



**COOTAMUNDRA-  
GUNDAGAI** REGIONAL  
COUNCIL

2018

## Draft Nangus Village Strategy



## **Draft Nangus Village Strategy**

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, Roads and Maritime Services and the passionate people of Nangus country.

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### Further Reading:

History of Nangus was hard to come by, with a lack of written local history or memoirs. The majority of information and historical images were found through the State Library of New South Wales by searching government gazettes and other news articles.



## Overview

The Nangus Village Strategy 2018 (the Strategy) is a land use strategy which will guide zoning and design principles for future development in Nangus. 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/or Growth

The evolution of the village of Nangus seems to be shrouded in mystery, but government gazettes mention a “Nangus” Run as early as 1845 and the Nangus Road was the original road between Gundagai and Wagga Wagga.

Today, Nangus is a close knit, proud community with several key families and a handful of “new comers”. Community spirit is strong with the Nangus Memorial Hall having an active and passionate committee and the local school serves as another community focus with not only students, but parents regularly coming together to advocate for better community outcomes.

Nangus was identified early by Cootamundra-Gundagai Regional Council as having growth potential, and was given a commitment of merger implementation funding towards a permanent water connection. Community feedback during consultation for the Villages Strategy in May-June 2017 revealed that the Nangus community saw itself as having potential for significant residential growth and that lack of water was a barrier to that growth. Any growth planning will need to consider the cumulative impact of septic systems and the expected increase in discharge due to the connection to potable water.

Consideration of the community identity is important when planning for growth as the type of village will dictate the services required, for example a smaller compact community of half acre lots will require greater access to services such as a shops, while a mixture of small lots and acreages will be more self-sufficient and so the encouragement of the expansion of economic activity is not as vital.

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 Nangus but also serves as an advertisement that Nangus has a vision for the future and size has never been a barrier to the strong community spirit.

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

This Strategy is the continuation of the discussion on Nangus growth which has been going on for decades and hopefully continues for many more.

## Context

### Location

Nangus is 22 kilometres west of Gundagai along the Nangus Road, 40 kilometres east from Junee along the Gundagai Road and 59 kilometres from Cootamundra via Bethungra and 58 kilometres from Wagga Wagga via Oura.

Nangus is an agricultural community within proximity to the Murrumbidgee River, with the most common agricultural pursuit at the moment being sheep farming. Agricultural wealth was a major contributor to population growth in the area in the 19<sup>th</sup> and early 20<sup>th</sup> centuries and a number of large properties such as Kimo and Aberdeen are still productive in the area.

Nangus was proclaimed a village 20 February 1925; however this is likely to be an arbitrary date with evidence of Nangus as a locality existing long before this. The village of Nangus is zoned as a village surrounded by land zoned as primary production. Nangus has two items listed in Schedule 5 Environmental Heritage of the Gundagai Local Environment Plan 2011; the war memorial and the Nangus Station Group.

Population for Nangus as a locality in 2016 was 205 people with some commercial entities operating in the village.



Figure 1: Nangus relative to surrounding towns

## Environment

Nangus and surrounds are known to have been disturbed and utilised for agriculture for over 150 years, however remnant vegetation and animal communities remain.

There are 190 records of flora and fauna are available for the defined area. Appendix A of this document details all flora and fauna recorded for the Nangus area. Of particular concern is the number of fauna species threatened due to habitat competition with introduced species and prey status to introduced species.

## History

The "Nangus" Run was mentioned in the 8<sup>th</sup> of November 1845 Government Gazette as being a pastoral licence in favour of James and William MacArthur, the sons of John MacArthur, the Australian wool pioneer. James and William ran sheep of the famous MacArthur bloodline on their Nangus property. In the following decades, Nangus is mentioned sporadically in gazettes due largely to the Nangus Road which was a main road between Gundagai and Wagga Wagga.

On 29<sup>th</sup> of May 1849 prisoner Bernard McManus escaped custody at "Nangus" stealing the horse and pistol of his escort who was taking McManus from Wagga Wagga to Goulburn. On 18<sup>th</sup> of January 1850 it was reported in the gazette that a light bay horse belonging to the Assistant Surveyor was either stolen or lost at "Nangus."



Figure 3: Walking along the Nangus Road in vicinity of Kimo in the 19th century © CL Gabriel

### NANGUS.

Australia Day was celebrated at Nangus last Friday, August 6th, and in spite of the incessant rain a large crowd of people assembled at the local recreation ground. The afternoon was given over to sports, which were held under the greatest difficulties.

At night a euchre party and dance was held in the Assembly Hall, which was tastefully decorated for the occasion.

The euchre tournament terminated at 9.30, Mrs. J. Sheather winning the lady's prize (a handsome handbag), and Mr. Les. Boyton the gent.'s prize (a pair of military hair brushes). Too much praise cannot be given to the secretaries of this portion of the programme, Misses Elsie and Ethel Sheather, for the successful manner in which it was carried out. Dancing was kept up until daylight and excellent refreshments were provided. The music was supplied by Miss Stinson, of Mitta Mitta, and Mr. Young, of Gundagai.

Mr. J. Gardiner conducted an auction sale of gifts which realised about £25, some of the principal items being:—Bag of wheat donated by Mr. A. Boyton, £3/3/-; dressed sheep donated by Mr. Sides, £3/8/-; bag of chaff donated by Mr. Robinson, £1; bag of chaff by Mr. J. Sheather, £1/7/-; two gab-bages by Mr. Gifford, 12/6; pair of rosettes by Enid Smart, 18/-; secret parcel by Miss Smith, 13/6; bunch of turnips by Nangus Creek school children, 7/6; Any Australian flag by Mrs. McRuttyre, 11/. Mr. Gardiner deserves no end of praise for the energetic manner in which this sale was carried out. Even when the crowd appeared apparently "broke" he would still "squeeze another bob."

Of the many raffles perhaps the most successful was a patriotic cake donated by Miss Sheather, and won by Mrs. Coveny. This item realised £5.

The nett takings for the day and night will exceed £100, which speaks volumes for the patriotic spirit of the small community of Nangus, especially when we remember the many calls for the same

Figure 2: The Gundagai Times 13 August 1915, testimony to the early community spirit of Nangus

Interestingly, a “village reserve” at Nangus is mentioned in gazettes as early as 31 June 1866 and the revocation of temporary leases occurred on 24 September 1883 for the establishment of the Nangus cemetery, although the village of Nangus was not surveyed and proclaimed until the 20th February 1925.

Despite being only gazetted as a village in 1925, it is clear that the Nangus community existed well before this as demonstrated by numerous mentions of local dances and meetings in local newspapers. For example, in June of 1906 the Secretary of the Nangus Progress Society W.A. Robinson placed a notice in the Gundagai Independent and Pastoral, Agricultural and Mining which reported on the Nangus Progress Association.

With the decision to name Canberra as the capital in 1908, thought was turned to connecting the new capital to Sydney and Melbourne via direct train line, with an eventual direct rail connection to Perth via Adelaide. A popular proposal at the time was to construct a railway from Junee to Canberra which would have been routed through Nangus and Gundagai. The route of Sydney-Goulburn-Canberra-Gundagai-Nangus-Junee-Wagga Wagga-Albury was to become the Main Southern Line and the former Main Line via Harden was to become the Riverina Line which would then travel through Cootamundra West to Stockinbingal. The line running between Cootamundra and Junee was to become a branch line. The Depression and Second World War thwarted these plans however and the Main South Line was retained and duplicated between Cootamundra and Junee. The survey of the proposed Nangus Railway line had occurred in 1925, so it is conceivable that the original survey of the village of Nangus was done as a result of this.



Figure 4: Murrumbidgee River in flood alongside the Nangus Road 1900 © CL Gabriel

The Nangus Post Office was opened 1<sup>st</sup> of July 1897, after having been advertised in the 14<sup>th</sup> of June 1897 Government Gazette as being opened on “the 1<sup>st</sup> proximo, at Nangus (in lieu of the Receiving Office), near Gundagai.” The Nangus Public School was opened in 1935 and has since remained a focal part of the community. The Nangus Public School no doubt replaced a number of smaller 19<sup>th</sup> century schools such as the Nangus Creek School. A number of businesses have operated on and off in Nangus over the years and today the village is home to a General Store which also operates as both the post office and quasi pub known as “the Turkey Pen”, and the Golden Fleece Service Station. The Sign for the Golden Fleece Service Station is perhaps the most famous image of Nangus as the “retro” aspect of the lettering and building make many commuters stop and take photos.



*Figure 5: The famous Golden Fleece signage, courtesy of the ABC*

## Urban Form

Nangus is laid out in a grid pattern which parallels Kimo Street (Nangus Road). The layout and form has not altered since the village was surveyed in 1925, however many residential holdings encompass more than one lot. This is a combination of requiring space for a septic disposal area and access to bores and/or rainwater tanks.

All streets lack formal curb and guttering and a stormwater network does not exist. In inundation events, this leads to excessive pooling and detention issues particularly along Kimo Street. A footpath exists, running along Kimo Street and Hulong Street. Council intends to extend the footpath along Kimo Street in two future stages, first to the Memorial Hall and then on to the General Store.

While there are no formal street trees in Nangus, the southern side of the Kimo Street road reserve has naturally occurring gums and other natives growing.

The Nangus cemetery, Memorial Hall and recreational grounds are on the northern side of Kimo Street and aside from the school are the main community facilities of the village.



Figure 6: Road and lot layout of Nangus

# IN 2016

33.8% of households survive on less than \$650 gross weekly income

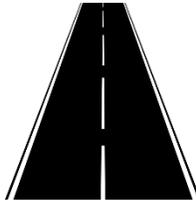


## 205 People



Average of 3.4 bedrooms per dwelling

22km from Gundagai



40km from Junee

Children aged 0 – 14 years make up 19.9% of the Nangus population and people aged 65 years and over make up 20.4% of the population.

35.6% of dwellings have three or more vehicles – more than double the New South Wales average



2.7 people per household

An average of 2.2 cars per household



50.6% of Nangus people are married – more than the state and national average.

23.7% do not access internet from home

Family households comprise of 75.3% of all households which is above the New South Wales and Australian averages.

56.7% of families have children



The median age is

# 40 years

100% of houses are detached dwellings



96.1% of people speak only English at home



38.6% of Nangus workers work 40 or more hours a week – less than the state and national average

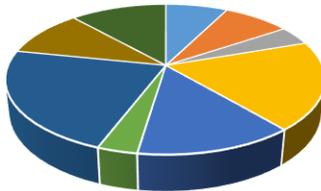


78.1% do unpaid domestic work



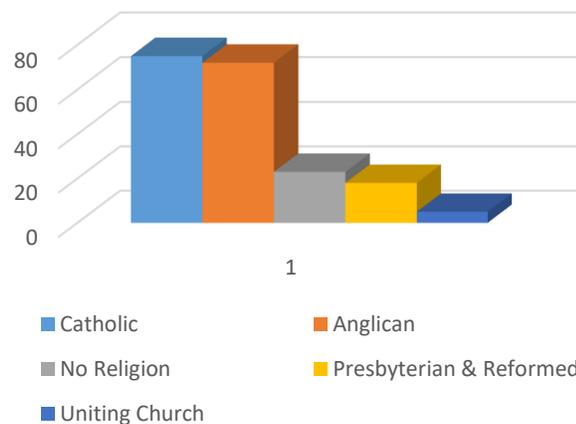
7.5% of people work in takeaway food services – four and a half times the state average

Level of Highest Education Attainment



- Bachelor Degree Level & Above
- Advanced Diploma and Diploma Level
- Certificate Level IV
- Certificate Level III
- Year 12
- Year 11
- Year 10
- Certificate Level II
- Certificate Level I
- Year 9 or Below
- No Educational Attainment
- Not Stated

Religious Affiliations



27 Children attended Nangus Primary School in 2017



3.3% of people drive a truck to work

## Infrastructure

Nangus is centred on Kimo Street which forms part of Nangus Road – a regional road linking Gundagai and Junee. A footpath exists along parts of Kimo Street and Hulong Street; however the village is currently devoid of stormwater, water or sewer infrastructure.

As a part of the Merger Implementation Funding for the amalgamation of former Cootamundra and Gundagai Shires, funds have been set aside to connect the village of Nangus to reticulated water. This is expected to raise the desirability of Nangus as an alternate lifestyle option and may result in future residential subdivision.

NBN coverage of Nangus is through Sky Muster which is a satellite service offering Nangus 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 Nangus with the playground collocated with the Nangus Memorial Hall on Kimo Street. The playground is identified under opportunities and constraints as a key site for renewal.

## Services

Nangus has been serviced by a public school since 1935. Nangus Public School operated with 27 students in 2017. Nangus Public School has two fulltime teachers and extra assistance for specialised teaching and administration. Along with the low student to teacher ratio, these facilities are very attractive to parents with children which may require a bit more attention. The school has been a driving force behind a lot of improvement works around Nangus 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 Nangus has been operating since 1 July 1897. Today the post office is located on Kimo Street as a part of the General Store.

[11584] **Postal and Electric Telegraph Department,  
General Post Office,  
Sydney, 14th June, 1897.**  
**A POST OFFICE** will be established on the 1st proximo,  
at **NANGUS** (in lieu of the Receiving Office), near  
Gundagai.  
**JOSEPH COOK.**

## Economy

The Nangus General Store includes a corner store produce and food goods set up, the post office and a small bottle-O and alcohol service area known as the Turkey Pen. Aside from the General Store, the Nangus Trading Co. operates a car servicing facility on Kimo Street with the iconic Golden Fleece signage.

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

## Strategic Planning Context

The Nangus Village Strategy is a long term strategy aimed at growth and development of the Nangus 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. Nangus 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. Nangus 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

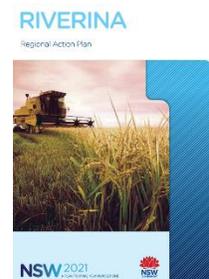
The NSW State Plan is a 10 year plan to guide policy and budget decision making. NSW 2021 works in conjunction with the NSW Budget to deliver identified community priorities. It sets medium term goals and measurable targets outlining immediate actions that will help achieve these goals. These goals reflect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

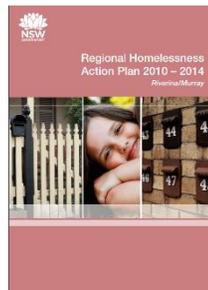
The Riverina-Murray Regional Plan looks broadly at the Riverina Region, with specific emphasis on the cities and towns of the region as key to the future 27% increase in population by 2036.



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 a 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 the former Gundagai Shire Council in 2011. It has had a number of amendments since then; however, the principle document remains unchanged.

The Gundagai Local Environmental Plan zones the majority of Nangus as RU5 – Village, stipulates the minimum lot size of 1,500 metres square. Individual heritage items are also identified in the Local Environmental Plan.



Figure 7: Gundagai LEP 2011 Zoning Map



Figure 8: Gundagai LEP 2011 Heritage Ma

## Opportunities and Constraints

### Location

The location of Nangus, being 15 minutes from Gundagai offers the village as a residential lifestyle alternative to Gundagai. The Nangus Road is the main route from the Hume Highway to Junee which could afford the village opportunity to capture passing vehicular traffic.

In the short to medium term, opportunities can be created to allow for residential infill growth in Nangus and support the service and amenity industry. Particular attention needs to be focused on wayfinding and signage around Nangus. Tourism traffic to Junee from the Hume Highway is a significant contributor to vehicle movements along Nangus Road and through Nangus.

Economic activity off the back of unique experiences and amenities will ensure that opportunistic visitors will plan all future trips to include a rest stop and/or stop over in Nangus or see it highlighted as “the route to take” for travelling to Junee.



Figure 9: Nangus Village

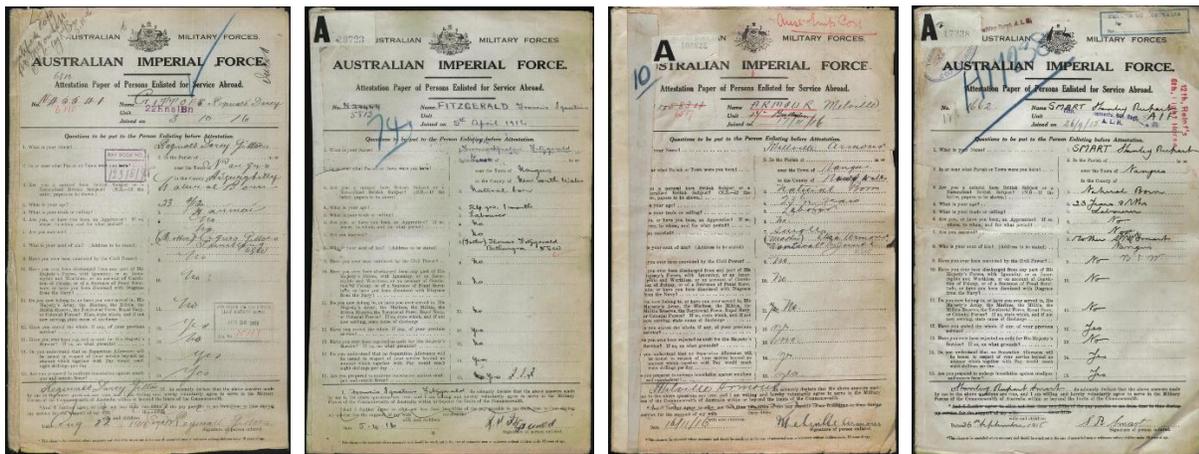
## Character and Cultural Heritage

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

Nangus is located on the Nangus Road and is within close proximity to the Murrumbidgee River (2 kilometres). The majority of Nangus residents shop in Gundagai and have the occasional trip to Wagga Wagga for larger shops or purchases. If residents are still able to work, most work from home, on a nearby farm, highway service centre or in Gundagai.

The community of Nangus is a largely agricultural community with a strong history of grazing and in particular sheep farming in the area since the time of the MacArthur brothers and “Nangus Run.”

While members of the district served in the First World War and other conflicts, the Nangus War Memorial only displays the names of those who served in World War Two. Sixty-one people from Nangus served in the conflict which is one of the largest contributions to World War Two in the entire district. Thankfully losses were minimal. The Nangus Memorial Hall is the only community building in the village aside from the school and demonstrates the impact and pride of military service.



Above: Some enlistment records for World War One displaying “Nangus” as the place of birth

Below: The wrought iron gates of the Memorial Hall and the Honour Roll



## Environment

Generally, Nangus is a cleared area located on flat terrain bordered by a major creek to the west. A complete list of flora and fauna in Nangus can be found in Appendix A of this strategy.

Soil type noted in the Nangus area is clay loam and as the village does not have a sewer, it would be prudent to establish a minimum lot size of 2,000 square metres in any new LEP. A priority for Council is to undertake a septic tank audit in the village and surrounds in 2018 to have an accurate picture of the current situation.

## Natural Hazards

Flood mapping has been undertaken for the Murrumbidgee River which shows impacts up to Commons Farm Road/Soldier Settlers Road which is over a kilometre to the south of Nangus village.

Bushfire mapping has been undertaken for Nangus, with a number of areas mapped as being category 1 and category 2. Current bushfire maps are shown in figure 10.

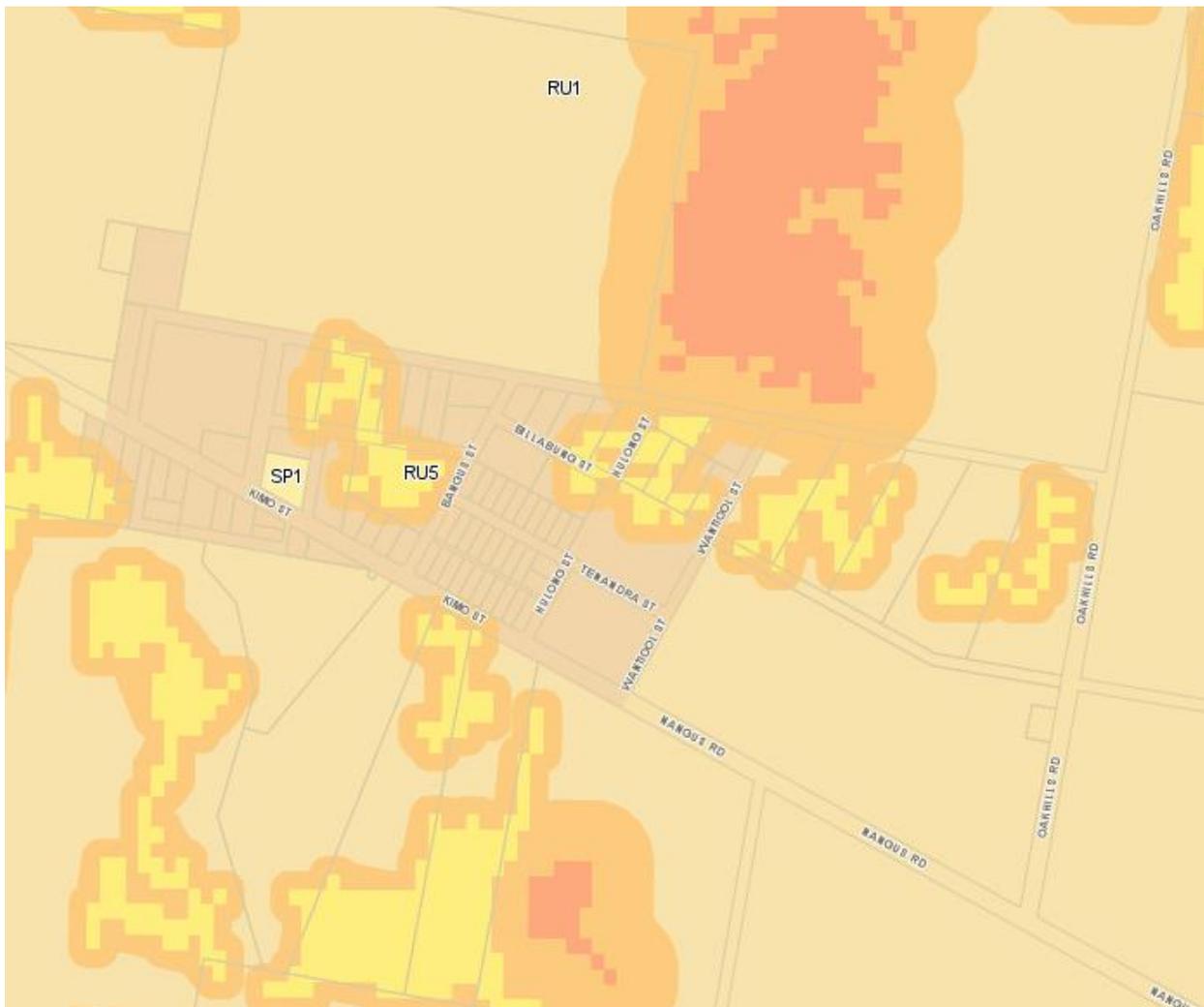


Figure 10: Bushfire mapping

## Recreation

Nangus' recreation precinct is largely centred behind the Memorial Hall and contains a playing field and playground. The grounds are largely maintained by the community. Installation of an irrigation system and an increase in the variety of sports and recreational activities which could take place on the grounds would ensure that the area is continuously used. The locality and access to newly renovated, accessible toilets, means that facilities such as a picnic area could be multipurpose as an unofficial rest area along Nangus Road, area for people to have a picnic and use the recreation ground and/or playground and could be a meeting place for annual cemetery visits and grave tidy ups.

Improvement of the existing playground will expand the ages which the playground appeals to and by collocating other activity areas such as cricket nets and a half court, children and teenagers can overlap in their recreational experience and there will be greater opportunities for imagination play.

Ornamental entry gates to the recreation ground and fencing to designate playing fields would assist in distinguishing the area from the surrounds and be eye catching to passing motorists; such gates could also be replicated in a similar style for entry to the cemetery.



Figure 11: Park entry in West Haven, United States of America © Denise Pragano

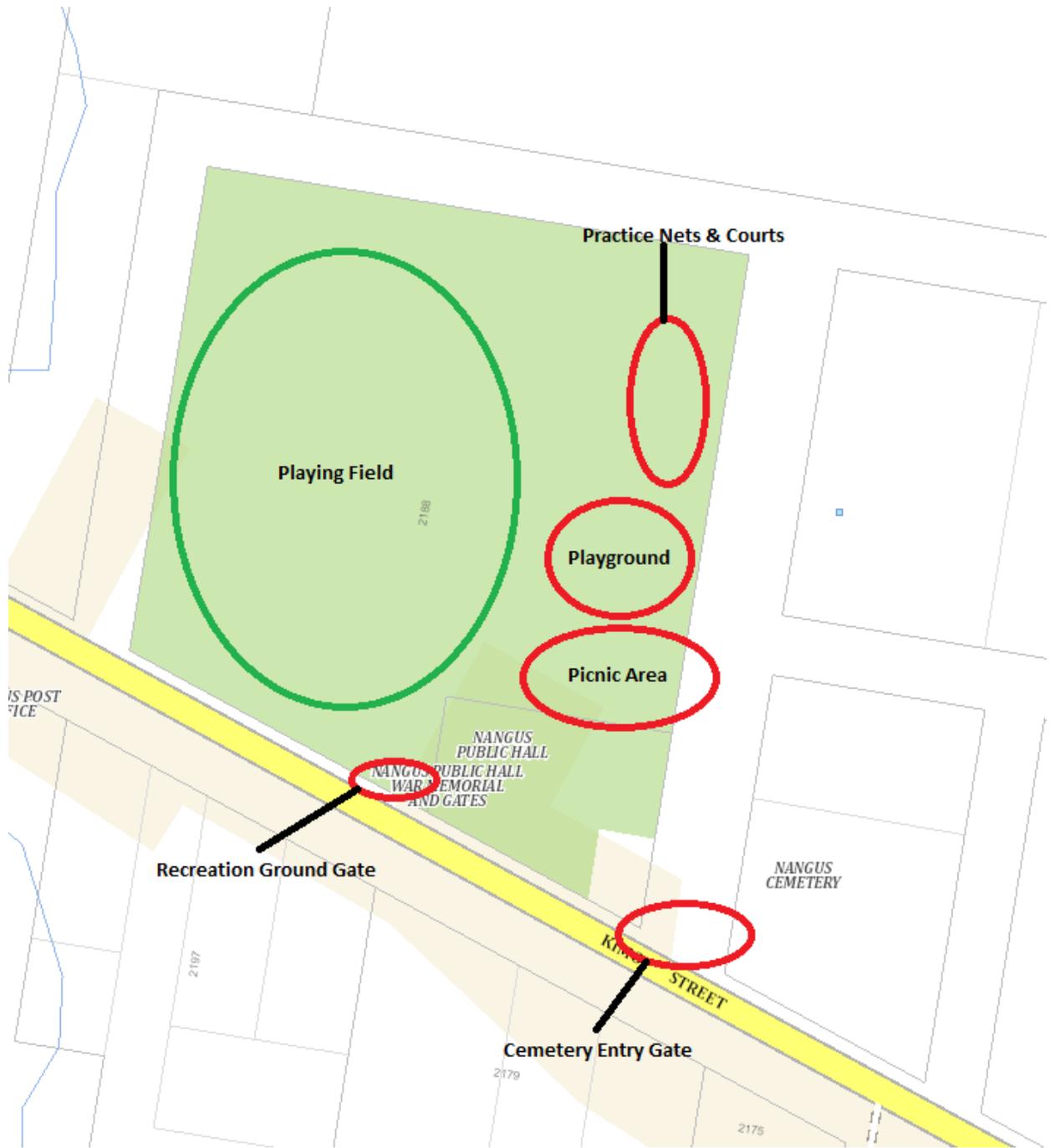


Figure 12: Proposed area layout and hotspots

## **Agriculture**

Sheep farming is the main agricultural activity undertaken around Nangus and even the village of Nangus has the odd sheep or two to keep the grass down on village lots.

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 agricultural activity is best suited to the Nangus area, however smaller, fragmented acreages could flourish surrounding Nangus if they are connected to the new reticulated water service. 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 Nangus to grow; however most people believed that growth would never occur unless reticulated water was connected to the village. As a part of the Council Merger Implementation Fund, Nangus will have a connection to reticulated water within two years.

In researching and creating a case for water for Nangus, Council produced some growth planning scenarios which look at infrastructure provision at different population thresholds. In the next thirty years, even at its highest growth threshold, provision of water for Nangus would require limited change to existing waste water treatment, however these growth scenarios need to be reviewed and revisited every five years to allow for Council to plan for and fund a sewer for Nangus in the long term.

Creation of a stormwater network is required in Nangus, with the flat village regularly experiencing water pooling and detention issues.

A footpath along Kimo Street and Hulong Street exists, however this will be expanded down to the Memorial Hall and eventually to the General Store. This will improve mobility for the village and see the three activity areas connected (school, recreation ground and general store).

Most houses in Nangus are fibro or brick and were mostly constructed after 1970. Nangus recorded 16.3% of dwellings as unoccupied during the 2016 census, which when uninhabitable dwellings are taken into consideration means that it is likely that Nangus has less unoccupied dwellings than either the New South Wales or Australian average – 9.9% and 11.2% respectively. With reticulated water becoming available to Nangus within the next two years it is likely that a number of transportable and other new builds will occur in Nangus. To assist in the process it is likely that Council will implement a minimum design standard for new dwellings in accordance with Part 3 Housing Code of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



## Waste Management

Nangus 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 Nangus have the means to transport large loads of green waste, whitegoods, car bodies and so on to the 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 Gundagai.



Figure 14: City of Sydney community composting installation in Chippendale



Figure 13: Trash and Treasure Canberra



Figure 16: Community composting facility in New York, United States of America



Figure 15: Schools regularly undertake practical education activities involving recycled materials

## Connection to Gundagai

Nangus is socially and historically connected to Gundagai. The Nangus Road was an original regional road connecting Gundagai and Wagga Wagga. A number of historic villages such as Wantabadgery and Oura are on this original route which traverses a number of significant stations and former runs. Kimo Estate is also a historically significant station being the remainder of “Kimo Run”. Kimo Estate has been diversified beyond just agriculture to provide facilities for functions and short term accommodation which would be complimented by increased use of the Murrumbidgee River and a recreational route to Nangus.

Creating a trail along the Murrumbidgee River or Nangus Road, could be used by cyclists, walkers, horse riders and so on. This would increase tourism in the area and provide opportunities for education on the history of the district and identification of native flora and fauna.

Should a trail between Gundagai and Nangus be successful, opportunities would exist to expand the trail to connect communities such as Eurongilly, Wantabadgery and even Juneee.



Figure 18: 27 Kilometre Murrumbidgee Discovery Track Canberra  
© ACT Government



Figure 17: Other recreational activities such as fishing could increase if access to the River is improved © Tourism Australia



Figure 20: Horse trail riding in Alberton, Queensland  
© concreteplayground



Figure 19: East Gippsland Rail Trail © www.RailTrails.net.au

## General Amenity

Aside from formalising the recreation ground and incorporating activity from the Memorial Hall and cemetery into the precinct, the general amenity of Kimo Street could be improved over time with some small and large projects. Formalised street trees add character to any street and Nangus already has a good collection of native trees along the southern side of Kimo Street which could be expanded upon. Any tree planting needs to be mindful of the powerlines running along Kimo Street.

Kerb and guttering would assist in dealing with stormwater pooling as well as adding a “neatness” quality to Kimo Street, however current table drains could be re-dug and the lack of kerb and guttering contributes to the rural character of the village. Kerb and guttering is not recommended as a part of the 2018 strategy, however should be revisited in subsequent reviews.

Homage to the current and historical sheep farming could be considered as a road side art project, which would become a point of interest to those travelling through Nangus, but also educates about the history of the area.

Signage into the village is essential for identity and to denote the significance of Nangus as a village and not a rural community. Proposed signage can be found in Appendix C.



Figure 21: Uranquinty has celebrated its agricultural heritage through art installations of cattle © Wagga Wagga City Council

## 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	\$30,000	Combination of new signage fund and other sources	CGRC
Wayfinding signage	To direct traffic off Kimo Street to the School, Cemetery and Recreation Ground	Short term	\$2,000	Combination of new signage fund and other sources	CGRC
Increased street trees	Removal of old, damaged and inappropriate trees along Kimo Street, Hulong Street, Tenandra Street and Bangus Street. Replaced with new trees.	Short – Medium term	\$24,500	Future grant opportunities and Council budget	CGRC
Road Side Art Installation	Point of interest to celebrate agricultural significance and heritage of Nangus	Short – Medium Term	\$10,000	General Revenue	CGRC
Lighting upgrade of recreation ground	Install lighting to improve safety at the playground, playing fields and picnic area.	Short term	\$50,000	Section 94A Plan	CGRC

<b>Picnic Area</b>	Undercover table and chairs and BBQ facility	Medium term	\$25,000	Section 94A Plan and Council Budget	CGRC
<b>Playground Expansion</b>	Create a more diverse play area to appeal to more ages	Short Term	\$25,000	Stronger Country Communities Grant	CGRC
<b>Practice Nets and Half Court</b>	Allow for training and play opportunities	Short – Medium Term	\$25,000	Future Grant Opportunities and Council Budget	CGRC
<b>Recreation Ground and Cemetery Gates</b>	Formal gates to signify place and significance	Short – medium term	\$20,000	Merger implementation fund and Council Budget	CGRC and Community
<b>Ashes Internment Wall</b>	Create an internment wall and associated reflection area	Medium term	\$5,000	General Revenue/Community Donations	CGRC and Community
<b>Cemetery mapping</b>	Digital portal to find and view graves in the Nangus Cemetery	Short term	-	Merger Implementation Fund	CGRC
<b>Cemetery beautification</b>	Number of initiatives to create an environment which is pleasant, respectful and easy to move around	On going	-	Merger Implementation Fund	CGRC
<b>Water connection to cemetery</b>	Provide taps and irrigation of lawn cemetery	Medium Term	\$10,000	General Revenue/Community Donations	CGRC and Community
<b>Other conflicts memorial</b>	Acknowledgment of Nangus residents who served in conflicts other than World War Two.	Short term	\$10,000	Saluting their Service grant from Department of Veterans Affairs and ANZAC Community Grant from NSW	CGRC

<b>Expansion of Footpath</b>	To the Memorial Hall and eventually the General Store	Short term	-	Merger Implementation Funding	CGRC
<b>Reticulated water connection</b>	Connection to Goldenfields Water reticulated water network	Short term	-	Merger Implementation Funding	CGRC
<b>Investigation of trail between Gundagai and Nangus</b>	Utilising the proposed alignment of the Canberra railway via Nangus	Short term	-	Staff time	CGRC
<b>Rezoning of land identified as suitable for rural or environmental living</b>	In order to grow the population and improve the management of land within the Nangus precinct	Short – Medium term	-	-	CGRC
<b>Septic System Audit</b>	Audit of all dwellings, working to bring all septic systems up to code	Ongoing	-	-	CGRC

## Appendix A – Bionet Atlas of Recorded Flora and Fauna

Kingdom	Family	Scientific Name	Common Name
Animalia	Myobatrachidae	<i>Crinia signifera</i>	Common Eastern Froglet
Animalia	Myobatrachidae	<i>Limnodynastes interioris</i>	Giant Banjo Frog
Animalia	Myobatrachidae	<i>Limnodynastes tasmaniensis</i>	Spotted Grass Frog
Animalia	Gekkonidae	<i>Christinus marmoratus</i>	Marbled Gecko
Animalia	Gekkonidae	<i>Underwoodisaurus milii</i>	Thick-tailed Gecko
Animalia	Scincidae	<i>Carlia tetradactyla</i>	Southern Rainbow-skink
Animalia	Scincidae	<i>Cryptoblepharus pannosus</i>	Ragged Snake-eyed Skink
Animalia	Scincidae	<i>Mortheia boulengeri</i>	South-eastern Mortheia Skink
Animalia	Pythonidae	<i>Morelia spilota metcalfei</i>	Murray/Darling Carpet Python
Animalia	Phasianidae	<i>Coturnix pectoralis</i>	Stubble Quail
Animalia	Anatidae	<i>Anas gracilis</i>	Grey Teal
Animalia	Anatidae	<i>Anas superciliosa</i>	Pacific Black Duck
Animalia	Anatidae	<i>Chenonetta jubata</i>	Australian Wood Duck
Animalia	Anatidae	<i>Tadorna tadornoides</i>	Australian Shelduck
Animalia	Podicipedidae	<i>Poliocephalus poliocephalus</i>	Hoary-headed Grebe
Animalia	Podicipedidae	<i>Tachybaptus novaehollandiae</i>	Australasian Grebe
Animalia	Columbidae	<i>Columba livia</i>	Rock Dove
Animalia	Columbidae	<i>Geopelia striata</i>	Peaceful Dove
Animalia	Columbidae	<i>Ocyphaps lophotes</i>	Crested Pigeon
Animalia	Phalacrocoracidae	<i>Microcarbo melanoleucos</i>	Little Pied Cormorant

Animalia	Phalacrocoracidae	<i>Phalacrocorax sulcirostris</i>	Little Black Cormorant
Animalia	Pelecanidae	<i>Pelecanus conspicillatus</i>	Australian Pelican
Animalia	Ardeidae	<i>Ardea modesta</i>	Eastern Great Egret
Animalia	Ardeidae	<i>Ardea pacifica</i>	White-necked Heron
Animalia	Ardeidae	<i>Egretta novaehollandiae</i>	White-faced Heron
Animalia	Threskiornithidae	<i>Platalea flavipes</i>	Yellow-billed Spoonbill
Animalia	Threskiornithidae	<i>Threskiornis molucca</i>	Australian White Ibis
Animalia	Threskiornithidae	<i>Threskiornis spinicollis</i>	Straw-necked Ibis
Animalia	Accipitridae	<i>Accipiter fasciatus</i>	Brown Goshawk
Animalia	Accipitridae	<i>Circus assimilis</i>	Spotted Harrier
Animalia	Accipitridae	<i>Elanus axillaris</i>	Black-shouldered Kite
Animalia	Falconidae	<i>Falco berigora</i>	Brown Falcon
Animalia	Falconidae	<i>Falco cenchroides</i>	Nankeen Kestrel
Animalia	Rallidae	<i>Fulica atra</i>	Eurasian Coot
Animalia	Rallidae	<i>Gallinula tenebrosa</i>	Dusky Moorhen
Animalia	Charadriidae	<i>Euseyonis melanops</i>	Black-fronted Dotterel
Animalia	Charadriidae	<i>Vanellus miles</i>	Masked Lapwing
Animalia	Cacatuidae	<i>Cacatua galerita</i>	Sulphur-crested Cockatoo
Animalia	Cacatuidae	<i>Cacatua sanguinea</i>	Little Corella
Animalia	Cacatuidae	<i>Eolophus roseicapillus</i>	Galah
Animalia	Cacatuidae	<i>Nymphicus hollandicus</i>	Cockatiel
Animalia	Psittacidae	<i>Platycercus elegans</i>	Crimson Rosella
Animalia	Psittacidae	<i>Platycercus elegans flaveolus</i>	[Yellow Rosella]
Animalia	Psittacidae	<i>Platycercus eximius</i>	Eastern Rosella
Animalia	Psittacidae	<i>Polytelis swainsonii</i>	Superb Parrot

Animalia	Psittacidae	<i>Psephotus haematonotus</i>	Red-rumped Parrot
Animalia	Alcedinidae	<i>Dacelo novaeguineae</i>	Laughing Kookaburra
Animalia	Alcedinidae	<i>Todiramphus sanctus</i>	Sacred Kingfisher
Animalia	Meropidae	<i>Merops ornatus</i>	Rainbow Bee-eater
Animalia	Coraciidae	<i>Eurystomus orientalis</i>	Dollarbird
Animalia	Climacteridae	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)
Animalia	Maluridae	<i>Malurus cyaneus</i>	Superb Fairy-wren
Animalia	Acanthizidae	<i>Acanthiza chrysorrhoa</i>	Yellow-rumped Thornbill
Animalia	Acanthizidae	<i>Acanthiza nana</i>	Yellow Thornbill
Animalia	Acanthizidae	<i>Gerygone olivacea</i>	White-throated Gerygone
Animalia	Pardalotidae	<i>Pardalotus punctatus</i>	Spotted Pardalote
Animalia	Pardalotidae	<i>Pardalotus striatus</i>	Striated Pardalote
Animalia	Meliphagidae	<i>Anthochaera carunculata</i>	Red Wattlebird
Animalia	Meliphagidae	<i>Entomyzon cyanotis</i>	Blue-faced Honeyeater
Animalia	Meliphagidae	<i>Manorina melanocephala</i>	Noisy Miner
Animalia	Meliphagidae	<i>Philemon citreogularis</i>	Little Friarbird
Animalia	Meliphagidae	<i>Philemon corniculatus</i>	Noisy Friarbird
Animalia	Meliphagidae	<i>Ptilotula penicillatus</i>	White-plumed Honeyeater
Animalia	Campephagidae	<i>Coracina novaehollandiae</i>	Black-faced Cuckoo-shrike
Animalia	Campephagidae	<i>Lalage sueurii</i>	White-winged Triller
Animalia	Pachycephalidae	<i>Colluricincla harmonica</i>	Grey Shrike-thrush
Animalia	Pachycephalidae	<i>Falcunculus frontatus frontatus</i>	Eastern Shrike-tit
Animalia	Artamidae	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow
Animalia	Artamidae	<i>Cracticus nigrogularis</i>	Pied Butcherbird

Animalia	Artamidae	<i>Cracticus tibicen</i>	Australian Magpie
Animalia	Artamidae	<i>Cracticus torquatus</i>	Grey Butcherbird
Animalia	Artamidae	<i>Strepera graculina</i>	Pied Currawong
Animalia	Rhipiduridae	<i>Rhipidura leucophrys</i>	Willie Wagtail
Animalia	Corvidae	<i>Corvus coronoides</i>	Australian Raven
Animalia	Corvidae	<i>Corvus mellori</i>	Little Raven
Animalia	Monarchidae	<i>Grallina cyanoleuca</i>	Magpie-lark
Animalia	Monarchidae	<i>Myiagra inquieta</i>	Restless Flycatcher
Animalia	Corcoracidae	<i>Corcorax melanorhamphos</i>	White-winged Cough
Animalia	Petroicidae	<i>Microeca fascians</i>	Jacky Winter
Animalia	Petroicidae	<i>Petroica phoenicea</i>	Flame Robin
Animalia	Acrocephalidae	<i>Acrocephalus australis</i>	Australian Reed-Warbler
Animalia	Megaluridae	<i>Cincloramphus cruralis</i>	Brown Songlark
Animalia	Megaluridae	<i>Cincloramphus mathewsi</i>	Rufous Songlark
Animalia	Hirundinidae	<i>Hirundo neoxena</i>	Welcome Swallow
Animalia	Hirundinidae	<i>Petrochelidon ariel</i>	Fairy Martin
Animalia	Hirundinidae	<i>Petrochelidon nigricans</i>	Tree Martin
Animalia	Turdidae	<i>Turdus merula</i>	Eurasian Blackbird
Animalia	Sturnidae	<i>Sturnus vulgaris</i>	Common Starling
Animalia	Nectariniidae	<i>Dicaeum hirundinaceum</i>	Mistletoebird
Animalia	Estrildidae	<i>Neochmia temporalis</i>	Red-browed Finch
Animalia	Passeridae	<i>Passer domesticus</i>	House Sparrow
Animalia	Motacillidae	<i>Anthus novaeseelandiae</i>	Australian Pipit
Animalia	Fringillidae	<i>Carduelis carduelis</i>	European Goldfinch
Animalia	Ornithorhynchidae	<i>Ornithorhynchus anatinus</i>	Platypus
Animalia	Tachyglossidae	<i>Tachyglossus aculeatus</i>	Short-beaked Echidna

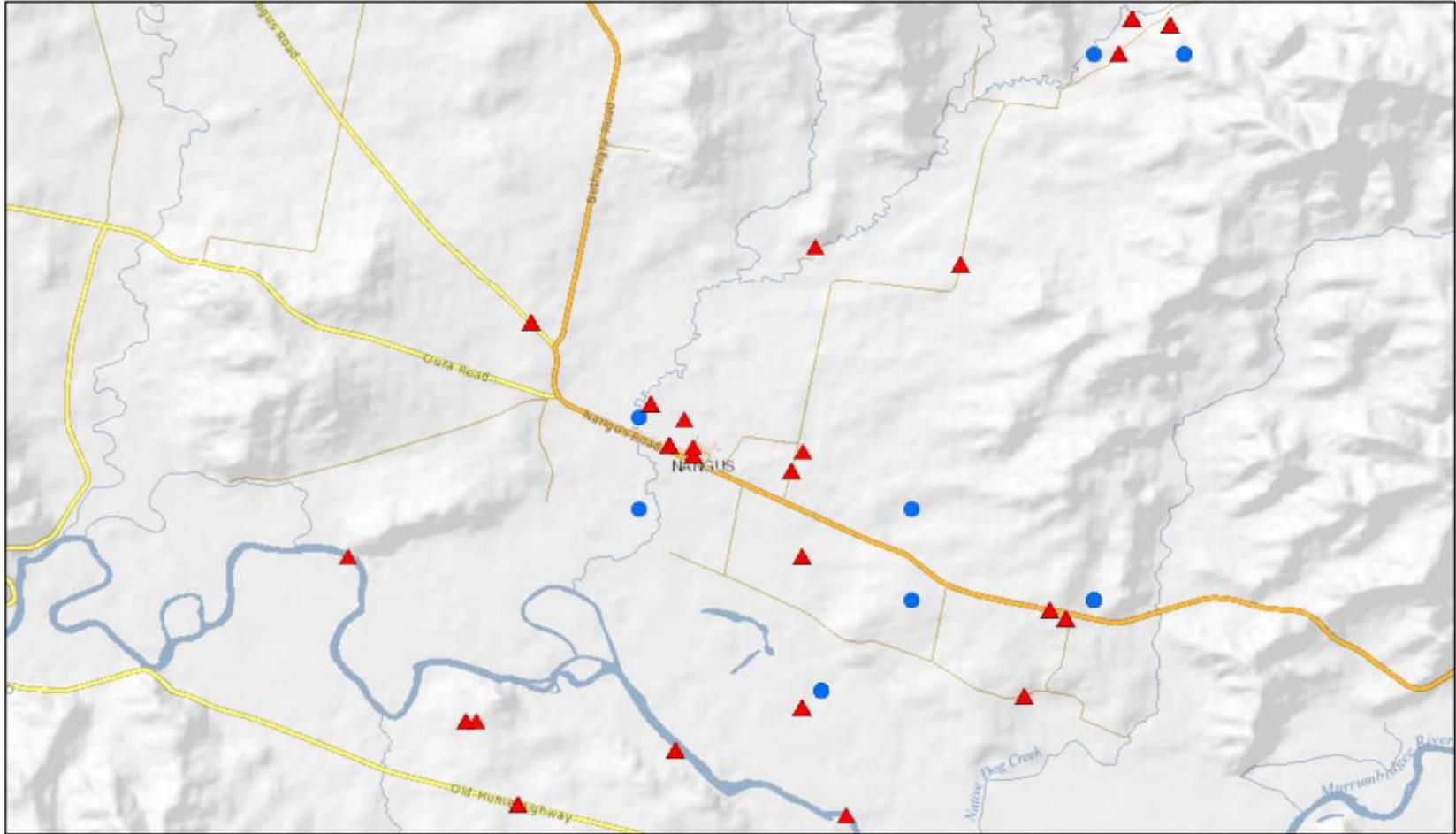
Animalia	Phalangeridae	<i>Trichosurus sp.</i>	brush-tail possum
Animalia	Canidae	<i>Vulpes vulpes</i>	Fox
Plantae	Amaranthaceae	<i>Alternanthera denticulata</i>	Lesser Joyweed
Plantae	Asteraceae	<i>Ammobium craspedioides</i>	Yass Daisy
Plantae	Asteraceae	<i>Arctotheca calendula</i>	Capeweed
Plantae	Asteraceae	<i>Carduus spp.</i>	
Plantae	Asteraceae	<i>Chondrilla juncea</i>	Skeleton Weed
Plantae	Asteraceae	<i>Cichorium intybus</i>	Chicory
Plantae	Asteraceae	<i>Cymbonotus lawsonianus</i>	Bear's Ear
Plantae	Asteraceae	<i>Hypochaeris radicata</i>	Catsear
Plantae	Asteraceae	<i>Leptorhynchus squamatus</i>	Scaly Buttons
Plantae	Asteraceae	<i>Podolepis jaceoides</i>	Showy Copper-wire Daisy
Plantae	Asteraceae	<i>Senecio glomeratus</i>	
Plantae	Asteraceae	<i>Senecio pinnatifolius var. pinnatifolius</i>	
Plantae	Asteraceae	<i>Silybum marianum</i>	Variegated Thistle
Plantae	Asteraceae	<i>Xanthium spinosum</i>	Bathurst Burr
Plantae	Boraginaceae	<i>Echium plantagineum</i>	Patterson's Curse
Plantae	Boraginaceae	<i>Heliotropium europaeum</i>	Potato Weed
Plantae	Campanulaceae	<i>Wahlenbergia spp.</i>	Bluebell
Plantae	Caryophyllaceae	<i>Cerastium glomeratum</i>	Mouse-ear Chickweed
Plantae	Chenopodiaceae	<i>Chenopodium spp.</i>	Goosefoot, Crumbweed
Plantae	Convolvulaceae	<i>Dichondra sp. A</i>	Kidney Weed
Plantae	Droseraceae	<i>Drosera peltata</i>	A Sundew
Plantae	Fabaceae (Faboideae)	<i>Trifolium arvense</i>	Haresfoot Clover

Plantae	Fabaceae (Faboideae)	<i>Trifolium cernuum</i>	Drooping-flowered Clover
Plantae	Fabaceae (Mimosoideae)	<i>Acacia amblygona</i>	Fan Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia dealbata</i>	Silver Wattle
Plantae	Fabaceae (Mimosoideae)	<i>Acacia doratoxylon</i>	Currawang
Plantae	Fabaceae (Mimosoideae)	<i>Acacia verniciflua</i>	Varnish Wattle
Plantae	Gentianaceae	<i>Centaurium erythraea</i>	Common Centaury
Plantae	Geraniaceae	<i>Erodium crinitum</i>	Blue Crowfoot
Plantae	Geraniaceae	<i>Geranium neglectum</i>	
Plantae	Geraniaceae	<i>Geranium retrorsum</i>	Cranesbill Geranium
Plantae	Geraniaceae	<i>Geranium spp.</i>	
Plantae	Iridaceae	<i>Romulea rosea var. australis</i>	Onion Grass
Plantae	Juncaceae	<i>Luzula densiflora</i>	Woodrush
Plantae	Lamiaceae	<i>Salvia verbenaca</i>	Vervain
Plantae	Malvaceae	<i>Malva parviflora</i>	Small-flowered Mallow
Plantae	Malvaceae	<i>Modiola caroliniana</i>	Red-flowered Mallow
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	Nyctaginaceae	<i>Boerhavia dominii</i>	Tarvine
Plantae	Orchidaceae	<i>Caladenia arenaria</i>	Sand-hill Spider Orchid
Plantae	Orchidaceae	<i>Caladenia cucullata</i>	Hooded Caladenia

Plantae	Orchidaceae	<i>Caladenia dimorpha</i>	
Plantae	Orchidaceae	<i>Calochilus robertsonii</i>	Purplish Beard Orchid
Plantae	Orchidaceae	<i>Lyperanthus suaveolens</i>	Brown Beaks
Plantae	Oxalidaceae	<i>Oxalis perennans</i>	
Plantae	Plantaginaceae	<i>Plantago lanceolata</i>	Lamb's Tongues
Plantae	Plantaginaceae	<i>Veronica anagallis-aquatica</i>	Blue Water-speedwell
Plantae	Poaceae	<i>Austrostipa bigeniculata</i>	Yanganbil
Plantae	Poaceae	<i>Austrostipa scabra</i>	Speargrass
Plantae	Poaceae	<i>Austrostipa spp.</i>	A Speargrass
Plantae	Poaceae	<i>Avena fatua</i>	Wild Oats
Plantae	Poaceae	<i>Bothriochloa macra</i>	Red Grass
Plantae	Poaceae	<i>Briza maxima</i>	Quaking Grass
Plantae	Poaceae	<i>Bromus arenarius</i>	Sand Brome
Plantae	Poaceae	<i>Bromus diandrus</i>	Great Brome
Plantae	Poaceae	<i>Bromus molliformis</i>	Soft Brome
Plantae	Poaceae	<i>Bromus spp.</i>	A Brome
Plantae	Poaceae	<i>Cynodon dactylon</i>	Common Couch
Plantae	Poaceae	<i>Dichelachne crinita</i>	Longhair Plumegrass
Plantae	Poaceae	<i>Eleusine tristachya</i>	Goose Grass
Plantae	Poaceae	<i>Eragrostis alveiformis</i>	
Plantae	Poaceae	<i>Hordeum leporinum</i>	Barley Grass
Plantae	Poaceae	<i>Lolium rigidum</i>	Wimmera Ryegrass
Plantae	Poaceae	<i>Lolium spp.</i>	A Ryegrass
Plantae	Poaceae	<i>Paspalidium jubiflorum</i>	Warrego Grass
Plantae	Poaceae	<i>Paspalum dilatatum</i>	Paspalum
Plantae	Poaceae	<i>Paspalum spp.</i>	
Plantae	Poaceae	<i>Phalaris aquatica</i>	Phalaris

Plantae	Poaceae	<i>Poa annua</i>	Winter Grass
Plantae	Poaceae	<i>Poa bulbosa</i>	Bulbous Poa
Plantae	Poaceae	<i>Poaceae indeterminate</i>	Grasses, reeds and bamboos
Plantae	Poaceae	<i>Rytidosperma caespitosum</i>	Ringed Wallaby Grass
Plantae	Poaceae	<i>Rytidosperma duttonianum</i>	Brown-back Wallaby Grass
Plantae	Poaceae	<i>Rytidosperma racemosum var. racemosum</i>	Wallaby Grass
Plantae	Poaceae	<i>Rytidosperma setaceum</i>	Small-flowered Wallaby-grass
Plantae	Poaceae	<i>Rytidosperma spp.</i>	
Plantae	Poaceae	<i>Themeda triandra</i>	
Plantae	Poaceae	<i>Vulpia spp.</i>	Rat's-tail Fescue
Plantae	Polygonaceae	<i>Persicaria decipiens</i>	Slender Knotweed
Plantae	Polygonaceae	<i>Polygonum aviculare</i>	Wireweed
Plantae	Polygonaceae	<i>Rumex brownii</i>	Swamp Dock
Plantae	Portulacaceae	<i>Portulaca oleracea</i>	Pigweed
Plantae	Ranunculaceae	<i>Ranunculus spp.</i>	
Plantae	Rhamnaceae	<i>Spyridium parvifolium</i>	Dusty Miller
Plantae	Rosaceae	<i>Acaena ovina</i>	Acaena
Plantae	Rubiaceae	<i>Sherardia arvensis</i>	Field Madder
Plantae	Scrophulariaceae	<i>Verbascum virgatum</i>	Twiggy Mullein
Plantae	Solanaceae	<i>Datura stramonium</i>	Common Thornapple
Plantae	Stackhousiaceae	<i>Stackhousia monogyna</i>	Creamy Candles
Plantae	Thymelaeaceae	<i>Pimelea curviflora var. sericea</i>	

# Atlas Map

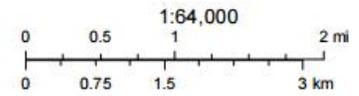


December 6, 2017

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## Appendix B – Growth Scenario

### Infill Development

Nangus was surveyed and notified as a village 20 February 1925. Since then there has been negligible subdivision and many properties are made up of multiple lots. Noting that the Gundagai Local Environment Plan 2011 allows for a minimum lot size of 1,500 square metres the growth potential of Nangus is substantial.

Consideration of environmental health with regards to onsite septic systems, Council would be more inclined to promote a minimum lot size of 2000 square metres.



Figure 1: Current Situation - 30 Dwellings



Figure 2: Short to medium term growth with water - 47 dwellings



Figure 3: Medium to long term growth scenario based on connection to water and no improvements/expansion of the road network – 79 dwellings

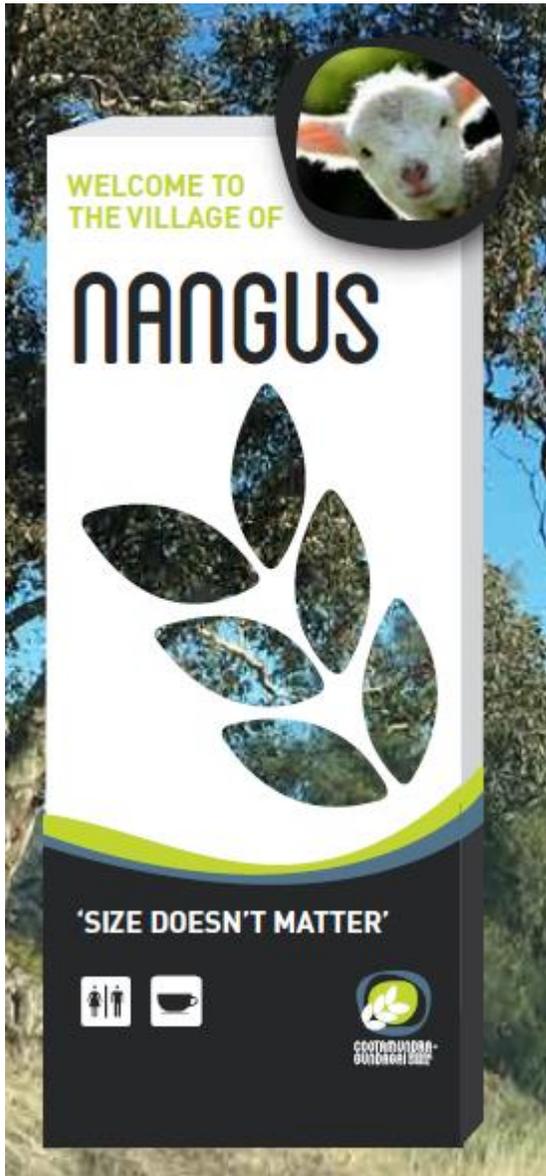
## Large Lots



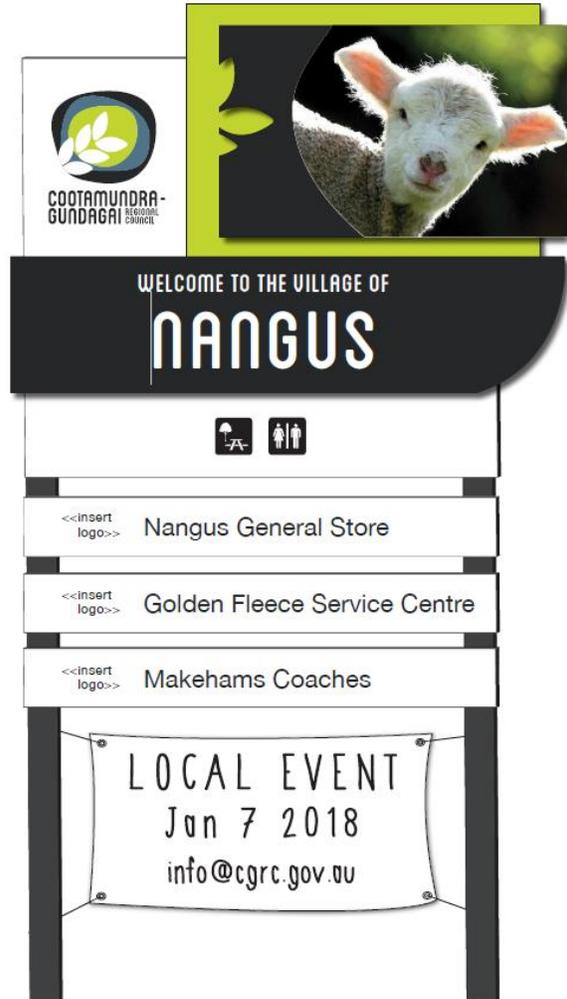
Growth area identified in green would be suitable for large lots of roughly 2 hectares, of which up to 15 (of 2 hectares) could be developed. These lots would have connection to potable water and would be a regular shape to allow for potential intensification in the future.

The growth area identified in red is suitable for lots of roughly 5 hectares, but may require some internal roads to facilitate this. 5 hectares is the minimum lot size Council will allow for lots without a connection to potable water. It is conceivable that Council would allow subdivision down to 2 hectares should a developer commit to extending the potable water supply and there is capacity to service these areas.

Appendix C – Proposed Signage



Option 1



Option 2



**COOTAMUNDRA-**  
**GUNDAGAI** REGIONAL  
COUNCIL

