae	Chenopodiaceae	<i>Einadia polygonoides</i>	Knotweed Goosefoot
Plantae	Chenopodiaceae	<i>Maireana enchylaenoides</i>	Wingless Fissure-weed

Plantae	Chenopodiaceae	<i>Maireana microphylla</i>	Small-leaf Bluebush
Plantae	Chenopodiaceae	<i>Maireana spp.</i>	Cotton Bush, Bluebush, Fissure-weed
Plantae	Clusiaceae	<i>Hypericum gramineum</i>	Small St John's Wort
Plantae	Clusiaceae	<i>Hypericum perforatum</i>	St. Johns Wort
Plantae	Colchicaceae	<i>Wurmbea dioica subsp. dioica</i>	Early Nancy
Plantae	Convolvulaceae	<i>Convolvulus angustissimus</i>	
Plantae	Convolvulaceae	<i>Convolvulus erubescens</i>	Pink Bindweed
Plantae	Convolvulaceae	<i>Dichondra repens</i>	Kidney Weed
Plantae	Crassulaceae	<i>Crassula sieberiana</i>	Australian Stonecrop
Plantae	Cucurbitaceae	<i>Cucumis myriocarpus subsp. leptodermis</i>	Paddy Melon
Plantae	Cupressaceae	<i>Callitris endlicheri</i>	Black Cypress Pine
Plantae	Cupressaceae	<i>Callitris glaucophylla</i>	White Cypress Pine
Plantae	Cyperaceae	<i>Carex appressa</i>	Tall Sedge
Plantae	Cyperaceae	<i>Carex inversa</i>	Knob Sedge
Plantae	Cyperaceae	<i>Carex spp.</i>	
Plantae	Cyperaceae	<i>Schoenus apogon</i>	Fluke Bogrush
Plantae	Droseraceae	<i>Drosera peltata</i>	A Sundew
Plantae	Fabaceae (Faboideae)	<i>Desmodium varians</i>	Slender Tick-trefoil
Plantae	Fabaceae (Faboideae)	<i>Eutaxia microphylla</i>	
Plantae	Fabaceae (Faboideae)	<i>Glycine canescens</i>	Silky Glycine
Plantae	Fabaceae (Faboideae)	<i>Glycine clandestina</i>	Twining glycine
Plantae	Fabaceae (Faboideae)	<i>Pultenaea spp.</i>	
Plantae	Fabaceae (Faboideae)	<i>Templetonia stenophylla</i>	Leafy Templetonia
Plantae	Fabaceae (Faboideae)	<i>Trifolium angustifolium</i>	Narrow-leaved Clover
Plantae	Fabaceae (Faboideae)	<i>Trifolium spp.</i>	A Clover

Plantae	Fabaceae (Faboideae)	<i>Trifolium suffocatum</i>	Suffocated Clover
Plantae	Fabaceae (Mimosoideae)	<i>Acacia baileyana</i>	Cootamundra Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia deanei</i>	Green Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia deanei subsp. paucijuga</i>	Green Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia decora</i>	Western Silver Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia falcata</i>	
Plantae	Fabaceae (Mimosoideae)	<i>Acacia flexifolia</i>	Bent-leaved Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia hakeoides</i>	Hakea Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia lineata</i>	Streaked Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia mearnsii</i>	Black Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia pycnantha</i>	Golden Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia spp.</i>	Wattle
Plantae	Gentianaceae	<i>Centaurium erythraea</i>	Common Centaury
Plantae	Gentianaceae	<i>Cicendia quadrangularis</i>	
Plantae	Geraniaceae	<i>Erodium spp.</i>	Crowfoot
Plantae	Geraniaceae	<i>Geranium retrorsum</i>	Cranesbill Geranium
Plantae	Geraniaceae	<i>Geranium spp.</i>	

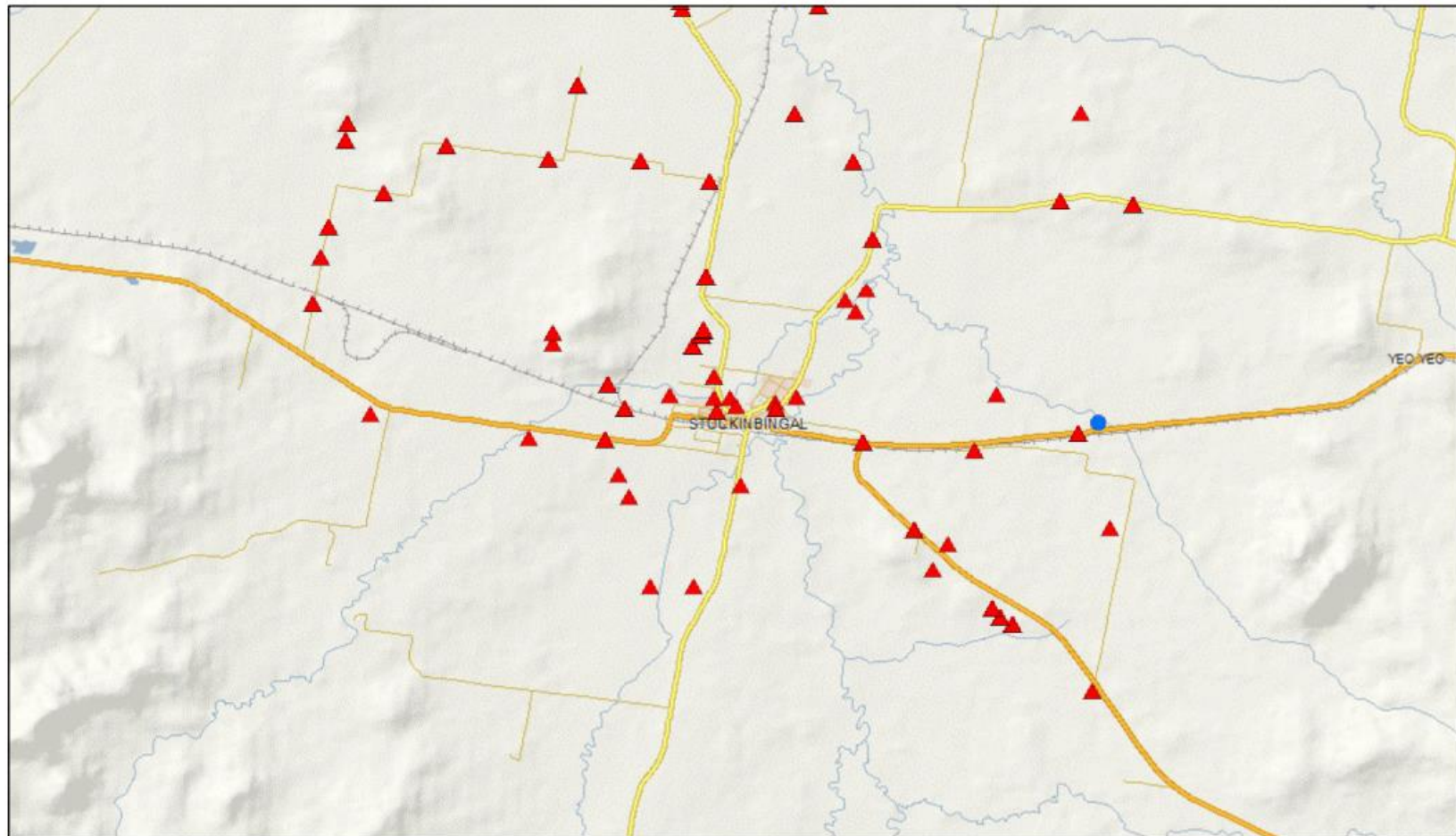
Plantae	Goodeniaceae	<i>Goodenia hederacea</i>	Ivy Goodenia
Plantae	Goodeniaceae	<i>Goodenia hederacea subsp. hederacea</i>	
Plantae	Goodeniaceae	<i>Goodenia pinnatifida</i>	Scrambles Eggs
Plantae	Haloragaceae	<i>Myriophyllum spp.</i>	
Plantae	Hypoxidaceae	<i>Hypoxis spp.</i>	
Plantae	Iridaceae	<i>Freesia spp.</i>	
Plantae	Iridaceae	<i>Romulea rosea var. australis</i>	Onion Grass
Plantae	Juncaceae	<i>Juncus filicaulis</i>	
Plantae	Juncaceae	<i>Juncus spp.</i>	A Rush
Plantae	Lamiaceae	<i>Salvia verbenaca</i>	Vervain
Plantae	Lomandraceae	<i>Lomandra bracteata</i>	Mat-rush
Plantae	Lomandraceae	<i>Lomandra filiformis</i>	Wattle Matt-rush
Plantae	Lomandraceae	<i>Lomandra multiflora subsp. multiflora</i>	Many-flowered Mat-rush
Plantae	Lomandraceae	<i>Lomandra spp.</i>	Mat-rush
Plantae	Lythraceae	<i>Lythrum hyssopifolia</i>	Hyssop Loosestrife
Plantae	Malvaceae	<i>Brachychiton populneus</i>	Kurrajong
Plantae	Malvaceae	<i>Sida corrugata</i>	Corrugated Sida
Plantae	Myoporaceae	<i>Myoporum parvifolium</i>	Creeping Boobialla
Plantae	Myrsinaceae	<i>Lysimachia arvensis</i>	Scarlet Pimpernel
Plantae	Myrtaceae	<i>Eucalyptus albens</i>	White Box
Plantae	Myrtaceae	<i>Eucalyptus blakelyi</i>	Blakely's Red Gum
Plantae	Myrtaceae	<i>Eucalyptus camaldulensis</i>	River Red Gum
Plantae	Myrtaceae	<i>Eucalyptus melliodora</i>	Yellow Box
Plantae	Myrtaceae	<i>Eucalyptus microcarpa</i>	Western Grey Box
Plantae	Myrtaceae	<i>Eucalyptus spp.</i>	
Plantae	Oleaceae	<i>Ligustrum lucidum</i>	Large-leaved Privet
Plantae	Onagraceae	<i>Epilobium billardierianum</i>	
Plantae	Orchidaceae	<i>Diuris spp.</i>	
Plantae	Oxalidaceae	<i>Oxalis perennans</i>	
Plantae	Phormiaceae	<i>Dianella longifolia</i>	Blueberry Lily

Plantae	Phormiaceae	<i>Dianella revoluta</i>	Blueberry Lily
Plantae	Pittosporaceae	<i>Pittosporum angustifolium</i>	Butterbush
Plantae	Plantaginaceae	<i>Plantago lanceolata</i>	Lamb's Tongues
Plantae	Plantaginaceae	<i>Plantago varia</i>	
Plantae	Poaceae	<i>Amphibromus spp.</i>	
Plantae	Poaceae	<i>Aristida behriana</i>	Bunch Wiregrass
Plantae	Poaceae	<i>Aristida calycina subsp. calycina</i>	
Plantae	Poaceae	<i>Aristida jerichoensis subsp. jerichoensis</i>	Jericho Wiregrass
Plantae	Poaceae	<i>Aristida ramosa</i>	Purple Wiregrass
Plantae	Poaceae	<i>Austrostipa aristiglumis</i>	Plains Grass
Plantae	Poaceae	<i>Austrostipa bigeniculata</i>	Yanganbil
Plantae	Poaceae	<i>Austrostipa densiflora</i>	Foxtail Speargrass
Plantae	Poaceae	<i>Austrostipa nitida</i>	
Plantae	Poaceae	<i>Austrostipa nodosa</i>	A Speargrass
Plantae	Poaceae	<i>Austrostipa scabra</i>	Speargrass
Plantae	Poaceae	<i>Austrostipa scabra subsp. falcata</i>	Rough Speargrass
Plantae	Poaceae	<i>Austrostipa spp.</i>	A Speargrass
Plantae	Poaceae	<i>Austrostipa verticillata</i>	Slender Bamboo Grass
Plantae	Poaceae	<i>Avena barbata</i>	Bearded Oats
Plantae	Poaceae	<i>Avena fatua</i>	Wild Oats
Plantae	Poaceae	<i>Avena spp.</i>	Oats
Plantae	Poaceae	<i>Bothriochloa macra</i>	Red Grass
Plantae	Poaceae	<i>Briza maxima</i>	Quaking Grass
Plantae	Poaceae	<i>Briza minor</i>	Shivery Grass
Plantae	Poaceae	<i>Bromus diandrus</i>	Great Brome
Plantae	Poaceae	<i>Bromus spp.</i>	A Brome
Plantae	Poaceae	<i>Chloris truncata</i>	Windmill Grass
Plantae	Poaceae	<i>Dactylis glomerata</i>	Cocksfoot
Plantae	Poaceae	<i>Digitaria divaricatissima</i>	Umbrella Grass
Plantae	Poaceae	<i>Echinochloa colona</i>	Awnless Barnyard Grass
Plantae	Poaceae	<i>Echinochloa crus-galli</i>	Barnyard Grass
Plantae	Poaceae	<i>Elymus scaber</i>	Common Wheatgrass

Plantae	Poaceae	<i>Enteropogon acicularis</i>	Curly Windmill Grass
Plantae	Poaceae	<i>Enteropogon spp.</i>	Windmill Grass
Plantae	Poaceae	<i>Eragrostis cilianensis</i>	Stinkgrass
Plantae	Poaceae	<i>Hordeum leporinum</i>	Barley Grass
Plantae	Poaceae	<i>Lolium spp.</i>	A Ryegrass
Plantae	Poaceae	<i>Microlaena stipoides</i>	Weeping Grass
Plantae	Poaceae	<i>Nassella trichotoma</i>	Serrated Tussock
Plantae	Poaceae	<i>Panicum effusum</i>	Hairy Panic
Plantae	Poaceae	<i>Panicum spp.</i>	Panicum
Plantae	Poaceae	<i>Paspalidium gracile</i>	Slender Panic
Plantae	Poaceae	<i>Paspalum dilatatum</i>	Paspalum
Plantae	Poaceae	<i>Phalaris paradoxa</i>	Paradoxa Grass
Plantae	Poaceae	<i>Phalaris spp.</i>	
Plantae	Poaceae	<i>Poa annua</i>	Winter Grass
Plantae	Poaceae	<i>Poa bulbosa</i>	Bulbous Poa
Plantae	Poaceae	<i>Poa labillardierei</i> subsp. <i>labillardierei</i>	Tussock
Plantae	Poaceae	<i>Poa spp.</i>	
Plantae	Poaceae	<i>Poaceae indeterminate</i>	Grasses, reeds and bamboos
Plantae	Poaceae	<i>Rytidosperma auriculatum</i>	Lobed Wallaby Grass
Plantae	Poaceae	<i>Rytidosperma bipartitum</i>	Wallaby Grass
Plantae	Poaceae	<i>Rytidosperma caespitosum</i>	Ringed Wallaby Grass
Plantae	Poaceae	<i>Rytidosperma carphoides</i>	Short Wallaby Grass
Plantae	Poaceae	<i>Rytidosperma erianthum</i>	Wallaby Grass
Plantae	Poaceae	<i>Rytidosperma racemosum</i>	Wallaby Grass
Plantae	Poaceae	<i>Rytidosperma richardsonii</i>	Straw Wallaby-grass
Plantae	Poaceae	<i>Rytidosperma setaceum</i>	Small-flowered Wallaby-grass
Plantae	Poaceae	<i>Rytidosperma spp.</i>	
Plantae	Poaceae	<i>Sporobolus creber</i>	Slender Rat's Tail Grass
Plantae	Poaceae	<i>Themeda avenacea</i>	Native Oatgrass
Plantae	Poaceae	<i>Themeda triandra</i>	
Plantae	Poaceae	<i>Vulpia bromoides</i>	Squirrel Tail Fesque

Plantae	Poaceae	<i>Vulpia spp.</i>	Rat's-tail Fescue
Plantae	Polygonaceae	<i>Rumex brownii</i>	Swamp Dock
Plantae	Pteridaceae	<i>Cheilanthes distans</i>	Bristly Cloak Fern
Plantae	Pteridaceae	<i>Cheilanthes sieberi subsp. sieberi</i>	Rock Fern
Plantae	Pteridaceae	<i>Cheilanthes spp.</i>	Cloak Fern, Mulga Fern, Rock Fern
Plantae	Ranunculaceae	<i>Ranunculus pachycarpus</i>	Thick-fruit Buttercup
Plantae	Ranunculaceae	<i>Ranunculus sessiliflorus</i>	Small-flowered Buttercup
Plantae	Rosaceae	<i>Acaena ovina</i>	Acaena
Plantae	Rosaceae	<i>Rosa rubiginosa</i>	Sweet Briar
Plantae	Rubiaceae	<i>Asperula conferta</i>	Common Woodruff
Plantae	Rubiaceae	<i>Galium divaricatum</i>	Slender Bedstraw
Plantae	Rubiaceae	<i>Sherardia arvensis</i>	Field Madder
Plantae	Sapindaceae	<i>Dodonaea spp.</i>	A Hopbush
Plantae	Sapindaceae	<i>Dodonaea viscosa</i>	Sticky Hop-bush
Plantae	Scrophulariaceae	<i>Parentucellia latifolia</i>	Red Bartsia
Plantae	Solanaceae	<i>Lycium ferocissimum</i>	African Boxthorn
Plantae	Stackhousiaceae	<i>Stackhousia monogyna</i>	Creamy Candles
Plantae	Thymelaeaceae	<i>Pimelea curviflora</i>	Rice Flower

Atlas Map

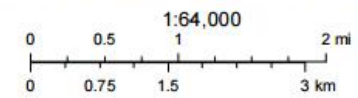


October 25, 2017

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Appendix B – Growth Scenario

Consultation revealed that people of Stockinbingal assessed that the town had sufficient capacity to accept new residents within existing town limits i.e. allow for greater density. Existing lots can cater for short-medium term growth, particularly if the minimum lot size is reduced to 1,000m² once a sewer is installed.

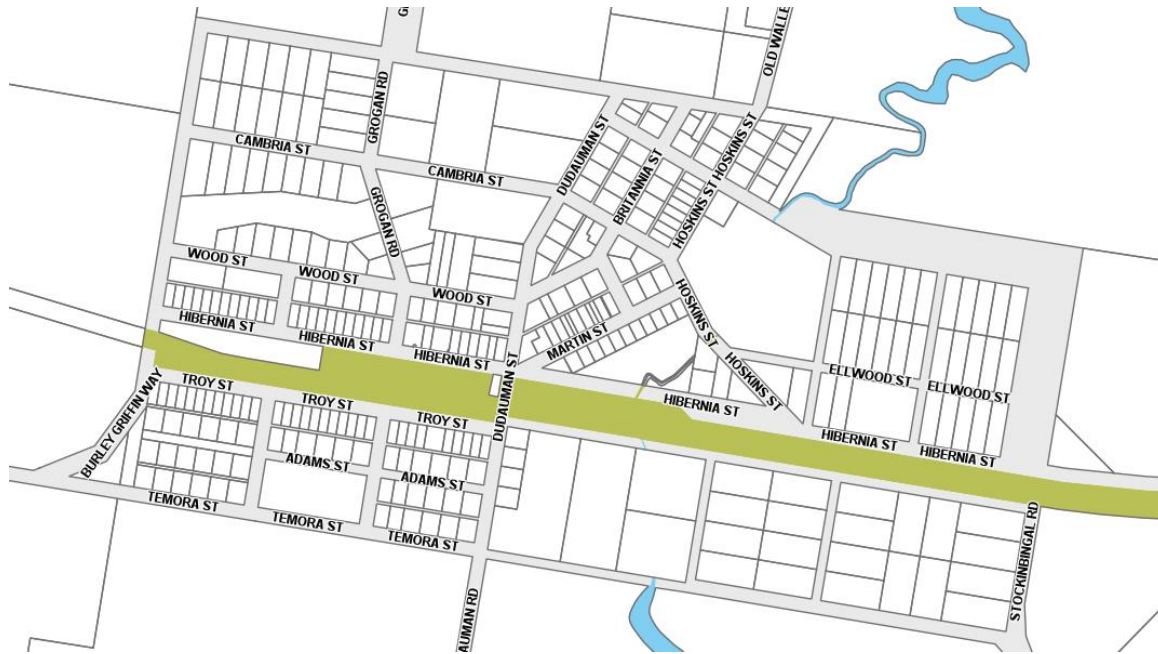


Figure 36: Current Lot Layout

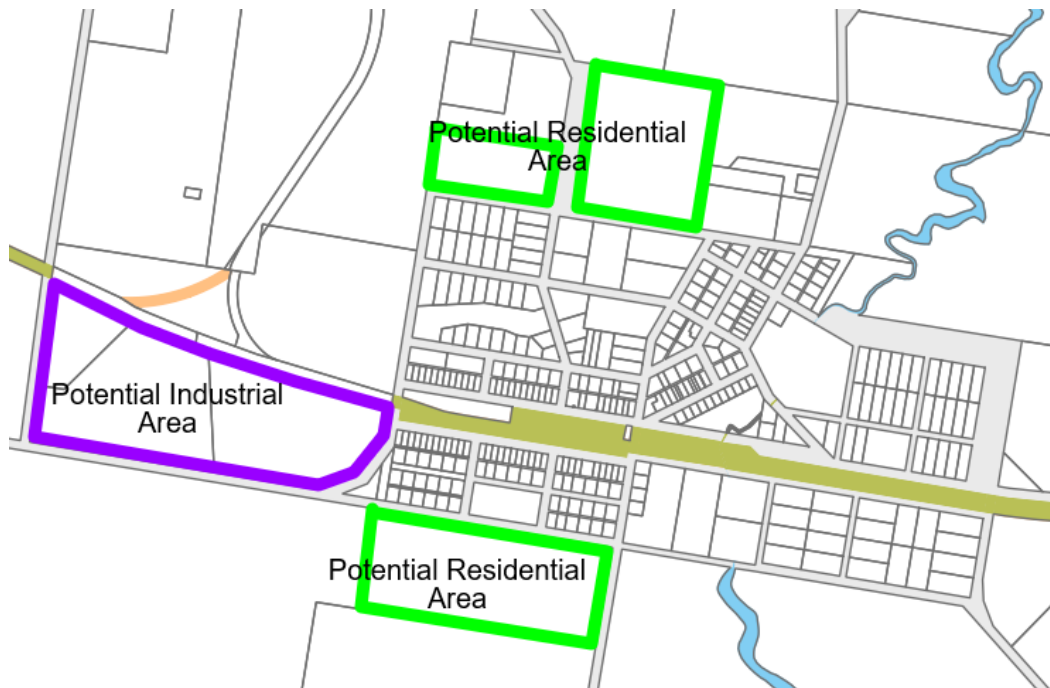


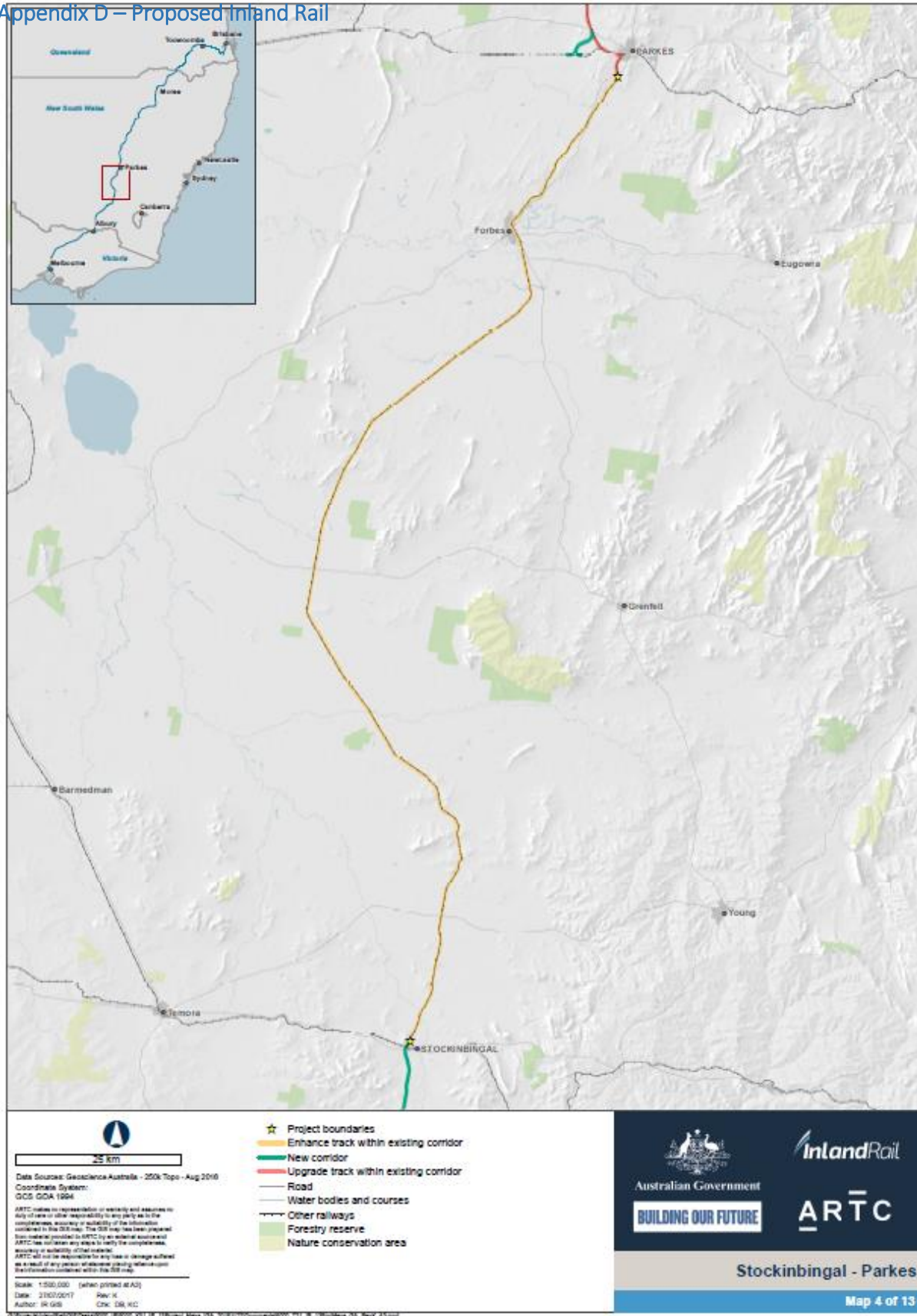
Figure 37: Potential Growth Areas

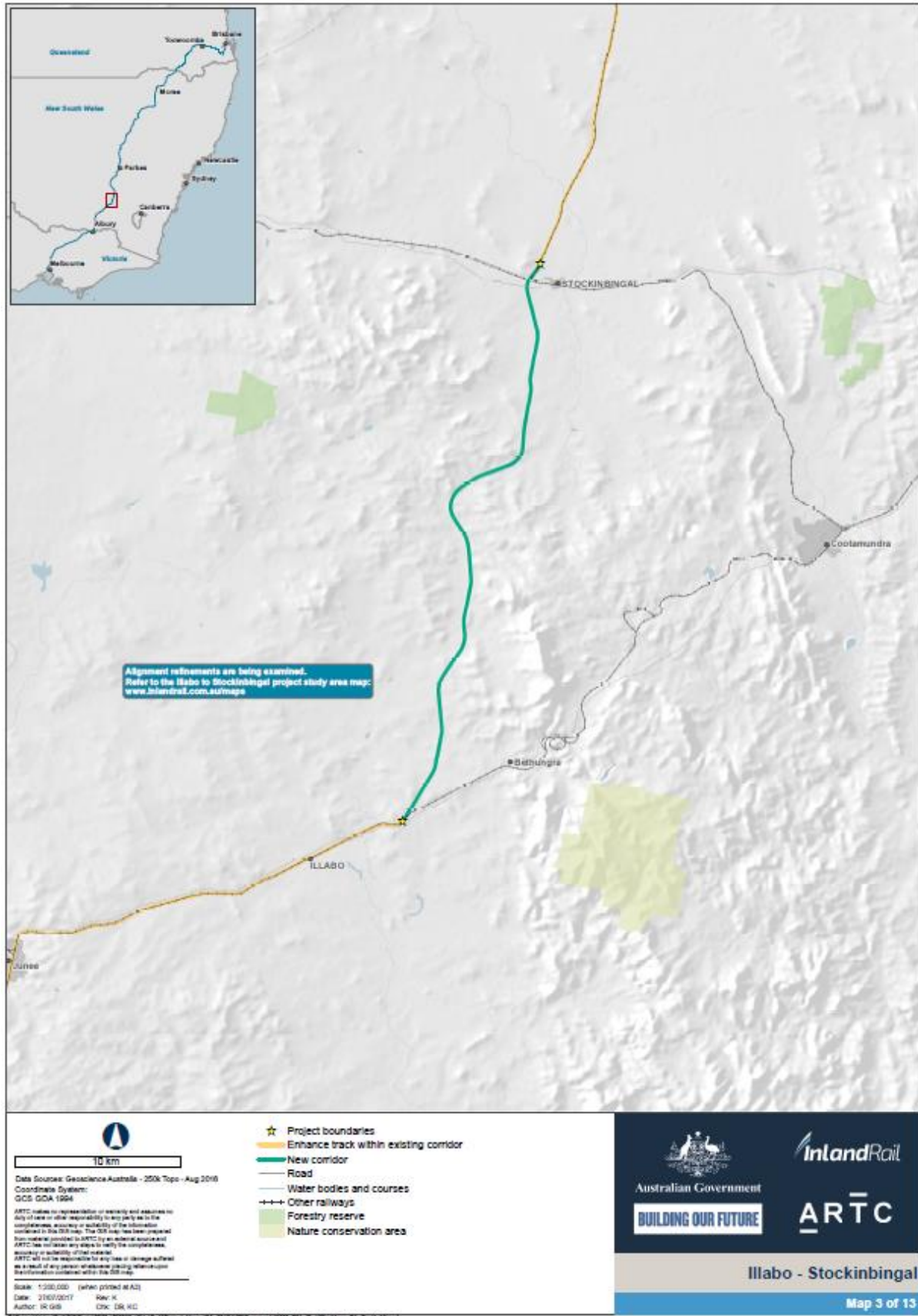
Appendix C – Proposed Signage

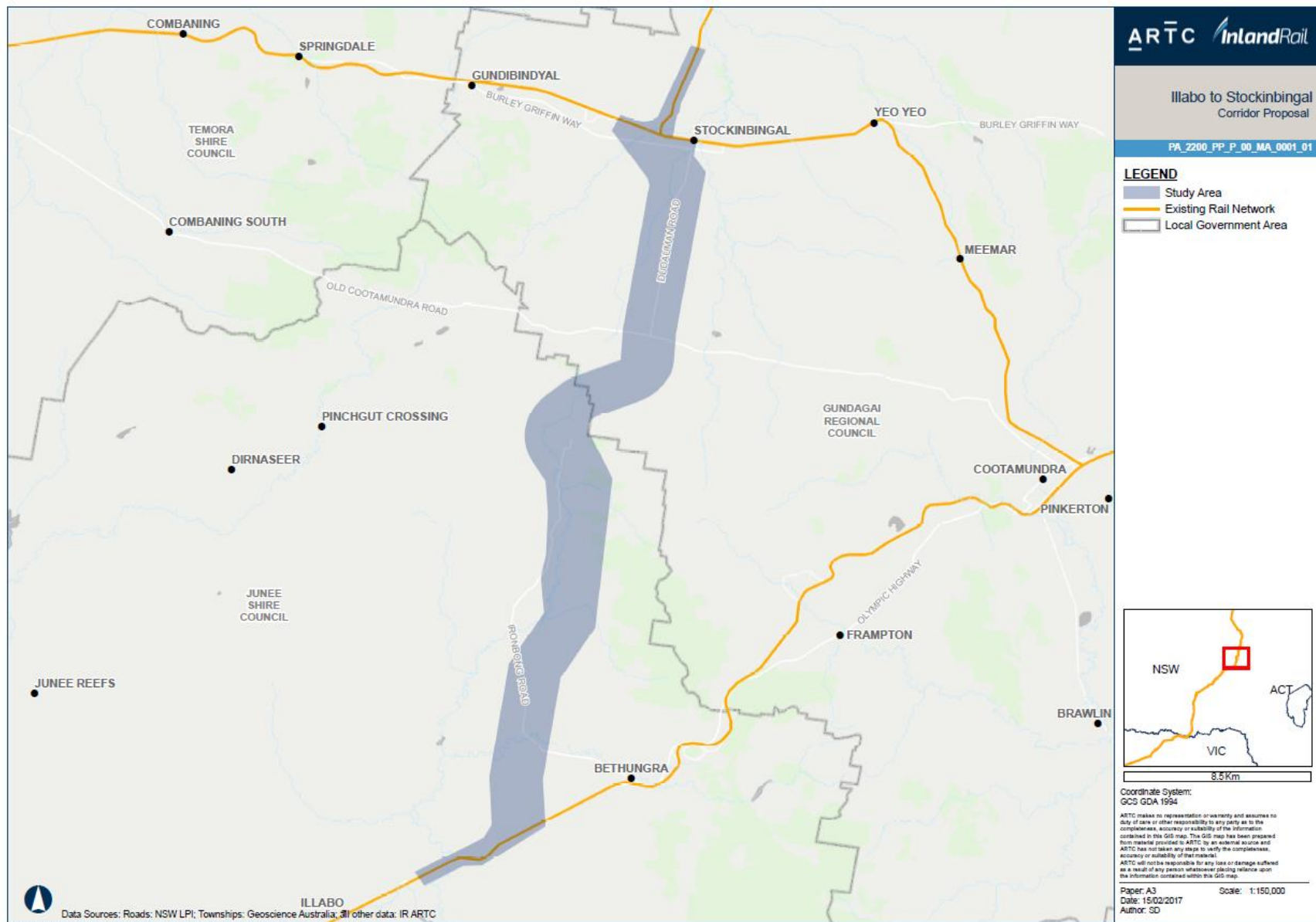
Signage is to be in a similar style as the proposed signage for Wallendbeen based on the signage of Parkes Shire. Signage would list local businesses, amenities and have an image reflective of the community's identity. Feedback received indicates that the community of Stockinbingal sees itself as a railway town.



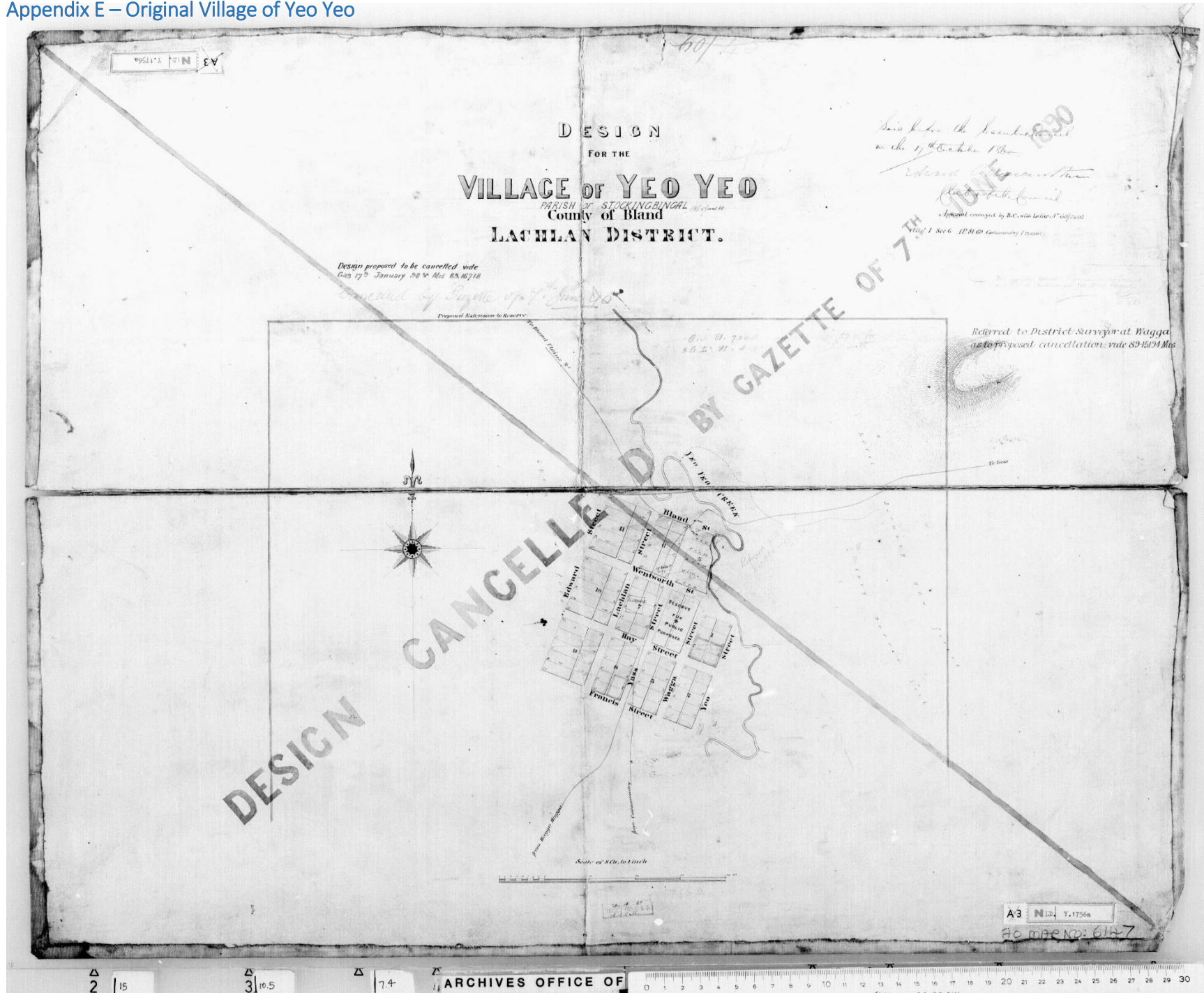
Appendix D – Proposed Inland Rail







Appendix E – Original Village of Yeo Yeo





**COOTAMUNDRA -
GUNDAGAI** REGIONAL
COUNCIL