

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review Statement for Cootamundra Gundagai Regional Council for the quarter ended 31/12/19 indicates that Council's projected financial position at 30/6/20 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:



Tim Swan
Responsible Accounting Officer

date: 21 May 2020



Income and Expense Budget Review

Cootamundra Gundagai Regional Council
Budget review for the quarter ended 31 March 2020



Income and Expenses Consolidated

| (\$000's) | Original Budget | Council Approved Changes | | | | | Revised budget | Variations | Notes | Revised budget after variation | YTD Actual |
|--|-----------------|--------------------------|--------------------|--------------|----------------|----------|----------------|----------------|-------|--------------------------------|---------------|
| | | Carry Forwards | Other than by QBRs | Sept QBRs | Dec QBRs | Mar QBRs | | | | | |
| Income | | | | | | | | | | | |
| Rates and Annual Charges | 12,975 | | | 45 | - | | 13,020 | - | | 13,020 | 12,152 |
| User Charges and Fees | 8,181 | | | - | 100 | | 8,281 | 677 | 1 | 8,958 | 5,597 |
| Interest and Investment Revenues | 677 | | | (180) | - | | 498 | - | | 498 | 309 |
| Other Revenues | 400 | | | - | 120 | | 520 | - | | 520 | 519 |
| Grants & Contributions - Operating | 10,511 | | | - | 20 | | 10,531 | 107 | 2-5 | 10,638 | 4,575 |
| Grants & Contributions - Capital | 13,407 | | | - | - | | 13,407 | (9,782) | 6 | 3,625 | 446 |
| Internal Plant Hire | 3,420 | | | - | - | | 3,420 | - | | 3,420 | 2,236 |
| Internal Overheads | 2,279 | | | - | - | | 2,279 | - | | 2,279 | - |
| Internal Easements | 1,465 | | | - | - | | 1,465 | - | | 1,465 | - |
| Total Income from Continuing Operations | 53,314 | - | - | (134) | 240 | - | 53,420 | (8,998) | | 44,422 | 25,834 |
| Expenses | | | | | | | | | | | |
| Employee Costs | 11,955 | | | 325 | - | | 12,280 | (18) | 7 | 12,262 | 9,190 |
| Borrowing Costs | 184 | | | - | - | | 184 | (77) | 8 | 107 | 46 |
| Materials & Contracts | 14,102 | | | (25) | (1,625) | | 12,452 | 779 | 9-15 | 13,232 | 11,126 |
| Plant Hire | 2,686 | | | - | - | | 2,686 | - | | 2,686 | 1,621 |
| Legal Costs | 72 | | | - | - | | 72 | - | | 72 | 116 |
| Consultants | 257 | | | - | - | | 257 | 15 | 16 | 272 | 592 |
| Depreciation | 7,677 | | | - | - | | 7,677 | - | | 7,677 | - |
| Other Expenses | 4,988 | | | - | (1,400) | | 3,588 | - | | 3,588 | 3,220 |
| Internal Overheads | 2,279 | | | - | - | | 2,279 | - | | 2,279 | - |
| Internal Easements | 1,465 | | | - | - | | 1,465 | - | | 1,465 | - |
| Total Expenses from Continuing Operations | 45,665 | - | - | 300 | (3,025) | - | 42,940 | 700 | | 43,640 | 25,911 |
| Net Operating Result from Continuing Operations | 7,649 | - | - | (434) | 3,265 | - | 10,480 | (9,698) | | 782 | 77 |
| Net Operating Result before Capital Items | (5,758) | - | - | (434) | 3,265 | - | (2,927) | 84 | | (2,843) | 524 |

December 2019 Quarterly Budget Review

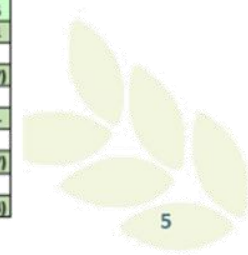
Cootamundra Gundagai Regional Council
Budget review for the quarter ended 31 March 2020



Income and Expenses by Business Unit

| (\$000's) | Original Budget | Council Approved Changes | | | | | Revised budget | Variations | Notes | Revised budget after variation | YTD Actual |
|--|-----------------|--------------------------|--------------------|--------------|----------------|----------|----------------|----------------|-------|--------------------------------|---------------|
| | | Carry forwards | Other than by QBRs | Sept QBRs | Dec QBRs | Mar QBRs | | | | | |
| Income | | | | | | | | | | | |
| Development, Building and Compliance | 384 | | | - | - | | 384 | - | | 384 | 255 |
| Regulatory Services | 524 | | | - | 120 | | 644 | 4 | 5 | 648 | 452 |
| Community and Culture | 267 | | | - | - | | 267 | 91 | 2-3 | 358 | 276 |
| Business Services | 12 | | | - | - | | 12 | - | | 12 | 22 |
| Finance and Customer Services | 16,629 | | | (73) | - | | 16,557 | - | | 16,557 | 9,488 |
| Executive Office | 10 | | | - | - | | 10 | - | | 10 | (172) |
| Operations Management | 5,568 | | | - | - | | 5,568 | 677 | 1 | 6,245 | 2,410 |
| Facilities | 133 | | | - | 120 | | 253 | - | | 253 | 290 |
| Recreation | 187 | | | - | - | | 187 | - | | 187 | 314 |
| Technical Services | 516 | | | - | - | | 516 | - | | 516 | 388 |
| Civil Works | 3,366 | | | - | - | | 3,366 | - | | 3,366 | 1,782 |
| Asset Management | 3,795 | | | - | - | | 3,795 | 12 | 4 | 3,807 | 2,675 |
| Waste Services | 2,427 | | | 32 | - | | 2,458 | - | | 2,458 | 2,360 |
| Water | 4,275 | | | (50) | - | | 4,224 | - | | 4,224 | 3,291 |
| Sewer | 15,220 | | | (43) | - | | 15,177 | (9,782) | 6 | 5,395 | 2,002 |
| Total Income from Continuing Operations | 53,314 | - | - | (134) | 240 | - | 53,420 | (8,998) | | 44,422 | 25,834 |
| Expenses | | | | | | | | | | | |
| Development, Building and Compliance | 1,315 | | | - | - | | 1,315 | - | | 1,315 | 532 |
| Regulatory Services | 1,099 | | | - | - | | 1,099 | 4 | 15 | 1,103 | 780 |
| Community and Culture | 1,392 | | | - | - | | 1,392 | 109 | 11,14 | 1,501 | 1,202 |
| Business Services | 2,126 | | | - | - | | 2,126 | - | | 2,126 | 1,623 |
| Finance and Customer Services | 2,086 | | | - | - | | 2,086 | (200) | 17 | 1,886 | 1,140 |
| Executive Office | 6,397 | | | - | (3,025) | | 3,372 | - | | 3,372 | 2,361 |
| Operations Management | 1,175 | | | - | - | | 1,175 | 542 | 13 | 1,717 | 2,289 |
| Facilities | 1,408 | | | (25) | - | | 1,383 | (38) | 7, 12 | 1,346 | 945 |
| Recreation | 1,721 | | | - | - | | 1,721 | 173 | 9, 17 | 1,893 | 1,712 |
| Technical Services | 2,079 | | | - | - | | 2,079 | - | | 2,079 | 1,338 |
| Civil Works | 5,548 | | | - | - | | 5,548 | - | | 5,548 | 3,999 |
| Asset Management | 2,976 | | | 325 | - | | 3,301 | 15 | 16 | 3,316 | 2,900 |
| Waste Services | 2,093 | | | - | - | | 2,093 | 172 | 10 | 2,265 | 1,642 |
| Water | 4,073 | | | - | - | | 4,073 | (77) | 8 | 3,997 | 2,584 |
| Sewer | 2,500 | | | - | - | | 2,500 | - | | 2,500 | 865 |
| Total Expenses from Continuing Operations | 37,989 | - | - | 300 | (3,025) | - | 35,264 | 700 | | 35,964 | 25,911 |
| Net Operating Result from Continuing Operations | 15,326 | - | - | (434) | 3,265 | - | 18,156 | (9,698) | | 8,459 | (77) |
| Depreciation | 7,677 | | | | | | 7,677 | | | 7,677 | - |
| Net Operating Result including depreciation | 7,649 | - | - | (434) | 3,265 | - | 10,480 | (9,698) | | 782 | (77) |
| Net Operating Result before Capital Items | (5,758) | - | - | (434) | 3,265 | - | (2,927) | 84 | | (2,843) | (524) |

December 2019 Quarterly Budget Review



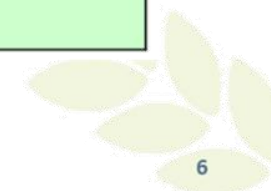
Detail of budget variations

Cootamundra Gundagai Regional Council
 Budget review for the quarter ended 31 March 2020



Income and Expenses Consolidated

| Notes | Variance \$000 | Details |
|--------------|----------------|---|
| 1 | 677 | Private works contracts have been secured, and are expected to return income of \$676,913 in the current financial year. |
| 2 | 29 | State Government libraries funding exceeded expectations by \$29,276. |
| 3 | 62 | A grant of \$62,025 has been received to promote economic recovery following bushfires. Equivalent expenditure will be incurred. |
| 4 | 12 | Funding of \$12,000 for a flood response feasibility study has been received. The study is expected to cost \$15,000. |
| 5 | 4 | A grant of \$4,000 for COVID19 stimulus has been received for the pound. Equivalent expenditure will be incurred. |
| 6 | (9,782) | The Gundagai Sewerage Treatment Plant had been budgeted for completion in the current year. The project has been largely deferred to 2020/21, including progress claims against the grant funding of \$9,781,936. |
| Total | (8,998) | |
| 7 | (18) | Employee expenses budgeted for operational expenditure have been contributed to the capital project at Carberry Park. |
| 8 | (77) | Delays in securing borrowings for the Cootamundra water mains project have resulted in interest payments being deferred until 2020/21. |
| 9 | (27) | Capital expenditure incurred in the upgrade of the Cootamundra pool backwash system were transferred from the operational budget per resolution 241/2019. |
| 10 | 172 | Expenses of \$171,959 have been incurred in the processing of accumulated green waste at the Cootamundra Landfill site. |
| 11 | 47 | The Wallendbeen Heritage Study has incurred expenses of \$47,110. The study was grant-funded, and budgeted for completion in 2018/19. |
| 12 | (20) | Solar panels will be installed at the Gundagai Depot, with \$20,000 contributed from the Facilities operating budget. |
| 13 | 542 | Expenses associated with private works contracts are estimated to be \$541,530 in the current financial year. |
| 14 | 62 | A grant of \$62,025 has been received to promote economic recovery following bushfires. Equivalent expenditure will be incurred. |
| 15 | 4 | A grant of \$4,000 for COVID19 stimulus has been received for the pound. Equivalent expenditure will be incurred. |
| 16 | 15 | Funding of \$12,000 for a flood response feasibility study has been received. The study is expected to cost \$15,000. |
| 17 | - | The annual budget for the Recreation Department has been exhausted. It is proposed to transfer \$200,000 from a budget reserved for proposed new positions. |
| Total | 700 | |
| Total | (9,698) | |



Capital budget review

Cootamundra Gundagai Regional Council
Budget review for the quarter ended 31 March 2020



Capital budget

| (\$000's) | Original Budget | Approved Changes | | | | | Revised Budget | Variations this quarter | Notes | Revised budget after variations | YTD Actual |
|--|-----------------|------------------|--------------------|------------|----------|----------|----------------|-------------------------|---------|---------------------------------|---------------|
| | | Carry forwards | Other than by QBRs | Sept QBRs | Dec QBRs | Mar QBRs | | | | | |
| Capital Expenditure | | | | | | | | | | | |
| Plant and equipment | 2,484 | | | - | - | | 2,484 | - | | 2,484 | 1,371 |
| Office equipment | 40 | | | - | - | | 40 | - | | 40 | 33 |
| Buildings | 50 | | | 135 | - | | 185 | 20 | 1 | 205 | 354 |
| Land improvements | 25 | | | - | - | | 25 | 168 | 2 | 193 | 222 |
| Major projects | 5,920 | | | - | - | | 5,920 | - | | 5,920 | 5,284 |
| Roads, bridges and footpaths | 4,290 | | | - | - | | 4,290 | - | | 4,290 | 3,038 |
| Stormwater drainage | - | | | - | - | | - | - | | - | 460 |
| Recreation assets | - | | | - | - | | - | 27 | 3 | 27 | 22 |
| Parks and Gardens | - | | | - | - | | - | 102 | 4 | 102 | 92 |
| Waste Services | - | | | - | - | | - | - | | - | 23 |
| Water supply network | 4,000 | | | - | - | | 4,000 | 100 | 5 | 4,100 | 3,882 |
| Sewerage network | 12,856 | | | - | - | | 12,856 | (6,682) | 6 | 6,174 | 2,963 |
| Other assets | - | | | - | - | | - | - | | - | - |
| Total Capital Expenditure | 29,665 | - | - | 135 | - | - | 29,800 | (6,264) | | 23,536 | 17,744 |
| Capital Funding | | | | | | | | | | | |
| Rates & Other Untied Funding | 4,069 | | | 135 | | | 4,204 | 215 | 1, 2, 3 | 4,419 | 10,337 |
| Capital Grants & Contributions | 15,859 | | | | | | 15,859 | (3,581) | 6 | 12,278 | 448 |
| Reserves: | | | | | | | | | | | |
| - External Restrictions/Reserves | 7,493 | | | | | | 7,493 | (2,898) | 4, 5, 6 | 4,595 | 6,292 |
| - Internal Restrictions/Reserves | | | | | | | | | | | |
| New Loans | 4,000 | | | | | | 4,000 | | | 4,000 | - |
| Receipts from Sale of Assets | | | | | | | | | | | |
| - Plant & Equipment | 697 | | | - | - | | 697 | - | | 697 | 450 |
| - Land & Buildings | | | | - | - | | | | | | 216 |
| Total Capital Funding | 32,118 | - | - | 135 | - | - | 32,253 | (6,264) | | 25,989 | 17,744 |
| Net Capital Funding - Surplus/(Deficit) | 2,452 | - | - | - | - | - | 2,452 | 1 | | 2,453 | - |

December 2019 Quarterly Budget Review

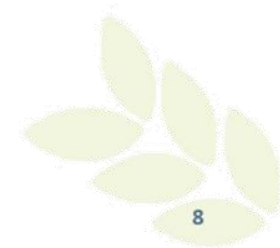
Detail of budget variations

Cootamundra Gundagai Regional Council
 Budget review for the quarter ended 31 March 2020



Capital Budget

| Notes | Variance \$000 | Details |
|--------------|----------------|---|
| 1 | 20 | Solar panels will be installed at the Gundagai Depot, with \$20,000 contributed from the Facilities operating budget. |
| 2 | 168 | Land has been purchased at the site of the Bangas Pit operation. |
| 3 | 27 | Capital expenditure incurred in the upgrade of the Cootamaundra pool backwash system were transferred from the operational budget per resolution 241/2019. |
| 4 | 102 | Capital works have been completed at Carberry park. This is to be funded from the Gundagai Town Improvement reserve and the Gundagai Parks & Gardens operational budget. |
| 5 | 100 | The Cootamundra water mains replacement programme has exceeded the original budget of \$4,000,000 by \$98,000. This project will continue for several years. |
| 6 | (6,682) | The Gundagai Sewerage Treatment Plant had been budgeted for completion in the current year. The project has been largely deferred to 2020/21, including captial expenditure of \$9,681,936. |
| Total | (6,265) | |



Cash and investments budget review

Restricted and unrestricted cash (reserves)

Cootamundra Gundagai Regional Council
Budget review for the quarter ended 31 March 2020



Cash and Investments

| (\$000's) | Original Budget | Approved Changes | | | | Variations | | | Revised budget after variations | YTD Actual | |
|--|-----------------|------------------|--------------------|--------------|----------------|------------|----------------|-------------------------|---------------------------------|---------------|---------------|
| | | Carry forwards | Other than by QBRs | Sept QBRs | Dec QBRs | Mar QBRs | Revised Budget | Variations this quarter | | | Notes |
| Externally Restricted⁽¹⁾ | | | | | | | | | | | |
| Developers contributions | 12 | | | | (12) | | - | 10 | 1 | 10 | 10 |
| Specific Purpose Unexpended Grants & Contributions | 960 | | | | | | 960 | (808) | 1 | 152 | 1,579 |
| Water network infrastructure | 6,197 | | | | (3,412) | | 2,785 | (286) | 1, 2, 3 | 2,499 | (1,143) |
| Sewer network infrastructure | 5,226 | | | | (847) | | 4,379 | (3,634) | 1, 4 | 745 | 889 |
| Gundagai Town Improvement District | 1,376 | | | | 141 | | 1,517 | (102) | 5 | 1,415 | 1,511 |
| Domestic Waste Management | 1,725 | | | | 542 | | 2,267 | (172) | 6 | 2,095 | 1,761 |
| Stormwater infrastructure renewal | 160 | | | | 103 | | 263 | - | | 263 | 263 |
| Total Externally Restricted | 15,656 | - | - | - | (3,485) | - | 12,171 | (4,992) | | 7,179 | 4,870 |
| Internally Restricted⁽²⁾ | | | | | | | | | | | |
| Merger Implementation Fund | - | | | | | | - | - | | - | 1,400 |
| Stronger communities fund | - | | | | | | - | - | | - | - |
| Aerodrome bitumen resurfacing | 246 | | | | (1) | | 245 | - | | 245 | 245 |
| Bradman's birthplace | 51 | | | | 2 | | 53 | - | | 53 | 53 |
| Coolac bypass | 78 | | | | 24 | | 102 | - | | 102 | 102 |
| Cootamundra caravan park | 92 | | | | - | | 92 | - | | 92 | 92 |
| Development | 193 | | | | 401 | | 594 | - | | 594 | 594 |
| Employee leave entitlements | 1,586 | | | | (195) | (6) | 1,385 | - | | 1,385 | 1,385 |
| Financial assistance grant | - | | | | - | | - | - | | - | - |
| Heritage centre | 12 | | | | 2 | | 14 | - | | 14 | 14 |
| Incomplete works | - | | | | 33 | | 33 | - | | 33 | 33 |
| Plant replacement | 76 | | | | 172 | | 248 | - | | 248 | 1,329 |
| Quarries & pit restoration | 51 | | | | (35) | | 16 | - | | 16 | 16 |
| Saleyards | 110 | | | | (75) | | 35 | - | | 35 | (35) |
| Special projects | - | | | | (15) | | (15) | 15 | 1 | 0 | 454 |
| Swimming Pool Pump & Equipment | 12 | | | | - | | 12 | (12) | 7 | - | - |
| Cemetery reserve | 28 | | | | (28) | | 0 | (0) | | - | - |
| Total Internally Restricted | 2,535 | - | - | (195) | 475 | - | 2,815 | 3 | | 2,817 | 5,682 |
| Unrestricted | 2,184 | - | - | 195 | 99 | - | 2,478 | 2,175 | | 4,654 | 2,073 |
| Total Cash & Investments | 20,375 | | | | (2,911) | | 17,464 | (2,814) | | 14,650 | 12,625 |

(1) Funds that must be spent for a specific purpose

(2) Funds that Council has earmarked for a specific purpose

December 2019 Quarterly Budget Review



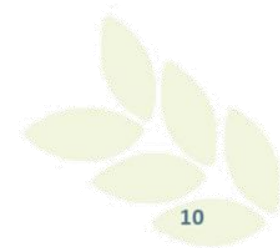
Detail of budget variations

Cootamundra Gundagai Regional Council
 Budget review for the quarter ended 31 March 2020



Cash & Investments

| Notes | Variance \$000 | Details |
|--------------|----------------|--|
| 1 | (1,580) | Reconciled closing balances of reserves for the final 2019 Financial Statements varied from the projections used for the preparation of the current year budget. |
| 2 | 77 | Delays in securing borrowings for the Cootamundra water mains project have resulted in interest payments being deferred until 2020/21. |
| 3 | (100) | The Cootamundra water mains replacement programme has exceeded the original budget of \$4,000,000 by \$98,000. This project will continue for several years. |
| 4 | (3,100) | The Gundagai Sewerage Treatment Plant had been budgeted for completion in the current year. The project has been largely deferred to 2020/21, with the net impact to the reserve in the current year being a reduction of \$3,100,000. |
| 5 | (102) | Capital works have been completed at Carberry park. This is to be funded from the Gundagai Town Improvement reserve and the Gundagai Parks & Gardens operational budget. |
| 6 | (172) | Expenses of \$171,959 have been incurred in the processing of accumulated green waste at the Cootamundra Landfill site. |
| 7 | (12) | Expenditure on the backwash system at the Cootamundra Swimming Pool has exhausted the Swimming Pool Pump and Equipment reserve. |
| Total | (4,989) | |



Key Performance Indicators

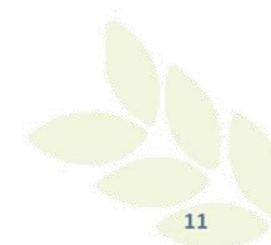
Cootamundra Gundagai Regional Council
 Budget review for the quarter ended 31 March 2020



Key Performance Indicators

| | This revision | Original budget | 2018/19 | 2017/18 | Target |
|--|---------------|-----------------|---------|---------|--------|
| 1. Operating performance | | | | | |
| Operating revenue less operating expense | (3,577) | -10.64% | -19.83% | -29.61% | >0% |
| Operating revenue | 33,633 | | | | |
| 2. Own source revenue | | | | | |
| Total operating revenue less grants | 22,995 | 61.72% | 48.17% | 65.28% | >60% |
| Total operating revenue | 37,259 | | | | |
| 3. Rates and annual charges outstanding | | | | | |
| Rates outstanding | 1,193 | 9.16% | | 7.68% | <10% |
| Rates collectible | 13,020 | | | | |

Note: Rates and annual charges outstanding reflects the balances at quarter end



COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

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Gundagai Office:

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INVESTMENT REPORT

As at: 30-04-20



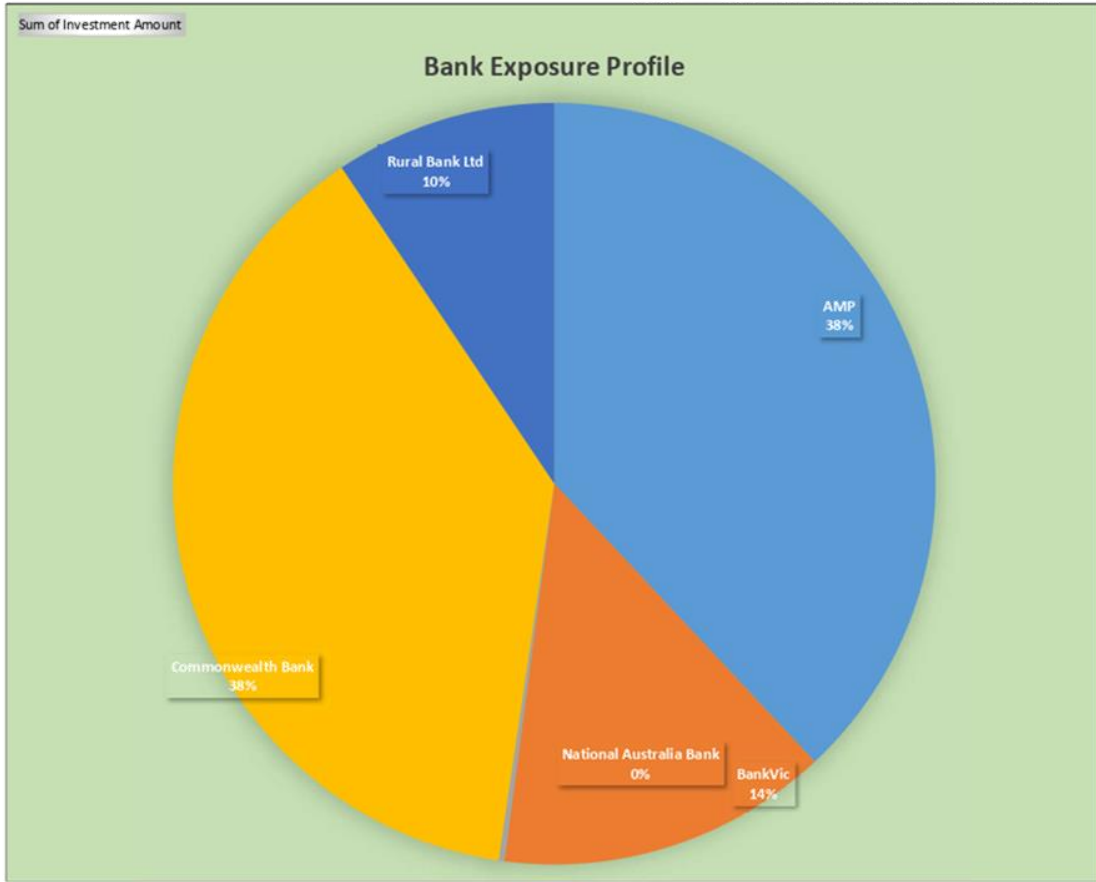
| Date Invested | Interest Rate | Term Days | Investment Amount | Held With | Interest | Maturity Date |
|--------------------------------|---------------|-----------|------------------------|-------------------------|---------------------|---------------|
| 28 Apr 2020 | 1.26% | 91 | \$1,007,993.99 | Rural Bank Ltd | \$ 1,043.90 | 28 Jul 2020 |
| 28 Jan 2020 | 1.60% | 97 | \$1,505,983.56 | BankVic | \$ 1,980.47 | 4 May 2020 |
| 11 Feb 2020 | 1.80% | 182 | \$3,072,746.34 | AMP | \$ 4,545.98 | 11 Aug 2020 |
| 19 Feb 2020 | 1.90% | 181 | \$1,000,000.00 | AMP | \$ 1,561.64 | 18 Aug 2020 |
| | | AC | \$340,904.40 | Commonwealth Bank | \$ 273.43 | At Call |
| | | BOS | \$3,756,472.97 | Commonwealth Bank | \$ 1,583.96 | At Call |
| | | AC | \$25,924.85 | National Australia Bank | \$ 29.65 | At Call |
| Total | | | \$10,710,026.11 | | | |
| Matured in Report Month | | | | | | |
| 21 Jan 2020 | 1.60% | 91 | \$2,583,572.10 | National Australia Bank | \$ 2,378.30 | 21 Apr 2020 |
| Totals | | | | | \$ 13,397.33 | |

| | |
|-----------------------------|--------------|
| Budgeted Interest for Month | \$ 26,845.00 |
| Combined Interest Rate | 1.50% |
| BBSW Benchmark Rate | 0.1708% |

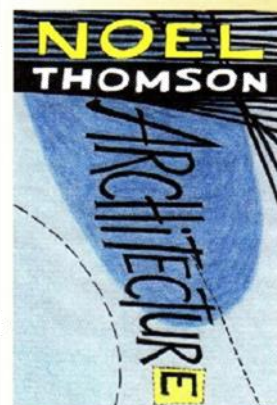
This report is produced in accordance with section 625 of the local Government Act 1993 and all investments have been made in accordance with the Act, the Regulations and council's investment policy.
Signed

Tim Swan
Responsible Accounting Officer

Investment Report
April 2020



OLD GUNDAGAI GAOL MASTERPLAN REPORT



Noel Thomson
Architecture

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NSW 2650

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CLIENT:

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ARCHITECT & HERITAGE CONSULTANT:

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ISSUE B

8 APRIL 2020



OLD GUNDAGAI GAOL MASTERPLAN REPORT

Noel Thomson
Architecture
Pty Ltd
Nominated Architect:
Noel Thomson 5869
ACN 077 973 623
ABN 82 077 973 623

RECORD OF AMENDMENTS

| Date | Revision No | Comments | Authorised |
|-------------|--------------------|--|-------------------|
| July 2018 | A | Issued to Client for approval / adoption | NT |
| April 2020 | B | Revised report issued to Client | NT |

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1. EXECUTIVE SUMMARY

The Gundagai Gaol is a site recognised as having historic significance within the local area due to its associations with Government Architect's Dawson, Barnet and Vernon and bushrangers Captain Moonlite, Gardiner & Piesley, Dan Morgan and Ben Hall, as highlighted in the Heritage Significance of the Conservation Management Plan (2012).

The Cootamundra Gundagai Regional Council provided funding for this Master Plan for the "Old Gundagai Gaol" site. This project was assisted by the NSW Government through the 'Heritage Near Me' program.

This Masterplan Report for the Old Gundagai Gaol explores the current site conditions, operations, opportunities, challenges and outcomes with summary as follows:

- There is an opportunity as outlined in the 'Friends of Old Gundagai Gaol' vision document to provide better access to the Old Gundagai Gaol site / buildings, give buildings and focus with exhibitions, better interpretation and reference to the bushrangers, in particular Captain Moonlite and undertake archaeology in certain areas.
- Challenges to be reviewed as part of the Old Gundagai Gaol Masterplan process have addressed site access for the elderly and people with disabilities where the gaol is located on the side of the hill. With heritage sites there is a need to primarily conserve heritage buildings or places; however there is also a need to ensure equitable access whilst complying with legislation. This Report including the 'Access Appraisal' Report notes that owners need to be pro-active with how to be compliant with the *Disability Discrimination Act 1992*. There is a resource from the Australian Human Rights Commission titled "Access for all: Improving accessibility for consumers with disability" which is referenced and provides tips for the building owner.
- This Masterplan Report includes drawings for Old Gundagai Gaol site and has achieved Council's aim of being the overriding document for future works / projects which references the Conservation Management Plan and provides the basis for funding applications. Importantly this report provides a response for the difficult issue of 'accessibility' to the site, design outcomes for stormwater collection, how to reference archaeology when undertaking works and interpretation of the site with reference to Captain Moonlite's story.
- This Masterplan Report includes input from consultants experienced in the areas of their expertise that can address the specialist works; from archaeology, interpretation, civil drainage, electrical & fire, structural, landscaping to accessibility. Section 5 has reference to the Short, Medium & Long Term recommendations from the consultants for the Old Gundagai Gaol site and the key aspects from the consultant's reports / documentation are covered in this Report (Section 4) and in full at the Appendices.
- This Masterplan Report 2018 has identified preferred options for access and interpretation of the site, building issues (structural, stormwater, electrical, fire) that need to be addressed, designs for drainage which is critical to the long term stability of the buildings, landscapes and architectural (ramp and stairs to Hospital / Infirmary building) which establish guidelines for future Works.
- The Cootamundra Gundagai Regional Council should adopt/endorse this Plan and review within 10 years, or in the event of change to the Gaol precinct, or in ownership.

2. INTRODUCTION AND BACKGROUND

2.1 INTRODUCTION / BRIEF FOR THIS MASTERPLAN

The former Gundagai Shire Council took possession of the site in 2001. Council subsequently formed the 'Friends of Old Gundagai Gaol' committee which with assistance from Council has progressed with the restoration of the Gaol precinct to a point where visitors can take a walk through the site with the aid of audio commentary.

Noel Thomson Architecture has been involved with the Old Gundagai Gaol since 2008 and has previously provided heritage advice to the former Gundagai Shire Council. Council submitted the Old Gundagai Gaol to the NSW Heritage Office for listing on the State Heritage Register in early 2010. Response received from Heritage Council that both sites – The Old Gundagai Gaol and Courthouse should be considered for listing and that a Conservation Management Plan to be prepared. In September 2010 Noel Thomson Architecture was approached by Council to undertake a Conservation Management Plan for the Old Gundagai Gaol and Courthouse.

Noel Thomson Architecture completed the Conservation Management Plan in March 2012 and submitted to NSW Heritage office for endorsement. The Conservation Management Plan formed the basis for the Old Gundagai Gaol master planning. Noel Thomson Architecture and consultant team were asked to submit a fee proposal in June 2016. On receipt of heritage funds through NSW OEH Heritage Division 'Heritage Near Me' program for the master planning and upgrade works, Noel Thomson Architecture was engaged to prepare master planning report and documents in March 2017.

The Old Gundagai Gaol Master Planning project includes the preparation of master planning for the Old Gaol site and installation of 'Captain Moonlite' interpretive display into the infirmary space. Also once master planning is completed and the designs from consultants included, urgent works to stabilise cell block are required to prevent further structural damage. Address the safety issue at the women's yard and install safety hand railing to area behind residence as required.

2.2 BACKGROUND AND CONSERVATION MANAGEMENT PLAN

The Gundagai Courthouse and Gaol is a site recognised as having historic, social, aesthetic and technical significances within the local area as defined by the former Gundagai Shire Council Heritage Inventory (2006). The site is also of significance due to the associations with Government Architect's Dawson, Barnet and Vernon and bushrangers Captain Moonlite, Gardiner & Piesley, Dan Morgan and Ben Hall.

The former Gundagai Shire Council and NSW Heritage Council (Office of Environment & Heritage) provided funding for the Conservation Management Plan for the Old Gundagai Gaol and Courthouse. The guiding conservation policy is that the Gundagai Gaol and Courthouse precinct shall be conserved and appropriately managed in a manner respecting its cultural significance and the features intrinsic to that heritage significance, and consistent with sympathetic and viable use or uses.

The architectural features of the Dawson and Barnet gaol and courthouse are to be conserved, and architectural features of the place currently in poor or hazardous condition must be conserved as a matter of urgency. This is a prudent approach, both in terms of conservation philosophy, but also with regard to the limited financial resources of the owner/manager. Remove intrusive interventions where feasible.

The Conservation Management Plan for the Old Gundagai Gaol and Courthouse noted that the former Gundagai Shire Council and the NSW Heritage Council should adopt/endorse the Plan. Review the Plan within 10 years, or in the event of radical change to the precinct, or in ownership. Endorsement of this Plan will allow the undertaking of 'deemed exempt' works, without the necessity of reference to the NSW Heritage Council.

'Friends of Old Gundagai Gaol' have prepared a Vision Statement, their aim is *"to create a museum that narrates the life and times of an Australian rural town that includes both the indigenous and immigrant communities, told specifically through the effects and control of law and order from Gundagai's beginning as a frontier town to modern times; and as a cultural institution serving the community need for contemporary exhibitions, events, entertainments and educational expression."*

2.3 SITE LAYOUT AND INFORMATION

The subject site, the Old Gundagai Gaol on the corner of Byron Street & First Avenue, Gundagai is referenced in the Schedule 5 Environmental Heritage - Part 1 Heritage Items as 17, "Gundagai Gaol" (Former) – in Gundagai Local Environmental Plan 2011.



Fig 1: Gundagai – Heritage Map HER_&CA indicating Heritage Item I7

2.4 HERITAGE SIGNIFICANCE OF THE SITE

With reference to the Gundagai Gaol & Courthouse Conservation Management Plan 2012 by Noel Thomson Architecture Pty Ltd the Statement of Significance

STATEMENT OF SIGNIFICANCE:

It is of State heritage significance because, although no longer in use, Gundagai Gaol is one of the few remaining gaol compounds dating from 1859 and a rare and largely intact example of its type. The gaol is significant due to the survival of successive phases of use. The Gundagai Gaol is associated with Alexander Dawson, who designed the earliest section in 1859, and later with James Barnet, both Colonial Architects. The site of the Gundagai Gaol is evidence of the construction of a watch-house in 1859, adjacent to the site set aside for the courthouse.

The gaol complex is evidence of Victorian era institutional construction with the austerity prescribed by mid - 19th century notions of crime and punishment in Australia. The form and detailing of the two-storey residence, although less austere, is also able to demonstrate Victorian Style architecture. The internal planning and detailing is basic, consistent with the requirements of a gaol residence. The use of a combination of brick and squared random rubble provides interest to the façade however is most likely evidence of economy by the NSW Colonial Government in the reuse of materials.

The Gundagai Gaol has the potential to yield information that will contribute to an understanding of small scale 19th century gaol planning influenced by the contemporary social standards. The site was evidence of the expanding population in country NSW Police Districts and the corresponding number of prisoners for which they had to cater. The item has a strong and significant association with the history of rural NSW law enforcement.

2.5 SCOPE OF WORK SCHEDULES 2010

With reference to the Conservation Management Plan (2012) and Scope of Works (2010) for the former Gundagai Gaol Noel Thomson Architecture Pty Ltd (2010) the following policies and guidelines are noted;

- undertake all tasks as set out in the Scope of Works and the Conservation Management Plan with the minimum intervention in the significant fabric.
- prepare a Maintenance Plan as advised by this Conservation Management Plan.
- as part of the Total Asset Management Planning of the site, the owners/stakeholders shall include forecast expenditures sufficient for a five year Maintenance Plan.
- consultants, staff and tradespeople must have appropriate qualifications for the tasks including sound conservation experience.

- in accordance with the "Burra Charter" Significant fabric must not be damaged by maintenance and repair activity. Trade demarcation will not be permitted to inhibit the conservation requirements for making good the surrounding materials and finishes.

2.6 ACKNOWLEDGEMENTS

This document has been prepared by Noel Thomson of Noel Thomson Architecture Pty Ltd with the assistance of;

Miriam Crane - Cootamundra Gundagai Regional Council
Peter Batey, Chair - 'Friends of Old Gundagai Gaol'
Committee - 'Friends of Old Gundagai Gaol'

and research / documentation from government agencies, reports and books including;

- 'Friends of Old Gundagai Gaol' Vision Statement and Information Brochure.
- Gundagai Shire Thematic History by Comber Consultants Pty Ltd (2007)
- Former Gundagai Gaol - Scope of Works by Noel Thomson Architecture Pty Ltd (2010)
- Gundagai Gaol & Courthouse Conservation Management Plan by Noel Thomson Architecture Pty Ltd (2012)

3. MASTERPLANNING & ANALYSIS

3.1 APPROACH

Following on from the Conservation Management Plan for Old Gundagai Gaol and Courthouse the approach for the master planning of the former gaol site is to provide an overview of the sites activities, heritage significance, accessibility and Friend of Old Gundagai Gaol / Council objectives.

The site has undergone change over many years, in particular the removal of the stone walls at the men's and women's exercise yards, partial removal of the external compound walls and the construction of a new garage / shed at the north east corner of the site. The remainder of the buildings on the site are close to original layouts and conditions and form the basis of the Old Gundagai Gaol having heritage significance.

Due to the heritage significance of the site (refer Conservation Management Plan) Noel Thomson Architecture's approach to master planning was to engage a consultant team that would review all aspects of the buildings / site so as to be able to give future directions for works. The consultant team consists of archaeologists, landscape architects, civil and structural engineers, access consultant, electrical & fire engineer's and researcher / interpretive person to work with the architect, Friends of Old Gundagai Gaol and Council to review and provide recommendations for projects / works to be undertaken.

3.2 OPPORTUNITES

As outlined in the Friends of Old Gundagai Gaol vision document of 2012 and Councils brief, there is an opportunity to provide better access to the site / buildings, give buildings and focus with exhibitions, better interpretation and reference to the bushrangers, in particular Captain Moonlite and undertake archaeology in certain areas.

There is an opportunity to fully explore the history of the 'Gundagai Gaol' from its inception and construction in 1869 to its closure in the 1970's and provide better interpretation in the form of 'panels' around the site and in audio headsets. An important aspect identified in the brief is to provide an understanding of bushranging and its connection with the courthouse and the gaol and for the story of 'Captain Moonlite' to be presented to the visitors. On completion of this Masterplan Report there is an opportunity to update and prepare 'schedule of works' for each building and external area on the site.

Following the preparation of the Masterplan there will be opportunities to seek funding so that the identified projects / works can be undertaken, thus achieving Councils aim of providing a 'first rate' tourism / destination place for Old Gundagai Gaol.

3.3 CHALLENGES

Challenges to be reviewed as part of the Old Gundagai Gaol Masterplan process will be how to address site access for the elderly and young people with disabilities where the gaol is located on the side of the hill. The slope of the site means that all buildings have several steps and therefore are not accessible in a wheelchair or by prams, etc.

Another challenge will be with any future works to be undertaken, archaeology assessment should be involved and therefore as part of this master planning process an archaeologist has been engaged to prepare a report for procedures, how to minimise heritage impact and protocol for compliance with the Heritage Act.

3.4 ACCESSIBILITY

Access to heritage sites is of a complete nature in that there is a need to conserve heritage buildings or places, however complicated there is also a need to ensure equitable access whilst complying with legislation. The Australian Human Rights Commission has prepared a pro-active / resource that covers all things associated with how to be compliant with the *Disability Discrimination Act 1992*. The resource is titled "Access for all: Improving accessibility for consumers with disability" which provides tips for reducing the likelihood of discrimination complaints against the building owner.

During the past few years there have been several guidelines prepared by the Heritage bodies (Heritage Victoria, Australian Heritage Commission, National Trust etc) noting that;

- dignified access for people with disabilities should be provided to, and within heritage places. Should heritage buildings undergo change then the requirements of the National Construction Code (NCC) Volumes 1 and 2 Building Code of Australia (BCA), will apply to the new work and this includes a number of specific provisions for people with disabilities.
- the Heritage Council of NSW has a Technical Conservation Committee that can provide free technical advice to decision makers and building owners on situations that include provisions for fire protection, access for people with disabilities or the integration of building services into heritage buildings.

As both the DDA and heritage legislation are non-prescriptive, application of the relevant provisions of the acts is flexible. It should be possible to reach acceptable solutions through consultation with the relevant authorities over potentially conflicting factors. Each case will need to be carefully assessed, but some common principles can apply.

The architect should;

- undertake an access audit to determine the place's existing and required level of accessibility to the principal public entry, then to all parts of the building, to services provided and to information – some heritage buildings may only permit a certain degree of independent access
- evaluate accessibility options with the conservation context set out in the Burra Charter and select the option with maximum access but minimum impact
- where possible, make the main or principal public entrance accessible for people with disabilities
- provide an accessible path of travel to all areas, facilities and services is provided and that at least one of each facility is accessible for people with disabilities
- allow the methods of interpretation and communication are suitable for all users, including those with disabilities
- comply with the AS 1428 series, and consult the Human Rights and Equal Opportunities Commission (HREOC) guidelines

The steep sloping site of the Old Gundagai Gaol and being able to provide equitable access to all areas, whilst achieving / maintaining the heritage significance has been partially addressed in the masterplan report and the Old Gundagai Gaol – Access Appraisal Report (refer Section 4.6). There are still challenges ahead in providing solutions for people with disabilities to access the site and buildings so that it is equitable and inclusive of the needs of members of the community whom visit this tourist attraction.

3.5 OUTCOMES

This Masterplanning Report including drawings for Old Gundagai Gaol site has achieved the aims of being an overriding document for future works / projects which references the Conservation Management Plan and provides the basis for funding applications.

Importantly this report provides a response for the difficult issue of ‘accessibility’ to the site, design outcomes for stormwater collection, how to reference archaeology when undertaking works and interpretation of the site with reference to Captain Moonlite’s story.

For detailed responses to outcomes refer Consultants Section of this report

3.6 EXISTING CONDITIONS

The Goal complex consists of a cluster of structures including cell block, hospital/infirmary, kitchen block and gaoler’s residence and remnants of the exercise yard walls with description and conditions as follows;

1. The high surrounding boundary wall - the entire Lot is surrounded by a high boundary wall of local slate foundation with rendered capping.



Photo 1: External Boundary wall – south-west



Photo 2: External Boundary wall – north-west



Photo 3: External Boundary wall – north



Photo 4: External Boundary wall – north entry



Photo 5: External Boundary wall – north



Photo 6: External Boundary wall – north



Photo 7: External Boundary wall – south



Photo 8: External Boundary wall – main entry

2. The Hospital / Infirmary (original gaol 1859) - is situated in the northwest corner of the lot. It was originally constructed as a watch house and cell block. The building was later used as a hospital on the construction of the larger cell block in 1881. The structure is rectangular-in-plan with a gabled roof of corrugated iron with the walls being constructed of brick and local slate material and is rendered.



Photo 9: Hospital / Infirmary Block – south façade



Photo 10: Hospital / Infirmary Block – north facade



Photo 11: Hospital / Infirmary Block – main room



Photo 12: Hospital / Infirmary – small room & entry

3. The External Kitchen Block - was originally the small room at the west end of this building which was constructed prior to the residence. It was originally free standing and in 1881 it was extended when the main gaoler's residence was constructed. A weatherboard infill now joins the kitchen's southern facade with the north elevation of the residence. The building is of brick construction with a render finish lined to resemble ashlar coursing. The main roof is hipped and constructed of corrugated iron. A tall rendered chimney protrudes from the roofline.



Photo 13: Kitchen Block – north facade



Photo 14: Kitchen Block – south facade



Photo 15: Kitchen Block – east facade



Photo 16: Kitchen Block – west link facade



Photo 17: Kitchen Block – kitchen



Photo 18: Kitchen Block – link & bath

4. The Exercise Yards & Outbuildings – are to the eastern side of the site with the “Mens Yard” the north-east of the site and the “Womens Yard” the south-east of the site. All that is left now is the base walls and steps. At the north east corner of the site is located the newer constructed Garage building. At the south east corner of the site is located the former toilet block for the courthouse. The block is rectangular-in-plan of face brick construction with a gabled corrugated iron roof over the original timber shingle roof.



Photo 19: Kitchen Block – east facade



Photo 20: Kitchen Block – east facade



Photo 21: Kitchen Block – east façade



Photo 22: Kitchen Block – east facade



Photo 23: Kitchen Block – east façade



Photo 24: Kitchen Block – east facade

5. Gaolers residence – is a two-storey structure residence with the ground storey in local slate construction with face brick detailing to the corners and opening surrounds. The second storey is of face brick construction. The front (west) elevation is covered by a two-storey verandah supported by timber posts which was restored in 2010. The roof is a gabled hip structure of corrugated iron with overhanging eaves and exposed rafters.



Photo 25: Goalers Residence – west façade



Photo 26: Goalers Residence – east facade



Photo 27: Goalers Residence – verandah & entry



Photo 28: Goalers Residence – verandahs



Photo 29: Goalers Residence – living & family



Photo 30: Goalers Residence – stair & bedroom

6. The Gaol (including exercise yard 1881) - is located at the western side of the site directly opposite the residence. The gaol block consists of a long rectangular-in-plan building of local slate construction with a rendered finish and is lined to resemble ashlar coursing. The main roof is hipped and constructed of corrugated iron. Inside, the building is divided into cells to the north and south. To the west of the jail is the exercise yard. It has an overhead domed security grill and access gate. The high walls which surround the entire site form part of the yard's western boundary. Between the cell blocks are two rooms, a former office and storeroom.



Photo 31: Gaol – west facade & entry



Photo 32: Gaol – east facade & entry



Photo 33: Gaol – east facade & entry



Photo 34: Gaol – west entry & facade



Photo 35: Goal – original cell block



Photo 36: Goal – cells in 1881 extension



Photo 37: Goal – exercise yard



Photo 38: Goal – exercise yard

7. Yard area and features – consists of the brick well at the central courtyard between the Gaol and the Gaoler's. Landscape garden beds have been laid out and planted to the south side of the residence and adjacent the Women's exercise yard wall. There are remnants of the viewing tower at the corner between the Men's and Women's exercise yards. A slate plinth is located at the eastern boundary wall that requires further investigation.



Photo 39: Well – central courtyard



Photo 40: Garden bed – south area



Photo 41: Garden bed – womens exercise yard



Photo 42: Wall bases, tower plinth & steps



Photo 43: Site drainage – north & court spoon drains

Photo 44: Stone plinth & recent planting

4. CONSULTANTS / REPORTS

This masterplan report includes input from consultants experienced in the areas of their expertise that can address the specialist works; from archaeology to accessibility. Below is a summary of the key aspects from the consultant’s reports / documentation that are attached in full at the Appendices section of this Report.

4.1 ARCHITECTURAL

The architectural component of the project which Noel Thomson Architecture undertook focusses on the site layout and indicates the equitable access options for the site and building information with plan extract below.



Fig 2: Noel Thomson Architecture - Site Layout / Plan identifying the buildings on the site.

For Architectural Masterplan Drawings refer Appendix 1

4.2 ARCHAEOLOGY

Black Mountain Projects (Peter Kabaila) prepared the ‘Archaeology Assessment’ report for the Old Gundagai Gaol site which addresses the “Protocol for Compliance with Relics Provision in the Heritage Act”. It states that the archaeologist must brief workers how to recognise historical relics and Aboriginal objects. Also that the building contractor and excavation machine operator must make themselves available for a meeting with the archaeologist. The archaeologist needs to discuss the contractor’s intended approach to the work. The contractor needs to be briefed regarding the protocol if fragments of historical materials are found.

For Archaeology Assessment Report refer Appendix 2

4.3 LANDSCAPING

Somewhere Landscape Architects (Alex Dalglish) prepared the Old Gundagai Gaol Landscape Analysis, Masterplan and Planting Plan for the site with recommendations to enhance the landscape experience based on current plantings and researched uses, with Landscape plan extract below;

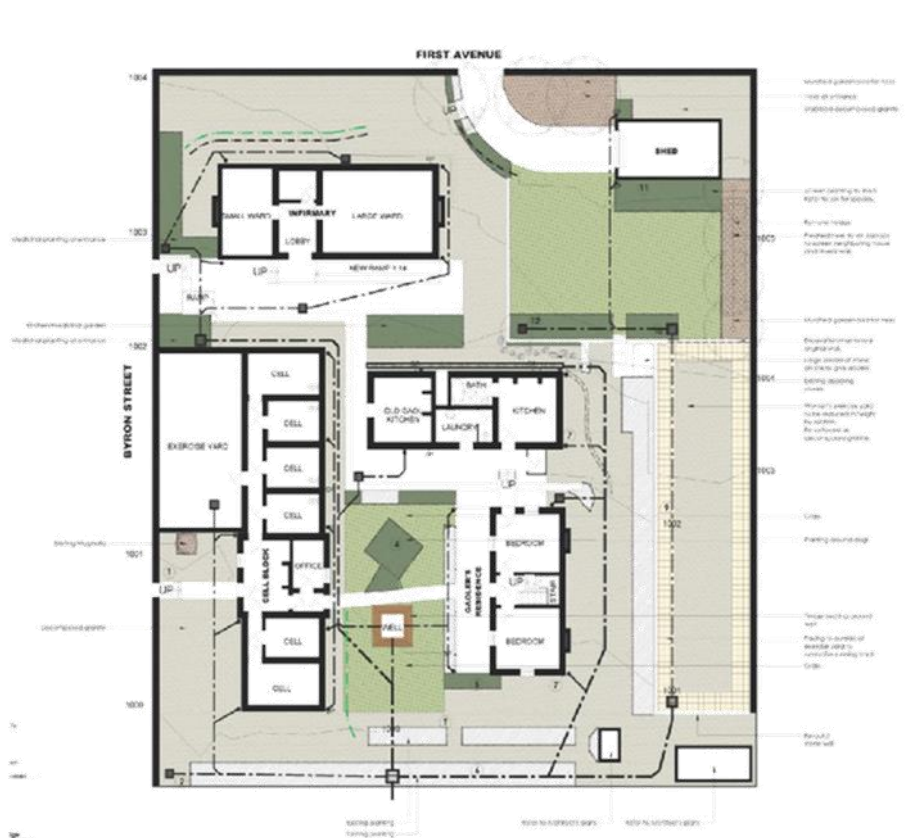


Fig 3: Somewhere Landscape Architects - Site Layout / Landscape Masterplan Drawing.

For Landscape Masterplan & Planting Plan Drawings refer Appendix 3

4.4 CIVIL/STORMWATER

Xeros Piccolo Consulting Engineers (Alastair Xeros) prepared the ‘Civil and Drainage Overview’ report for the Old Gundagai Gaol noting that there is a lack of management of overland flow around the site, particularly at the eastern end of the Hospital / Infirmary where there is an area adjacent the building that holds water and moisture and there is no drainage infrastructure

The recommendation is that the stormwater and drainage needs be improved for the site which will solve most of the structural problems to the buildings. Down pipes should be connected into a sealed PVC pipe system running around the site picking up both the roof drainage and surface drainage. The surface runoff which is directed towards the western boundary at the Hospital / Infirmary is to be collected adjacent to the entrance door and be piped away to prevent saturation.

For Civil and Drainage Overview Report and Drawings refer Appendix 4

4.5 STRUCTURAL

Xerox Piccolo Consulting Engineers (Phillip Xeros) prepared the 'Structural Overview' report of all the structures on the Old Gundagai Gaol site noting that there is significant structural movement in the south end of the Gaol building that needs remedial works undertaken. There is also a strong recommendation that the stormwater and drainage be improved and this will solve most of the structural problems for the entire site. This generally includes additional downpipes on most buildings, including the residence which would need at least an additional downpipe on the eastern wall.

Also identified is a safety issue regarding the east boundary slate wall at the southeast corner of the complex. This wall used to have a return wall at the end of the women's exercise yard running east-west which has been demolished. Further, it is suspected that the wall is acting more like a retaining wall due to infill / raised level at the exercise yard. This wall is considered to be unsafe, with repair and rebuild required or a prop needs to be designed and installed in the immediate future.

For Structural Overview Report refer Appendix 5

4.6 ACCESS APPRAISAL

Regional Accessibility & Mobility Planners (Mark Golden) prepared the 'Access Appraisal' Report following a visit to the Old Gundagai Gaol site which highlights the following;

The objective of the appraisal is to identify and comment on the guiding principles of the Premises Standards and the objective of the Disability Discrimination Act 1992. Section 23 of the DDA refers to non-discriminatory access to and use of premises and covers more than just the construction of buildings used by the public. Additionally, it makes it unlawful to discriminate against a person with a disability in relation to, or use of, premises.

The Access Appraisal identifies the mandatory and preferred requirements for each element covered in the Appraisal and includes recommendations for removal of key access barriers during future upgrade and maintenance works associated with improving general access to the buildings and surrounding areas on the site. It also provides prioritised recommendations for action, to support improved access to the facility.

For Access Appraisal Report refer Appendix 6

4.7 ELECTRICAL

Boschetti Industries (Robert Boschetti) prepared the 'Electrical Review' Report for the Old Gundagai Gaol building and site with recommendations for upgrading electrical installation, provide new distribution sub-board and the provision of fire alarm system to the buildings meeting the requirements of the Building Code of Australia. There is also an issue with the Gaolers residence which has a second electrical supply on the north-east side of the building which is illegal and very unsafe. This is extremely bad practice and should be fixed as a matter of urgency.

Organic growth over many years has occurred at the various buildings on the Old Gundagai Gaol Site and has resulted in a less than ideal electrical installation which requires switchboard works. Electrical works should be designed by an electrical engineer taking into account the recommendations of this report. On completion of the recommendations of the works on site this will result in a much safer electrical installation. The essence of any works should be undertaken with a priority on public safety, then on the cost/benefit to the Old Gundagai Gaol.

For Electrical Review Report refer Appendix 7

OLD GUNDAGAI GAOL MASTERPLAN REPORT

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4.8 INTERPREATION

All things written (Barbara Cameron-Smith) prepared the 'Interpretation Strategy' for Old Gundagai Gaol that aims to offer first hand insights into the sobering experience facing minor offenders and serious criminals incarcerated in the Old Gundagai Gaol complex in the late 18th century. The objective of the Interpretation Strategy is to provide a stocktake of the Old Gundagai Gaol visitor experience and consideration of how it can be enhanced. In addition to addressing the pre-visit promotion of the experience, the strategy recommends a review of visitor access to the gaol complex and where it comes into its own as a 'must do' experience that increases in value over the years as an authentic heritage tourist destination.

For Interpretation Strategy Report refer Appendix 8

4.9 REGULATION & HERITAGE IMPLICATIONS

The criteria for any development in relation to a heritage item and conservation area shall be in accordance with the requirements of the Gundagai Local Environmental Plan 2011 Part 5.10 – Heritage Conservation clauses.

It is noted that the "Gundagai Gaol" (Former) at corner of Byron Street & First Avenue, Gundagai is a listed Heritage Item (I7) in the Gundagai LEP 2011.

Gundagai Council LEP

With reference to Gundagai LEP 2011 Part 5.10 – Heritage Conservation

(1) Objectives

The objectives of this clause are as follows:

- "(a) to conserve the environmental heritage of Gundagai, and*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,"*

(2) Requirement for consent

Development consent is required for any of the following:

- "(a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,*
- (c) altering a heritage item that is a building by making structural changes to its interior,*
- (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,"*

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area,*

4) Effect on heritage significance

"The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6)."

(5) Heritage impact assessment

The consent authority may, before granting consent to any development:

- "(a) on land on which a heritage item is situated, or*

*(b) on land that is within a heritage conservation area, or
(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
require a heritage management document to be prepared that assesses the extent to
which the carrying out of the proposed development would affect the heritage significance
of the heritage item or heritage conservation area concerned."*

5 CONSULTANT RECOMMENDATIONS FOR THE SITE

Consultant recommendations for short-term, mid-term and long-term Works have been incorporated into this report from "Summaries" at each of the consultant team Reports. Key aspects from the consultant's reports / documentation are attached in full at the Appendices section of this report.

5.1: SHORT TERM WORKS / PROJECTS / ACTIONS

[A] ARCHITECTURAL – Noel Thomson Architecture

The proposed masterplan for the Old Gundagai Gaol site has been developed following input from "Friends of Old Gundagai Gaol" and Council and key recommendation is for providing accessibility to the site and upgrading the site and buildings to current standards / requirements and conservation best practices.

1. The Key proposal for master planning of the site is to obtain access to the north end of the Old Gundagai Gaol site and former Infirmary Building. Access to the infirmary building shall be upgraded with new stair and ramp as detailed on the Masterplan Drawings. Construction shall be in Steel and be placed over the original steps and be in accordance with the BCA and AS148.1

[B] ARCHAEOLOGY – Black Mountains Projects

The proposed development is likely to have minimal impact on European and Aboriginal heritage, provided the recommendations below are followed.

1. Before commencing Stormwater upgrade and any other ground disturbance site workers to arrange a briefing from the archaeologist. If glass, ceramic or other old fragments are found, stop work at that location immediately and text the archaeologist on 0403 727 805 for instructions.
2. A large crack has appeared on the rear wall of the cell block. This has probably been caused by settlement of the downslope corner of the building. The footings should be underpinned and stabilised. The Uretex method is the most economical and is also recommended for lifting the building to close the crack. Underpinning does involve some drilling. This should be monitored on site by the archaeologist, should any historic components or materials be found. The wall crack should then be repaired by "stitching" (cutting channels out of the wall and cementing in threaded stainless-steel bars). The engineer's or architect's detail should be followed.
3. Although disabled access throughout the grounds is impossible due to ground levels, some improved access should be provided to the former Infirmary/gallery. A galvanised steel ramp would be a suitable industrial style, in keeping with the character of the site, but clearly identifiable as a later addition.
4. The women's exercise yard internal stone fences were demolished to garden wall height level. The whole exercise yard was then infilled to the top of the internal fence height. This fill has collapsed the stone fence at the toilets and is a threat to the perimeter stone wall. This relatively recent, inappropriate, work has also created historical confusion. It is difficult to visually read these landscaped terraces as exercise yards. The men's exercise yard has been similarly but less severely dismantled and filled. Remove fill from the men's exercise yard to match original level (top tread of the existing steps). Remove 1 metre of fill from women's exercise yard to reduce pressure on the perimeter wall and reduce the rate of its lean. Retain any stone unearthed during removal of fill for reuse in reinstatement of original stone fence. Neatly stack for reuse. Retain attendance by the archaeologist over the first 2 days of fill removal and follow the archaeologist's site instructions if any fragments of objects (other than fill and fence rock) are discovered.

5. Remove the cypress hedge from the fence of the men's exercise yard. This appears to have been planted to screen out the adjoining house. But if allowed to grow it will damage the stone fence. An alternative, less vigorous hedge may be planted.

[C] CIVIL - Xeros Piccolo Consulting Engineers

The 'Civil and Drainage Overview' report notes that there is a lack of management of overland flow around the site, particularly at the eastern end of the Hospital / Infirmary where there is an area adjacent the building that holds water and moisture and there is no drainage infrastructure.

1. The recommendation is that the stormwater and drainage needs be improved for the site which will solve most of the structural problems to the buildings with new underground storm water system (pits, pipes etc) be designed and installed.
2. Down pipes at the Infirmary building should be connected into a sealed PVC pipe system running around the site picking up both the roof drainage and surface drainage. The surface runoff which is directed towards the western boundary is to be collected adjacent to the entrance door and be piped away to prevent saturation.
3. The kitchen block will need improved drainage on the northern side as a large portion of over land flow is directed towards it. In addition to this the flow has been blocked by a concrete slab increasing the risk of flooding. Downpipes should be connected to the proposed new stormwater system. Downpipes and gutters will need to be repaired and connected to proposed new system, Surface drainage generally falls away from buildings.
4. Recommended is that an underground pit and pipe system be designed and installed throughout the site. This would allow new surface inlet pits to be installed to drain low points and reduce the amount of overland flow through the site. Also, all down pipes should be repaired and connected to this new system allowing better collection and distribution. In addition to this, due to the fact the flow from the site will be restricted, more storm water tanks may be required to restrict the flow from the site and allow it to go through the court house site without causing drainage issues.

[D] STRUCTURAL – Xeros Piccolo Consulting Engineers

The structural assessment provides strong recommendation that the stormwater and drainage be improved, and this will solve most of the structural problems for the entire site. This generally includes additional downpipes on most buildings, including the gaoler's residence which would need at least an additional downpipe on the eastern wall.

1. There is a safety issue regarding the east boundary slate wall, southeast corner. This wall used to have a return wall running east-west which has been demolished. Further, it is suspected that the wall is acting more of a retaining wall due to infill in what was the exercise yard. However, this wall is unsafe, and that repair required in the immediate future or a prop has been designed and installed.
2. There is significant structural movement in the south end of the Gaol, this was reported on in the previous document dated 18 December 2015.

[E] BCA/ACCESS – Regional Accessibility & Mobility Planners

Whilst there are numerous access barriers associated with the Gaol that are mainly a result of the topography and the 'heritage' building fabric, it is anticipated that many of these can be effectively addressed or moderated over time to improve equitable and dignified access for all users.

1. The access report notes the highest priority in addressing access for visitors to the facility should be carrying out of works that enable a person with a disability or carer to park and safely exit a car, to enter and exit the principal pedestrian entry to the building or facility and to utilise an accessible toilet if necessary, all on a continuous accessible path of travel.
2. The suggestions for each of the elements considered in this Access Appraisal identify the access barriers and issues within the premises that should be of the highest priority for the Council.

[F] ELECTRICAL – Boschetti Industries

Review of the site was undertaken to assess the condition of the electrical supply/services with recommendations provided in relation to current standards.

1. If the modern switchboard is not installed, new circuits should be fed from a small sub board mounted on the main switchboard.
2. Gaolers residence has a second supply on the north-east side of the building which is illegal and very unsafe. This is extremely bad practice and should be fixed as a matter of urgency.
3. Confirm which supply of the two to the Gaolers residence dominates the installation and decommission the other.
4. A separate sub board should be installed to energize just the Goaler's residence kitchen block building alone, circuits within this building should be supplied only from this sub board.
5. Investigate which of the two supplies is the dominant supply for this building and decommission the less dominant supply. Multiple supplies into one building is bad practice and unsafe.
6. A separate sub board should be installed to energize just the infirmary building alone, circuits within this building should be supplied only from this sub board. This is an outbuilding so a small and simple sub board would be the best solution.
7. Re-route circuits to the Cell Block area to be fed from only the Cell Block switchboard. Investigate if these are indeed crossing title boundaries and if so, re-route with higher urgency.
8. Installation of final sub circuits to the infirmary so requires the fault loop impedance measured to be sure the protection (Human and Infrastructural) devices are operating correctly.

[G] INTERPRETATION – All Things Written

The following recommendations are designed to build on the hard work and time already invested in developing the Old Gundagai Gaol complex as a tourist destination of note. Down the track, options to diversify the 'offer' and increase overall visitation and take-up of the audio tour can be explored. These may include installing a 'gaoler' in Residence to open up the gaol on a regular basis as well as the option of a two-tiered entry fee, one with the audio tour and one without.

1. As recommended in the CMP 2012 (Policy 13.4), agree on and document an Old Gundagai Gaol Brand that makes consistent use of appropriate colour schemes (primary and secondary), fonts (including spelling out the use of capitalisation), associated logos (eg the key symbol and new Council logo) and agreed key catch phrases/taglines such as 'Go Directly to Old Gundagai Gaol'. During the process of establishing the Brand, standardise all terms relating to the Old Gundagai Gaol establishing preferences to be consistently used.
2. Develop a Social Media Communications Strategy to spread the word about the Old Gaol experience to younger generations and computer savvy Grey Nomads, with the aim of building a positive visitor experience profile online. Encourage visitors via the Visitor Information Centre to write up their experiences on TripAdvisor. Provide visitors returning audio tour equipment to the VIC with a Like us on TripAdvisor postcard.
3. Look at opportunities to increase the profile of the Old Gundagai Gaol complex and take up of the audio tour, including a more prominent eye catching sign at the Visitor Information Centre counter. Trial the use of 'Go directly to gaol' promotions and encourage the posting of selfies and photos on social media.
4. Update existing publications as necessary to include the *Explore Gundagai's Architectural Heritage* brochure to include numbers for the Court House and Old Gaol on the Main Street Walking Tour which have been inadvertently left off. Specifically the Gundagai Courthouse needs to be footprinted onto the map as number 8 and Old Gundagai Gaol as number 9.
5. Install an Old Gundagai Gaol sign on the main street on the Courthouse corner (Sheridan and Byron streets) to draw attention to the Old Gaol and explain its opening times and access opportunities re getting a key from the VIC.

6. Revisit the entrance statement as funding permits, to develop a more substantial and imposing vertical sign that sits proud of the slate wall and reflects the colour scheme of the Old Gundagai Gaol and the approved Brand. Relocate the existing sign inside the old gaol complex or at the top of the complex external to the high wall.

5.2: MEDIUM TERM WORKS / PROJECTS / ACTIONS

[A] ARCHAEOLOGY

1. A previous attempt was made to lime wash the rear wall of the cell block. This finish failed and was removed by pressure cleaning. Older layers of limewash have been examined during inspection. Two colours were found. The light colour approximates "Murobond Clay". The darker of the two colours approximates "Murobond Hawkesbury". The darker colour is recommended for a limewash type finish as it will be lower maintenance than light colours. Murobond is a formulation that provides a limewash effect but will have better adhesion to the wall surface. A brush out sample and site inspection should be obtained from the Murobond technical representative before commencement.
2. The former covered passage between the gaoler's residence and kitchen block has been walled in. This has trapped roof water, causing timbers to rot, damaging the adjoining residence and providing conditions for termite entry. The "low roof" warning sign is inadequate protection against visitor injury. The covered passage should be removed and reinstated as an open, roofed passage. Roof water can be then easily drained from a shorter gutter. This is building work with no archaeological impact.
3. An existing bathroom area in the kitchen block (next to kitchen now used by volunteers) is the most suitable location for a disabled toilet. Internal steps should be blocked off and level or ramp access provided to the exterior. This is building work with no archaeological impact.
4. Two outdoor toilets have timber framed roofs with old timber shingles. Galvanised corrugated roof should be installed directly over the old shingles. The shingles could then be seen by visitors from underneath. The new galvanised iron roofs should have roll capping. As these roofs are small, there is no requirement for guttering, provided there is sufficient roof overhang (at least 200mm) and that surface drainage is away from the walls. This is building work with no archaeological impact.
5. Stonemason or landscape contractor to reinstate internal stone fences by at least half an additional metre. Mortar should be 4 parts sand (colour matched to the stone) and one-part lime. A half-part of off-white cement may be added to the mix if it does not cure. With reduced height difference between the fill and adjoining ground a balustrade is not required by building codes. If a handrail is desired, this should be of a simple design, preferably galvanised finish, independently supported in post hole footings (not bolted to the stone fence). If a balustrade is required, it should be limited to tensioned wire strands, which do not obstruct views.
6. Remove the cypress hedge from the fence of the men's exercise yard. This appears to have been planted to screen out the adjoining house. But if allowed to grow it will damage the stone fence. An alternative, less vigorous hedge may be planted.
7. Consult the stonemason regarding where the loose components of worked stone should best be used in the reinstatement. If not reused, they should remain on site where they are currently stored.

[B] LANDSCAPE – Somewhere Landscape Architects

The landscape masterplan design for the Old Gundagai Gaol site aims to retain the existing informal character of the gardens, stabilise existing paths and create fall and drainage paths away from the buildings, with key recommendations of the design as follows;

1. Level change at entrance is a unique experience. Retain existing Magnolia tree and proposed planting and back lighting of tree to the wall.
2. Curved wall detail to be reinstated (currently missing) next to shed.
3. Create flat paths and accommodate the level change in planting areas.
4. 'Dog courtyard' area – provide planting around the well to enable the dogs to float.
5. Planting to end of verandah

6. Fruit trees and edible plants to be included.
7. Stabilised decomposed granite around buildings.
8. Provide planting in between ramps.
9. Civil engineer to advise on final height of walls
10. Screen planting to be provided at rear shed
11. Existing 'Chinese Elm' to be removed.

[C] BCA/ACCESS

1. Decisions about what works will or will not be done to improve access to the Gaol should be made by the Council considering relevant advice received from their Heritage Architect, Archaeologist, Engineer, Historian or other consultants.

[D] ELECTRICAL

1. A new modern switchboard should be installed when electrical changes are required.
2. Installation of a monitored alarm system to the gaoler's residence help protect the heritage asset in the event of a fire. This is also required for occupation as directed by the Building Code of Australia. The fire system should be designed to AS 1670.1 and the smoke alarm system must comply with AS 3786.
3. Installation of a monitored alarm system to the Goaler's residence kitchen block to help protect the heritage asset in the event of a fire. This is also required for occupation as directed by the Building Code of Australia. The fire system should be designed to AS 1670.1 and the smoke alarm system must comply with AS 3786.
4. Undertake a cable locating service to confirm no mains or sub mains were ever installed into the building.
5. Where a fire alarm system is installed across the remainder of the site, expand the Installation of a monitored alarm system to this area in order help protect the heritage asset in the event of a fire. This should be the installation of a monitored alarm system to help protect the heritage asset in the event of a fire.
6. This is also required for occupation as directed by the Building Code of Australia. The fire system should be designed to AS 1670.1 and the smoke alarm system must comply with AS 3786.
7. Undertake a cable locating service to confirm no mains or sub mains were ever installed into the building.
8. Installation of a monitored alarm system to help protect the heritage asset in the event of a fire. This is also required for occupation as directed by the Building Code of Australia. The fire system should be designed to AS 1670.1 and the smoke alarm system must comply with AS 3786.

[E] CIVIL

1. At the eastern end of the Infirmary there is an area that hold water and moisture. This should be improved with the addition of improved downpipe connections and surface drainage.
2. Uncontrolled flow over retaining walls is not recommended and improvement should be made to reduce this. Further adjustments should be considered to direct less overland flow in the direction of the kitchen block.
3. The drainage around the cell block has been formalised to some degree through the use of open dish drains on the northern side or by falling the land away on the south side. The gutter should be repaired, and downpipes connected to new storm water system, New storm water pit should be placed in the south western corner of the block as there is low point for adjacent to the existing stone wall.

[F] STRUCTURAL

1. All the downpipes should be connected into a sealed PVC pipe system running around the site picking up both the roof drainage and surface drainage. The surface runoff which is directed towards the western boundary at the hospital is to be collected adjacent to the entrance door, however this should be piped away to prevent saturation.

2. The timber clad link way between the kitchen and the residence is apparently to be removed. This is recommended from the structural perspective so as to reduce impact on the Gaoler's residence.

[G] INTERPRETATION

1. As part of a renewed promotional strategy: Hone the old gaol complex product with tourism industry experts including Destination NSW Promote the old gaol experience to boutique coach tours (eg one and two day social outings) with an emphasis on the 'olden days', pubs and wine tastings Promote the old gaol experience to Grey Nomad websites and outlets and to local motel, BB and Caravan Parks.
2. Investigate the logistics of a two-pronged DIY access to the Old Gaol Complex, namely the existing SLOW Audio Tour (with access to the Captain Moonlite exhibition) and a FAST Tour option for visitors who have under 30 minutes to spare, providing them with a key, a brochure and upgraded building by building wall signs that provide a little more information than what's currently on offer. Visiting the price point for two different tours could provide a second modest income stream that caters for time poor visitors who have an interest in local history.
3. Review whether it is feasible and/or desirable down the track to revise access to the Old Gaol Complex so that visitors can let themselves in at the top of the site adjacent to the original 1859 watch house and from there make their way towards the newer buildings. If the top access option is agreeable, visitors on the revised complex audio tour could be directed to the Gundagai Courthouse and revisit the 'walk of shame' up Byron Street to the original watch house entry door.
4. If bottom entry is preferred it is recommended that a large removable sign or banner be placed over the cell block entrance door or adjacent wall that points the way to the central grassy courtyard and backdoor access to the newer cell block.
5. Revisit the content of all wall signage to ensure their accuracy and clarify any uncertainties regarding dates, including as time and funding permits, revisit the wall signs to better cater for visitors not opting for the Narrowcasters audio tour.
6. Take the opportunity to expand the text marginally to provide a little more explanation along the following lines:

CURRENT: RESIDENCE

Single story
Kitchen, storeroom and washroom
1881
Upper storey and conversion to residence
1899

PROPOSED: GAOLER'S RESIDENCE

Single story Victorian style building
Brick and slate inlay kitchen,
storeroom and washroom
Constructed 1881
Upper storey added and
conversion to a residence
Completed 1899

7. Revisit the Narrowcaster Audio Tour including the audio commentary and A4 brochure as the current numbering system may be confusing to first time visitors who don't turn to the 'first page' of the A4 sheet handed out with the audio gear unless the VIC staffer makes a point of explaining which page to start on. Also 11 audio needs to be revisited as it refers to two buildings and may confuse visitors into thinking the Utilities Block was the original watch house.
8. Review the format of the audio tour brochure at the same time as its content. Update the introductory double sided A4 brochure into a folded A4 publication that has an introduction and photo on the front page, the Old Gaol map/plan on the inside (pages 2 and 3) and further information on the back page.
9. For the purposes of this Master Plan, the most appropriate subject matter for a temporary exhibition in the Infirmary space would be to address the evolution of the Courthouse and Old Gaol complex, including the prisoner experience over time (1859

to the mid-1970s). Guided by the exhibition 'place' itself, namely the interior of the original 1859 watch house and its adaptive reuse and hospital associations, the most appropriate subject matter and themes for the Infirmary have been addressed. In addition to exploring these themes, the proposed temporary exhibition could serve as a call to arms to local and district residents who may have knowledge about the history of the Old Gundagai Gaol complex including artefacts they may be happy to make available on loan to Council and the FOGG committee.

5.3: LONG TERM WORKS / PROJECTS / ACTIONS

[A] CIVIL

1. The largest issue with the site is the lack of a formalised underground drainage connection for the site to either council storm water drainage or to a kerb in the street. For the there is no simple solution, due to the fact that the site drains to and through the existing courthouse site There are 2 options
 OPTION 1: Will require a new drainage infrastructure being installed through the courthouse site, as there is no known street drainage infrastructure. This does however present a couple of challenges, the flow will be limited by the surface level of the kerb and the size and number of pipes that can be connected to the kerb and there is a large rock wall on the court house side that will also present a challenge directing storm water pipes around it,
 OPTION 2: Is a new drainage line running to the east around the courthouse site through the vacant yard and lane way out to Sheridan St.

[B] ELECTRICAL

1. The current switchboard is antiquated and while this can be altered to suit current regulations it will never be a good quality installation.

[C] INTERPRETATION

1. Explore logistics in the longer term of having a caretaker couple or family move into the upstairs residence if habitable. Providing free or subsidised accommodation for caretakers prepared to open up the complex on agreed days would increase the opportunity for drop in visitors people to pay an entry fee and wander around the complex.
2. To enhance the visitor experience of the Old Gundagai Gaol, there is also value down the track addressing the kinds of questions that visitors may have about what life was like on the inside. This is especially so if the Old Gundagai Gaol is to be marketed and promoted as an experience as opposed to a heritage site. The kinds of questions visitors might have include:
 - What was life like in the cells over its life as a lock-up and gaol?
 - What levels of discomfort did inmates have to put up with eg was there any form of heating and cooling in the cells, let alone lighting?
 - Did prisoners have access to toilets or did they have to use a bucket?
 - How did prisoners wash themselves and their clothing and bedding?

6. SUMMARY / CONCLUSION

The preparation of this 'masterplan' for Old Gundagai Gaol has been undertaken with reference to the Gundagai Gaol and Courthouse Conservation Management Plan 2012, where a team of consultants with relevant experience in heritage, archaeology, services, structure, landscape and interpretation have visited the site, compiled reports, designs and masterplans for the site.

The 'Friends of Old Gundagai Gaol' vision document gave directions for the Masterplan, where aims stated to provide better access to the Old Gundagai Gaol site / buildings, give buildings and focus with exhibitions, better interpretation and reference to the bushrangers (in particular Captain Moonlite) and undertake archaeology in certain areas.

The Old Gundagai Gaol Masterplan process notes that with heritage sites there is a need to primarily conserve heritage buildings or places, provide site access for the elderly and people with disabilities, however in this instance the gaol site is located on the side of the hill. This Report including the 'Access Appraisal' Report notes that owners need to be pro-active with how to be compliant with the *Disability Discrimination Act 1992*. There is a resource from the Australian Human Rights Commission titled "Access for all: Improving accessibility for consumers with disability" which is referenced and provides tips for the building owner.

This Masterplan Report includes drawings for Old Gundagai Gaol site and has achieved Council's aim of being the overriding document for future works / projects which references the Conservation Management Plan and provides the basis for funding applications. Importantly this report provides a response for the difficult issue of 'accessibility' to the site, design outcomes for stormwater collection, how to reference archaeology when undertaking works and interpretation of the site with reference to Captain Moonlite's story.

In summary, this Master planning Report 2018 has identified preferred options for access and interpretation of the site, building issues (structural, stormwater, electrical, fire) that need to be addressed. These works include designs for drainage which is critical to the long term stability of the buildings, new landscapes and architectural detailing (ramp and stairs to Hospital / Infirmary building) which establish guidelines for future Works.

The Cootamundra Gundagai Regional Council should adopt/endorse this Plan and review within 10 years, or in the event of change to the Gaol precinct, or in ownership.

7. REFERENCES

Gundagai Shire Council - Local Environmental Plan - 2011
Clause 5.10 Heritage Conservation

NSW Heritage Office website database - 'Gundagai Gaol (former)' First Ave, Gundagai
Gundagai Shire Thematic History by Comber Consultants Pty Ltd (2007)

Former Gundagai Gaol - Scope of Works by Noel Thomson Architecture Pty Ltd (2010)

Gundagai Gaol & Courthouse Conservation Management Plan by Noel Thomson
Architecture Pty Ltd (2012)

8. APPENDICIES

Appendix 1 – Architectural Masterplan Drawings

Appendix 2 – Archaeology Assessment Report

Appendix 3 – Landscape Masterplan Drawings

Appendix 4 – Civil and Drainage Overview Report & Drawings

Appendix 5 – Structural Overview Report

Appendix 6 – Access Appraisal Report

Appendix 7 – Electrical Review Report

Appendix 8 – Interpretation Strategy Report



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Noel Thomson Architecture Pty Ltd

30 July 2018

8 April 2020

OLD GUNDAGAI GAOL MASTERPLAN REPORT

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APPENDIX 1 – ARCHITECTURAL MASTERPLAN DRAWINGS

APPENDIX 2 – ARCHAEOLOGY ASSESSMENT REPORT

APPENDIX 3 – LANDSCAPE MASTERPLAN DRAWINGS

APPENDIX 4 – CIVIL AND DRAINAGE OVERVIEW REPORT & DRAWINGS

APPENDIX 5 – STRUCTURAL OVERVIEW REPORT

APPENDIX 6 – ACCESS APPRAISAL REPORT

APPENDIX 7 – ELECTRICAL REVIEW REPORT

APPENDIX 8 – INTERPRETATION STRATEGY REPORT



Draft Local Strategic Planning Statement

2020

DRAFT



Cootamundra Gundagai Regional Council Local Strategic Planning Statement
Drafted 2020
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What is a local strategic planning statement (LSPS)?

The Local Strategic Planning Statement (LSPS) plans for economic, social and environmental land use needs over the next 20 years. It sets clear planning priorities about what will be needed, such as jobs, homes, services and parks, where these should be best located and when they will be delivered. The LSPS sets short, medium and long-term actions to deliver the priorities for the community's future vision.

This LSPS has been prepared in accordance with clause 3.9 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). The LSPS brings together and builds on planning work undertaken across the State and region as well as that found in Council's other plans, studies and strategies such as the Local Environmental Plan (LEP), Development Control Plans (DCP) and Contributions Plan. The LSPS will be used to update other key components of these plans. The LSPS sets out how strategic and statutory plans will be implemented at the local level.



Policy context and consultation

The LSPS gives effect to the Riverina-Murray Regional Plan, implementing the directions and actions at a local level. It is also informed by other state-wide and regional policies including *Future Transport Plan 2056* and the *State Infrastructure Strategy*. The LSPS outlines how these plans will result in changes at the local level, such as new or improved transport connections.

The LSPS works with Council’s Community Strategic Plan (CSP), which has a similar but broader purpose on how Council will work to meet on the community’s needs. The LSPS’s planning priorities, strategic directions and actions provide the rationale for decisions about how we will use our land to achieve the community’s broader goals.

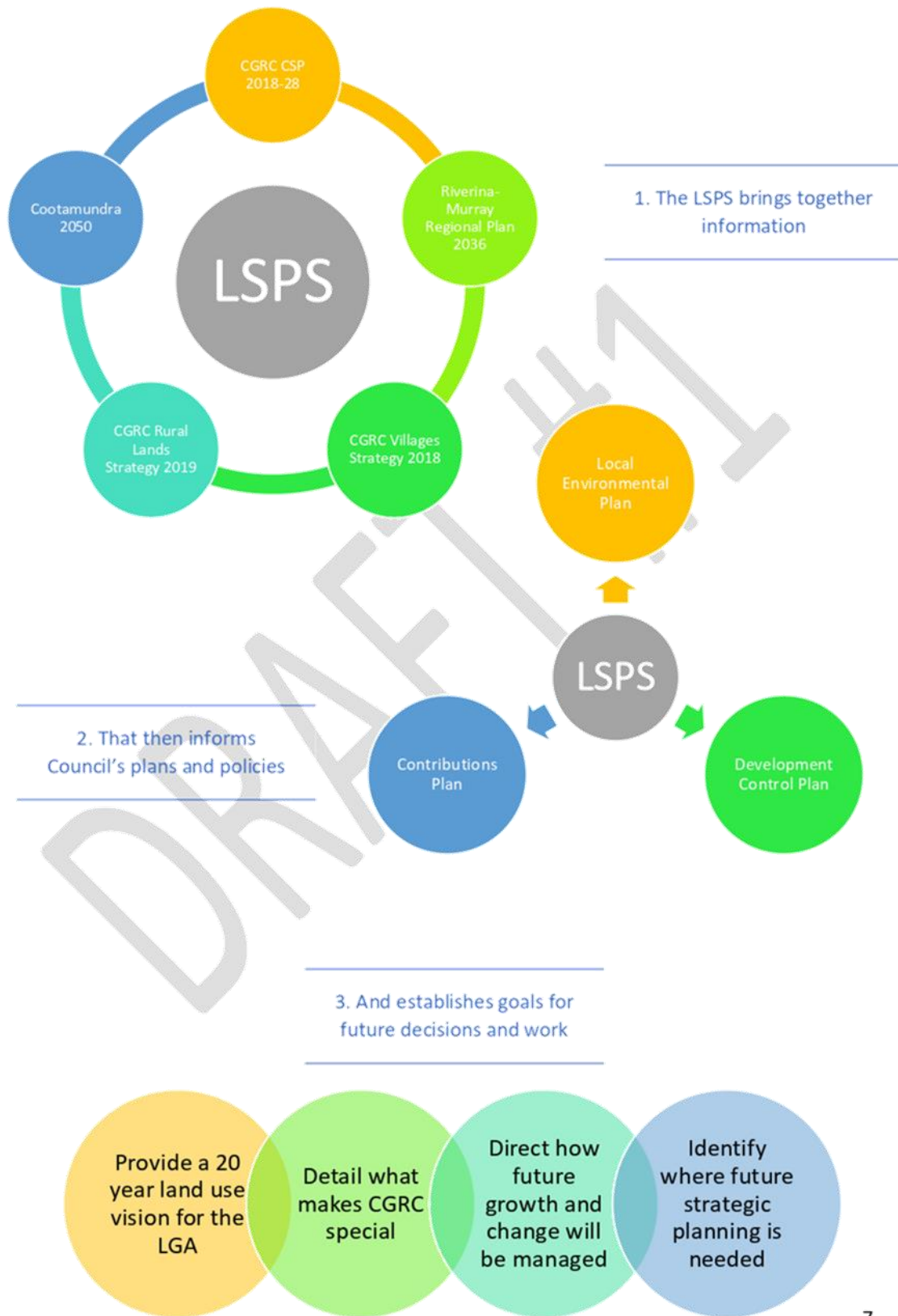
As CGRC’s LSPS is based on strategic work, significant community consultation has already been undertaken. The drafting and adoption of the LSPS has been done in accordance with Council’s Community Participation Plan (CPP) 2019.

A vibrant region attracting people, investment and business through innovation, diversity and community spirit.

CGRC CSP 2018-28 Vision Statement



Figure 1: The CSP sets strategic priorities for the whole of Council



What is Cootamundra-Gundagai Regional Council?

Cootamundra-Gundagai Regional Council (CGRC) is the amalgamated local government area of Cootamundra Shire Council and Gundagai Shire Council. CGRC is 3,981 square kilometres and is the northern gateway to the Riverina District of New South Wales. It is home to a diverse landscape of steep hills and forestry in the east, lush Murrumbidgee valleys in the south and renowned, highly productive croplands to the North West. Interspersed between the scenic landscapes and natural beauty you will find historical towns, villages and rural communities, each unique in their own way.

Home to 11,141 people¹, CGRC faces structural ageing concerns which if not adequately addressed will result in population decline within the next 20 years. Strategic work undertaken by Council, particularly the Villages Strategy 2018 and Cootamundra 2050 Strategy identifies a number of actions and opportunities for growth and industry development in the LGA.

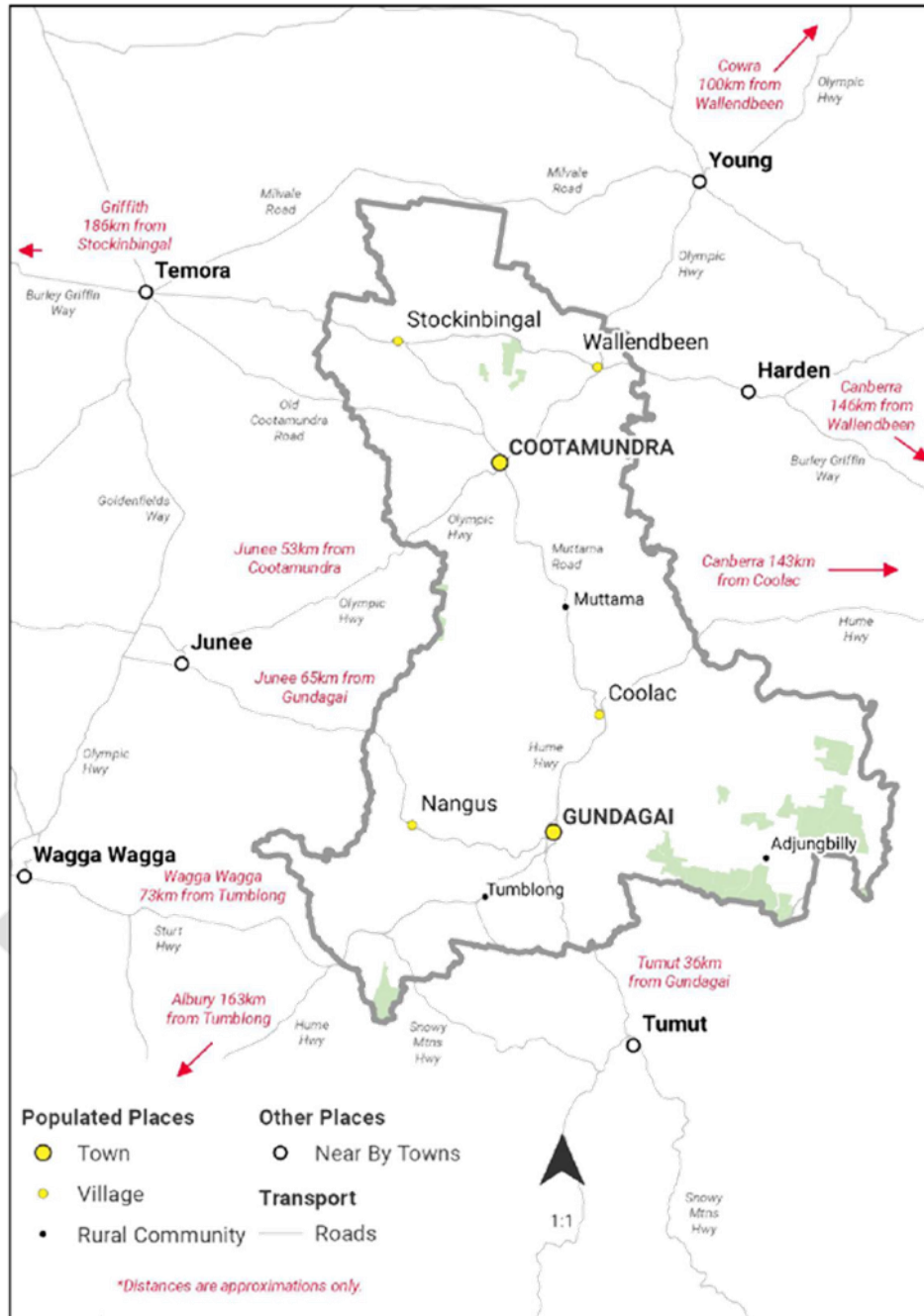
The LSPS sets a course for incorporating strategic work already completed by Council into plans and policies as well as identifying further work which needs to be undertaken. CGRC's LSPS is organised under five themes to take advantage of the opportunities across the LGA and to better identify constraints and provide tailored, meaningful mitigation.

- The five themes are:
1. Liveability,
 2. Sustainability,
 3. Productivity,
 4. Technology, and
 5. Infrastructure and Planning.



¹ 2016 Census

Regional context map

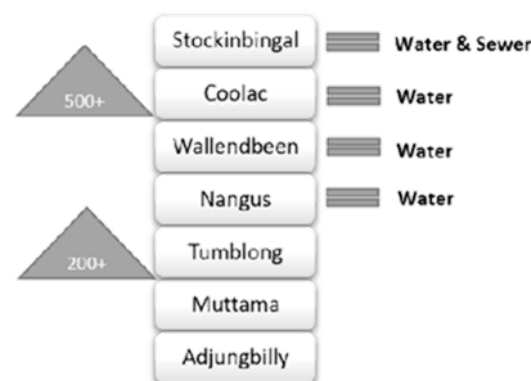


Our towns and villages

As a merged Council with significant diversity in landforms, function, connectivity and community focus, a single theme or vision for the entire Cootamundra-Gundagai Regional Council Local Government Area would be unwieldy and not able to be easily implemented. In recognising this diversity Council split the focus of strategic land use planning into four key areas of the villages, Cootamundra, Gundagai and rural lands.

Our population is concentrated in the two main towns of Cootamundra and Gundagai which are supported by six villages of varying sizes. Each town and village is unique in character and seeks to be celebrated for its individual place in the region and population hierarchy.

Village Residential Hierarchy Projection 2048*



*When future planned infrastructure services as indicated are provided

The future vision of each village or rural community guides the proposed land use planning actions and helps other decision makers in the allocation of resources such as services and infrastructure. The Villages Strategy (2018) provides the framework to deliver the community strategic plan’s vision of “A vibrant region attracting people, investment and business through innovation, diversity and community spirit.”

The Cootamundra 2050 strategy (2019), focusing on the township of Cootamundra, serves as the background document which informs the Cootamundra area component of the strategic land use planning work undertaken to date. The Strategy indicates that social aspects of community life are a high priority and planning controls that facilitate and encourage this are important. The Strategy identified important activity areas and identified future focus areas where infrastructure and facilities can be enhanced to stimulate growth and future development.

The work undertaken by Council in 2018 and 2019 to develop strategies for the villages and Cootamundra Township sets the strategic context in the future growth, role and function of these areas. The development of a similar strategy for Gundagai will be developed during 2020.

Statistical information



11,260 People
2018

398,181 ha



5,367 Dwellings
2018/19

\$37,861,079 in building
approvals 2018/19



943 SEIFA
Index Score

41.8 % not in
the labour
force 2016



33.1% over 60
years old 2016



Vision

In 2050, Cootamundra Gundagai Regional Council area will be a diverse community of agricultural production, service towns and historic places. We will celebrate our Indigenous and European heritage alongside our prowess in agricultural production and innovation.

CGRC will become a must visit destination of many sites, stories and successes for travellers and wanderers. It will be an attractive lifestyle alternative to Sydney and Canberra with a range of housing options within proximity to state of the art social, community and cultural facilities. All development and planning will be undertaken with consideration of sustainability and represent best practice in regional Australia and the world.

Put simply, CGRC’s vision is:

“Opportunities through choice”



Figure 2: Sheridan Street in Gundagai offers a lot of options for locals and highway travellers



Themes and Priorities

The 15 planning priorities of the LSPS are broken down into five distinct themes for ease of comprehension and implementation.

Some of these priorities are supported by existing strategic work, while other will need to be enhanced and supported through future strategic planning.

Liveability

1. Opportunities for a variety of housing options
2. Opportunities to celebrate and protect our heritage
3. Opportunities to express and engage with arts and culture

Sustainability

4. Opportunities to protect and enhance agricultural land
5. Opportunities to adapt to the changing climate
6. Opportunities to be a leader in waste recovery and contaminated land management

Productivity

- 7. Opportunities to grow agricultural industries
- 8. Opportunities to foster agritourism
- 9. Opportunities to support the freight network

Technology

- 10. Opportunities to be a centre of medical excellence
- 11. Opportunities for technology which has not yet been invented
- 12. Opportunities for micro manufacturing

Infrastructure and Planning

- 13. Opportunities to promote active transport
- 14. Opportunities to create a flexible local planning system
- 15. Opportunities to provide quality utility services

Liveability

Liveability is the sum of a number of different factors which contribute to the quality of life and present opportunities for people to collaborate and consult about what they need, want and desire their community to be.

Liveability is a theme which permeates everything from infrastructure to education to recreation to employment. For the purpose of

the LSPS, liveability focuses on creation of “place” within our community; with place being the basis for economic productivity, civic pride and general wellbeing.

Focusing on housing, heritage and culture, the aim of this theme is to provide the basis for quality of life which is comfortable, inviting and accepting.

Planning Priorities:



1. Opportunities for a variety of housing options

Rationale

Everyone needs somewhere safe to sleep at night. It is a cornerstone of our ability to function and contributes strongly to a sense of wellbeing and place.

Council often receives feedback from the community that there is a deficit in certain housing types and land. When undertaking the Rural Lands Strategy and Cootamundra 2050 Strategy it became clear that the majority of these concerns were perceived and not a reality; for example large lot residential/acreages on the outskirts of town are often cited as being in demand with no supply. Analysis of this particular concern revealed that in reality there was almost 49 years' worth of supply of these types of lots.

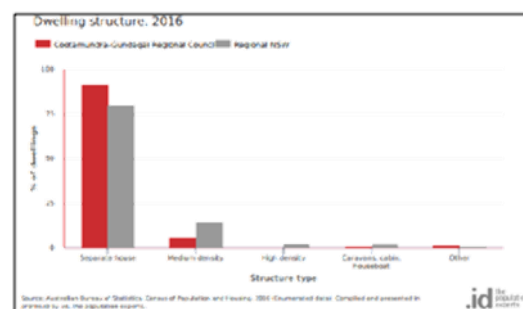
The Cootamundra 2050 Strategy provided Council a clear direction from the community about how future Cootamundra township should look. The Gundagai community will be given an opportunity in the latter half of 2020 to give Council direction on how a future Gundagai Township should look.

To demonstrate to industry and community that Council has planned for and provided opportunity for a variety of housing options, it is recommended that a land monitor be produced. A land monitor provides the additional function of being an advertisement for land availability and opportunity to investors and landowners.

Everyone faces different housing pressures, but affordable housing is a known pressure in our LGA and region. Council has the ability to encourage positive investment in quality, affordable housing by being flexible through minimum lot sizes, design standards and payment of contributions, particularly headworks charges.

Housing is a complex field with a number of stakeholders including owners, builders, tenants, management agencies and ancillary service providers such as cleaners and landscapers. Everyone has individual needs related to their own house as well as their neighbours and community generally. Council will produce a flexible CGRC DCP, however to ensure that CGRC continues to be a regional leader in best practice planning and responsive to industry needs, at a minimum the residential chapter/s of the DCP is to be reviewed and amended every two years.

Data shows that the predominant housing type in the LGA is single dwellings which accounts for 91.5% of housing stock which is some 11% higher than the average for NSW. Of those dwellings 73.6% are three bedroom or more, which is higher than the NSW and regional NSW average at 70.5% and 65% respectively. Conversely just over 5% of housing stock is made up of medium density housing and there is no high-density housing within the LGA. This is significantly lower than the state average at 14.3% and 2.5% respectively. The majority of medium density dwellings are located within the Cootamundra Township.



The LGA has, on average, 13.2% of the dwelling stock vacant and this is concentrated in the rural areas. This is not to be unexpected given the shrinking nature of the agricultural workforce in favour of mechanisation of

agriculture and the predominant economic driver for the LGA being agriculture.

The increasing trend for single dwelling is continuing to be seen with applications for this type of dwelling being the most predominant type of housing application submitted and assessed. The trend, however, is somewhat contradictory to the household size with 70% of all households in the LGA being 1 or 2 person households. The state average for households of 2 persons or less is just over 55% and just over 64% for rural NSW. This is more pronounced in Cootamundra where the figure rises to 72%.

When these figures are considered in light of the population aged over 60 (33%) it can be seen that there is a likely to be a demand for smaller dwellings as the population ages and Council must be able to adapt to accommodate the changes.

Nonetheless there is an increasing demand for serviced residential and rural residential land. The affordability and liveability of the region make it attractive for returning former

residents and retirees alike. The development of a land monitor will assist Council to stay abreast of, and respond to, the changing housing needs and demands.

Actions:

- 1.1. Undertake a Gundagai 2050 strategy to guide the future of the Gundagai Township.
- 1.2. Produce a land monitor every five years to ensure that there is an availability of different housing types across the community.
- 1.3. Implement a zero minimum lot size for the R3-Medium Density Residential Zone to encourage good design outcomes and maximise utilisation of space.
- 1.4. Review Section 7.11, 7.12 and Section 64 contributions plans to ensure that developers pay for the provision of infrastructure and facilities as appropriate.
- 1.5. Develop a chapter relevant to each village in the Development Control Plan.
- 1.6. Review and update the residential chapter/s of the DCP every two years to incorporate best practice and respond to local conditions.



Figure 3: Matilda Avenue in Cootamundra

2. Opportunities to celebrate and protect our heritage

Rationale

Heritage is a fundamental facet of the CGRC identity, not just as a sense of self and belonging but also as a driver of tourism, education and discovery.

The Wiradjuri people have called the CGRC LGA home for thousands of years. There is a strong indigenous connection and identity associated with the area, particularly along the Murrumbidgee River and Muttama Creek.

European settlement provides heritage of the built form and stories of frontier living, with gold rushes, bushrangers, river crossings and the railways all shaping how the LGA has developed and contributing to the dominate identity of the towns and villages.

Places of indigenous significance, elaborate homesteads and ornate town centres are just a small segment of heritage. The heritage fabric of a place is all the physical material of a heritage item, including surroundings and contents which contribute to its heritage significance.

Heritage can often be viewed as a negative, being perceived as a “barrier” to development, an extra cost for people. In reality heritage can add value to the locality by raising amenity, creating an overarching theme or “vibe” as well as prompting maintenance and pride of place.

When considered in the initial design phase of development, heritage aspects can be absorbed into a project adding little to no extra cost. Furthermore, there are often grants and subsidies available for the adaptive reuse, restoration and maintenance of heritage items if certain criteria can be meet.

The National Trust of Australia has identified that heritage tourism is the fastest growing tourism sector with fifty percent of global tourism driven by heritage. The economic, social and environmental benefits of tourism are typically much greater than the initial investment.² An excellent example is the work done to refurbish Sheridan Street in Gundagai, with a number of new tourist and information facilities now experiencing greater foot traffic as a result of not only the civil works in the street, but the repainting of buildings and the increasing variety of commercial service outlets.

To date Council has not undertaken a comprehensive assessment of the heritage fabric of the LGA, both indigenous and post settlement. Some work on identifying post-settlement built heritage has been undertaken, however it is acknowledged that this is incomplete. The LGA has strong links to many icons such as Don Bradman, The Dog on the Tucker Box and Cootamundra Wattle and the Murrumbidgee River and whilst some work has been undertaken for recognition at a local level the broader appeal and reach has not been fully investigated and realised.

Just as the work on post settlement heritage is incomplete, the work on Aboriginal cultural places, landscapes and heritage is also incomplete. Recognising, respecting and valuing the heritage of First Peoples is an important step in cross cultural understanding and communication. Respecting important cultural places and landscaping enriches the shared knowledge and can enhance the sense of belonging and pride.

The historical built form of many of the Villages within the LGA is a major factor in their character which acts as an attractant to visitors and residents alike. Villages such as

² National Trust, *Australian Heritage Tourism Directions Paper*, June 2018.

Wallendbeen and Stockinbingal which are located on the Burley Griffin Way can attract visitor stoppage if sensitive place making and urban renewal were to occur. Given their strategic location these villages are likely to see an increase in population and it is important that this occurs in a manner that does not detract from the historic story telling of the built form.

Actions:

2.1. Undertake an Aboriginal Heritage and Cultural Places Study.

2.2. Create a series of recommendations for heritage walking trails across the local government area.

2.3. Review current local heritage items.

2.4. Support the adaptive reuse of heritage items for commercial and community purposes.

2.5. Support natural heritage themes of the Murrumbidgee River and Cootamundra Wattle.

2.6. Develop a series of precinct master plans to foster place making that recognise the unique character of heritage areas.



Figure 4: Historic Gundagai Train Station

3. Opportunities to express yourself and enjoy arts and culture

Rationale

Culture is a broad term used to describe the normative social behaviour of a society influenced by the lived and known experiences of its people. The regional culture of Australia is often commented on as typifying “Australian values” of mateship, egalitarianism, authenticity, optimism, humility, informality, easy-going, common sense and humour. Art is the expression of creative skill and imagination. This is often expressed via a visual medium; however, music is also synonymous with art. Art can be experienced via all five senses and affects people on an almost instinctive level through its emotive impact.

The arts are a conduit for community pride, civic participation, creating an inclusive culture, building resilient local economies as well as promoting health and wellbeing.

Artistic expression is often organic and can be stymied by prohibition of expression. Because of this many Councils such as City of Sydney have developed exempt development policies to allow for street art being “commissioned with the landowner’s consent, which is painted, marked or otherwise affixed to the outside of a building and visible from a public place. It may be art in the form of words, figures, shapes or lines but doesn’t include re-painting.” Under such policies street art does not require development consent.

Artistic expression and culture are starting points for placemaking or the concept that urban design and development should occur in response to how people want to use a space rather than focusing on vehicle movement and standalone design. Most importantly, placemaking is a process which reacts to and is informed by the people who use that space and so allowing for artistic and cultural

expression without the need for development consent in most circumstances can only contribute positively to placemaking.

Throughout consultation for the development of the Cootamundra 2050 strategy the community expressed a desire for recognition and creation of precincts. These precincts would enhance and foster the establishment of connective and creative spaces in a strategic manner that is able to be appreciated by the whole community.



Figure 5: Exhibition space at the Cootamundra Arts Centre

Actions:

- 3.1. Develop exempt provisions to allow for art to be expressed and installed without needing to seek development consent.
- 3.2. Develop a strategy of using feature street art, colour, vegetation and visual keys as way finding cues to assist active community participation of aged residents for as long as possible.
- 3.3. Investigate the feasibility of establishing and promoting a night-time arts and culture tourism economy through development controls and policies that facilitate multi use spaces.
- 3.4. Council will undertake a placemaking strategy to guide land use, events and activities in identified precincts.

Sustainability

Sustainability is a broad term which basically seeks to maintain systems, be they environmental, social or economic, in balance and harmony. These days, sustainability is a buzzword often connected to a lifestyle or existence which seeks to tread lightly on the earth to mitigate impact on the natural environment.

As a theme of the LSPS sustainability is focused on environmental outcomes and how these

can contribute to opportunities for economic and social improvement and well as improved amenity and landscapes.

Viewing global challenges such as waste and resource recovery and climate change as opportunities for innovation and targeted investment to create employment opportunities and attract new community members to the LGA.

Planning Priorities:



4. Opportunities to protect and enhance agricultural land

Rationale

Rural land is often neglected from a planning perspective due to more pressing planning needs in larger centres. However, development on agricultural land often has a disproportionate impact on residential and economic activity of towns when compared to urban development, with intensive feedlots, quarries and landfills facilitated mostly on rural land. Furthermore, agricultural uses themselves such as piggeries, vineyards, feedlots and so on have a long-term impact on the use and viability of a site and surrounding lands.

Through the strategic planning process, controls and principles of development can be implemented for agricultural land to ensure the viability of the land into perpetuity as well as providing opportunities for emerging and new agricultural enterprises to establish in the area in a manner which is fair and equitable.

The two former shires have varied terrain and soil quality which makes formulating one course of action or plan for rural land difficult. However, this should be viewed as an opportunity which makes CGRC more attractive and marketable to residents, visitors and prospective investors as a wide variation of agricultural pursuits can be explored in this single local government area.

It is Council's intention that the Rural Lands Strategy serve not only as a land use planning document, but as a plan for economic success and growth through the shared identity of agriculture. This leverages off what CGRC does best (agriculture), connections to logistic hubs and routes as well as capitalising on changing recreation and tourism trends.

Actions:

- 4.1. Achieve consistency between the minimum lot sizes and permissible uses for agricultural land across the LGA.
- 4.2 Allow dual occupancies as an alternate to farm fragmentation.
- 4.3 Introduce setbacks from intensive agriculture development to reduce land use conflict.
- 4.4 Develop a Forestry zone, including appropriate bushfire management measures, as per the rural lands strategy.
- 4.5 Develop specific controls for solar farms and permissibility of landfills.
- 4.6 Support the development of an agribusiness centre at Coolac.



Figure 6: Cootamundra and District Tractor Pull 2013

5. Opportunities to adapt to the changing climate

Rationale

It is undeniable that our summers are getting hotter and longer and rainfall is diminishing. Whether this is a result of industry and human activity on earth or just a natural phenomenon does not change the fact that by 2060 areas in CGRC will experience annual mean temperature increases of up to 2.5 degrees hotter and potentially up to 10 percent less annual rainfall.

As infrastructure and asset managers, local government is impacted by the changing climate, with increased risks of damage and shorter lifespans of assets due to severe weather events and unseasonable weather temperatures. The buildings, roads, bridges, footpaths, stormwater networks and other assets will be directly impacted as average

temperatures rise, droughts become longer and severe weather events such as floods and bushfire become more prevalent.

CGRC as a major employer and provider of services has an opportunity to respond to the changing climate by choosing fleet and plant which utilises new technologies. Council is in the prime position to provide infrastructure to support climate adaptation. Infrastructure such as electrical vehicle charging stations, solar street lighting, attractive and safe pedestrian connections, pedestrian based precincts, sensitive and appropriate stormwater management and wastewater reuse. Such infrastructure and leadership by Council can make such products commonplace and contribute to the long-term viability and growth of renewable and sustainable industries.

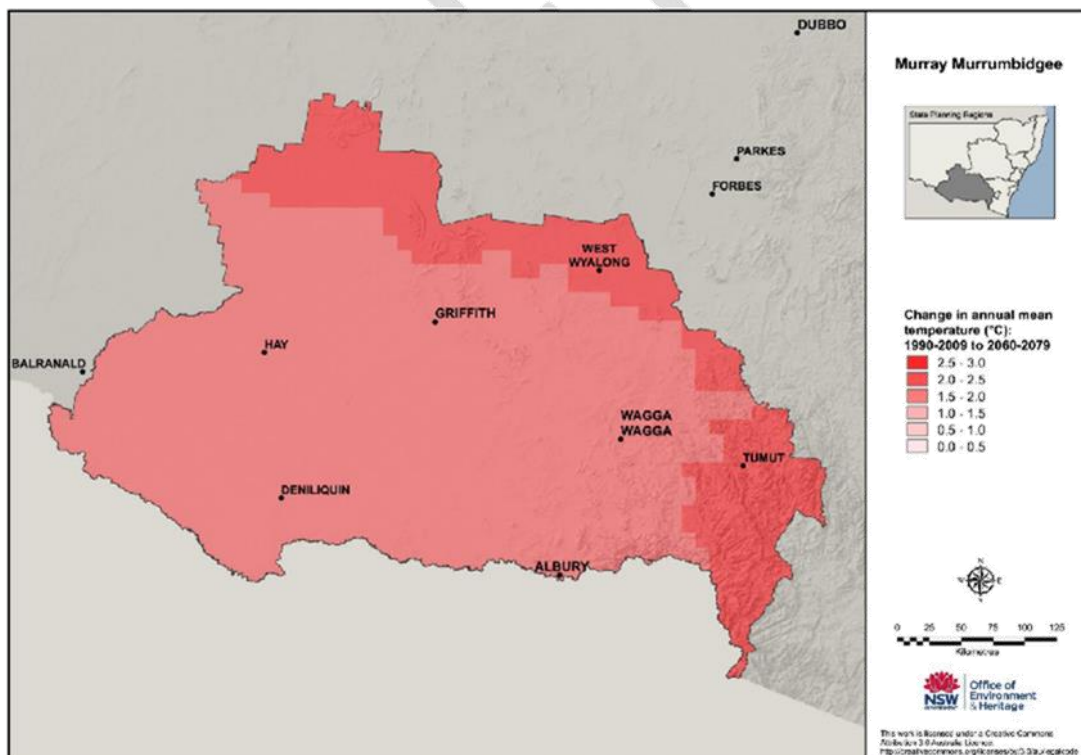


Figure 7: Change in annual mean temperature for Murray Murrumbidgee - from the Office of Environment and Heritage