

Brand Discoveries

Target Markets

The following target markets were outlined for Cootamundra, Gundagai and Villages:

Travellers

Being positioned roughly halfway between Sydney & Melbourne, Gundagai has traditionally been a stopover for travellers. They are usually just interested food, fuel & toilet stop (Driver revive stop on the freeway). They are also likely to stop for a photo with Famous Dog on the Tuckerbox.

This is an opportunity to encourage various travellers including travelling families, grey nomads, young explorers and business travellers, to take the long way round and see a bit of country charm. We want to entice the travellers off the highway, to travel to Cootamundra, through the villages to Gundagai, seeing our natural wonders, eating and shopping on the way. Hopefully they would choose to stay longer and to take time to discover the region.

Visiting Friends & Relatives

The Visiting Friends & Relatives (VFR) market is also an important part of our target market mix, and the hosting locals are brand advocates. Visitors come to revisit the region as well as family and friends. Locals need to know what they can do with their guests to give them a great experience, inject wanted tourism dollars into the local

economy and also enable the visitor the chance to refer the region on to their own network of friends and relatives, by word of mouth or social media.

Returning Ex-pats

Similar to the VFR market are returning ex-pats, people who once lived in the region, coming back to rekindle their relationships with the region. This visitor is highly driven by nostalgia.

City Slickers

Visitors from the city are a key target demographic. These visitors are looking for an authentic country experience. They are interested in farm tours, nature, history, the local people and the peace.

Overseas travellers are also part of this demographic. They may have heard about the Bradman Museum also, and come into Cootamundra for that specific reason.

Event Participants

With so many events in both Cootamundra and Gundagai, a major demographic is the event participants. These events don't need to be marketed a great deal as they attract tens of thousands of people. However we do want to encourage the visitors to wander around and discover the greater region while they are here.

Survey Results for Target Markets were:

45-65 year olds

Travellers (stopping over)

Canberra residents

Young families

City dwellers wanting a scenery change

Cricket fans

Golfers

Short stay visitors

Wedding groups

Brand Discoveries

Positioning Pillars - Gundagai

Unexpected

Gundagai as the pitstop between where you came from and where you are headed. Gundagai as the home of the 'Dog on the Tuckerbox'. But did you know Gundagai has so much more than that? Just up the road are wonders you would never thought were there, beautiful historic buildings, wide open streets, fascinating sculptures that tell fascinating stories, the majestic Murrumbidgee river, amazing old rail bridges, a quirky pub, wide vistas and big blue clear skies... plus much more waiting to be explored.

'Don't just pat the dog and be on your way, come and say G'day... discover Gundagai!'

Natural Beauty

The crook in the Murrumbidgee River is what Gundagai was named after by the Wiradjuri people (axe to the knee - meaning the dog leg bend in the river). The river is heart of the town. It is mild and peaceful in places, and wild and untamed in others. It is a thing of beauty, a natural wonder.

Storytellers

Gundagai tells stories of great achievement, historic legends and local yarns through art. From the 'Dog on the Tuckerbox', to the Criterion Hotel murals, Yarri & Jacky Jacky sculpture to the Marble Masterpiece, each artwork tells a story about Gundagai's history and its people. Gundagai also tells local stories through a heritage walking tour, old gaol self guided tour, museum, wooden bridges and Indigenous history. Gundagai's stories are told with spirit with pride.

Positioning Pillars - Cootamundra

Authentic Country Charm

Cootamundra's local pride and phenomenal spirit, results in an authentic country charm that cannot be manufactured. Locals are happy and friendly. It's peaceful and relaxed. The leafy town with wide roads, green parks and an abundance of sporting facilities, is refreshing to metro visitors. Small country Australian towns are expected to be dry and dusty. It is surprising to discover Cootamundra, a little oasis off the beaten track.

Sporting Spirit

Cootamundra could *almost* be called 'Australia's Birthplace of Sport'. It is certainly the birth place of Australia's greatest sportsman, Sir Donald Bradman. It is the hometown of many more Australian sporting greats, with many current locals representing Australia in international sport. Cootamundra has world class sports facilities, and national sporting events that attract many thousands of people from across Australia.

Golden Heart

Cootamundra is known for its Wattle. It has its own species, its own song, a Wattle Festival and locals connect with the wattle motif. The Wattle is ingrained in Cootamundra, like cherries in Young and banana's in Coffs Harbour. Wattle is the Australian National floral emblem. It is Australia, and it's Cootamundra.

Cootamundra is also an agricultural town, with the yellow/golden crops canola and wheat.... golden pastures, golden hills, golden valleys.

Brand Recommendations

For any region, the story is the essence behind the brand. From the information provided by the participants of the brand workshop, the outcomes of the strategy, and Wisdom's own experience during our visit to Cootamundra, Gundagai and Villages.

This is your story.

The Cootamundra, Gundagai & Villages Story

Cootamundra, Gundagai and Villages hold a special place in Australia's heart. They are celebrated throughout Australian folklore. 'The Road to Gundagai' written by Banjo Patterson and sung by Slim Dusty. 'Cootamundra Wattle' written and sung by John Williamson. 'The Dog on the Tuckerbox', an icon of Australian colonial history. 'Dad and Dave' from the Golden Days of Radio. The rich sporting spirit of Cootamundra, the birthplace of Sir Donald Bradman. The majesty of the Murrumbidgee River, giver of life. The volatile Australian weather that turns the river into a raging flood, and the noble spirit of Wiradjuri heroes Yarri & Jacky Jacky who saved many lives in this historic flood.

Cootamundra, Gundagai and Villages are steeped in Australian culture, epitomising the Australian spirit. The authentic country charm of the region was built on the hard work of Australian wheat and canola farmers, military and rail. A region that recognises its colonial past and respects the Wiradjuri land on which it resides. A region filled with proud locals, who welcome visitors with open arms.

Away from the cities, off the beaten track, Cootamundra, Gundagai and Villages, with their wide open lands are ready to be discovered, unearthed by visitors unleashed.

Tone of voice

The tone of voice reflects the personality of the brand. Whether that be written content or verbal communications, the tone of voice must remain consistent in the marketing. The tone of voice should reflect the Brand positioning:

- authentic
- friendly
- inspired by the beauty of nature
- a good storyteller
- spirited
- Australian

The **tone of voice** should be very **friendly, casual** and **relaxed**. It is the kind of laid-back, welcoming nature of your locals that influences the overall personality and tone of voice of the region.

Taglines

To emphasise the **tone of voice**, a tagline has been created for each Region.

The suggested taglines function to reflect the Brand positioning and encourage visitation:

Gudagai:

Unleash your freedom

Cootamundra:

Awaken your Aussie Spirit

Discover the Heartland Spirit

Unearth your Rural Spirit

Discover the Golden Heartland

Muster the Coota Spirit

Homeland of Aussie Spirit

Spirit of Aussie Gold

Explore, Play & Rekindle with the Coota Spirit

Birthplace for Aussie Sporting Heroes

Proposed Logo Designs



GUNDAGAI

What is Gundagai best known for? The Dog on the Tuckerbox. In this logo we embraced the most obvious icon.

The silhouette represents the iconic 'Dog on the Tuckerbox'.

The landscape depicts the trees and hills around Gundagai, leading into a pink and purple sunset (late evening) with stars shown at the top in the darkest part of the sky. These stars are repeated within the typography of the word 'Gundagai'.

The tagline refers to the freedom visitors would enjoy in the natural / rural environment, and the word 'unleash' is another nod to the dog pictured above.



COOTAMUNDRA

Like the Gundagai logo, this Cootamundra logo uses an iconic silhouette of the wattle.

The silhouette represents a single wattle flower in bloom. It is also reminiscent of fireworks (representing celebration or excitement) or a warm sun.

The shape is vibrant and energetic which is appropriate for a town with many exciting events and a strong sporting heritage.

The landscape shows green fields with golden / yellow hills in the background to represent the canola and wheat fields of the region.

The tagline 'Awaken your Aussie Spirit' refers to the discovering and unearthing of a great Aussie town as well as the 'spirit' of the region, whether it be sporting, community or Indigenous.



COOTAMUNDRA (OPTION 2)

Similar to the logo on the previous page, this version sees the stars joined by two sheep, reflecting the agriculture of the region and giving a playful element to the logo.

**COOTAMUNDRA (OPTION 3)**

This Cootamundra logo is an alternate version to the wattle silhouette however instead of a single flower, the wattle is represented as a small bunch of blossoms and leaves to create a cohesive and balanced graphic.

The shape is less abstract than the wattle in the previous option, yet still uses the same landscape featuring key points of interest in the Cootamundra Region.



COOTAMUNDRA (OPTION 4)

Similar to the logo on the previous page, this version sees the stars joined by two sheep, reflecting the agriculture of the region and giving a playful element to the logo.



LOGOS TOGETHER

These two logos will use a conjoined tourism Brand, with their own colour pallet, keeping the two town brands similar but separate.

The two logos use the same font and stylised graphics so that they work together as a family in the single brand identity.

The two logos theme create a vision of beautiful clear skies, vibrant colours, fresh air, nature, and a sense of escape.

Both logos also feature landscapes and skies at different times of the day (night & sunset) . The same birds also feature in both logos to reinforce the concepts of sky and freedom, as well as connecting the logos. The different times of day give the logos their own colour palette, to differentiate between them.

New Brand Concepts

Brand Concept

The branding uses a bright, modern colour palette to project a feeling of energy and optimism. The colours represent the landscape - parks, rivers, hills and sky. The shapes are the organic layers that give the brand a welcoming feel.

Icons of birds and stars are a contemporary embellishment that gives the brand life. These are features that become part of the brand style guide and give all the communications and marketing a consistent look of professionalism.

Fonts are a mixture of a bold strong font and a hand written style, showcasing strength of character, and the friendly nature of the people in the region.

The following pages show how we see the brand being implemented on different collateral.



BILLBOARD



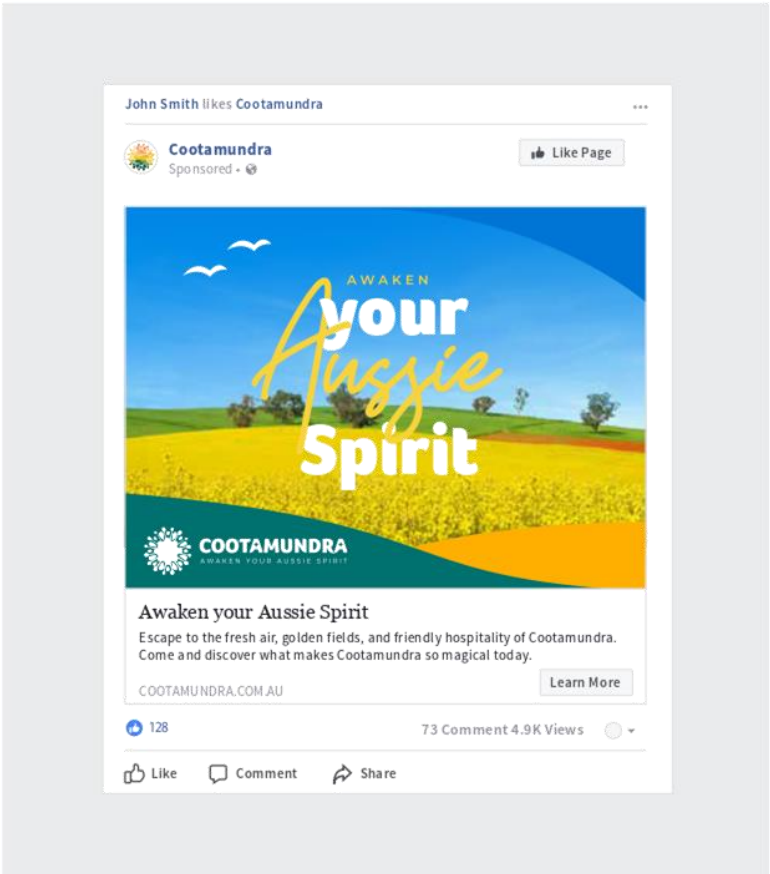
BILLBOARD

BROCHURE

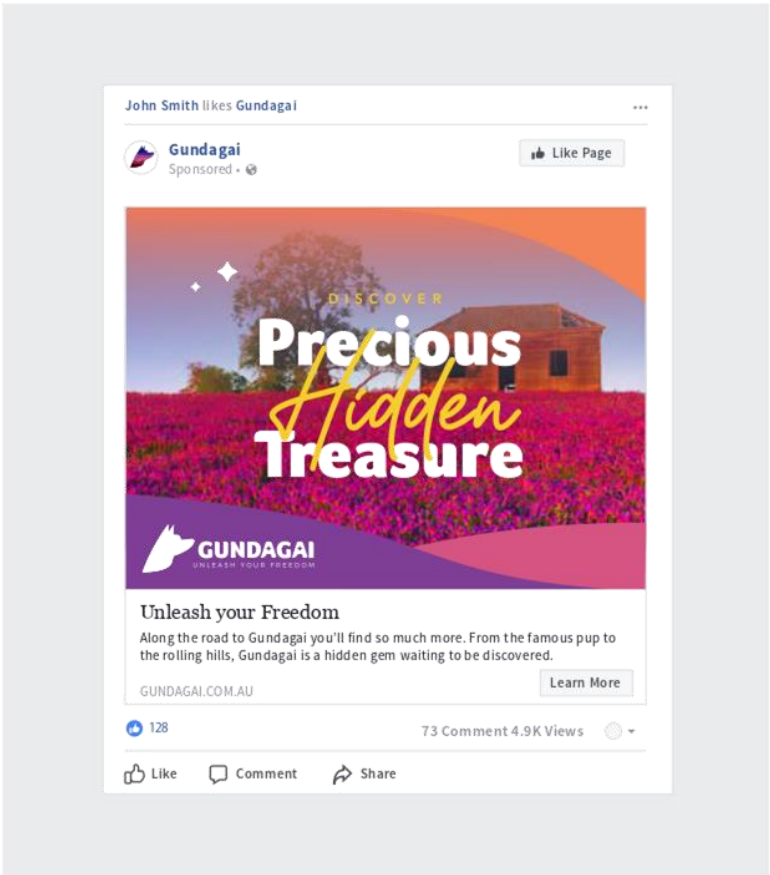


BROCHURE



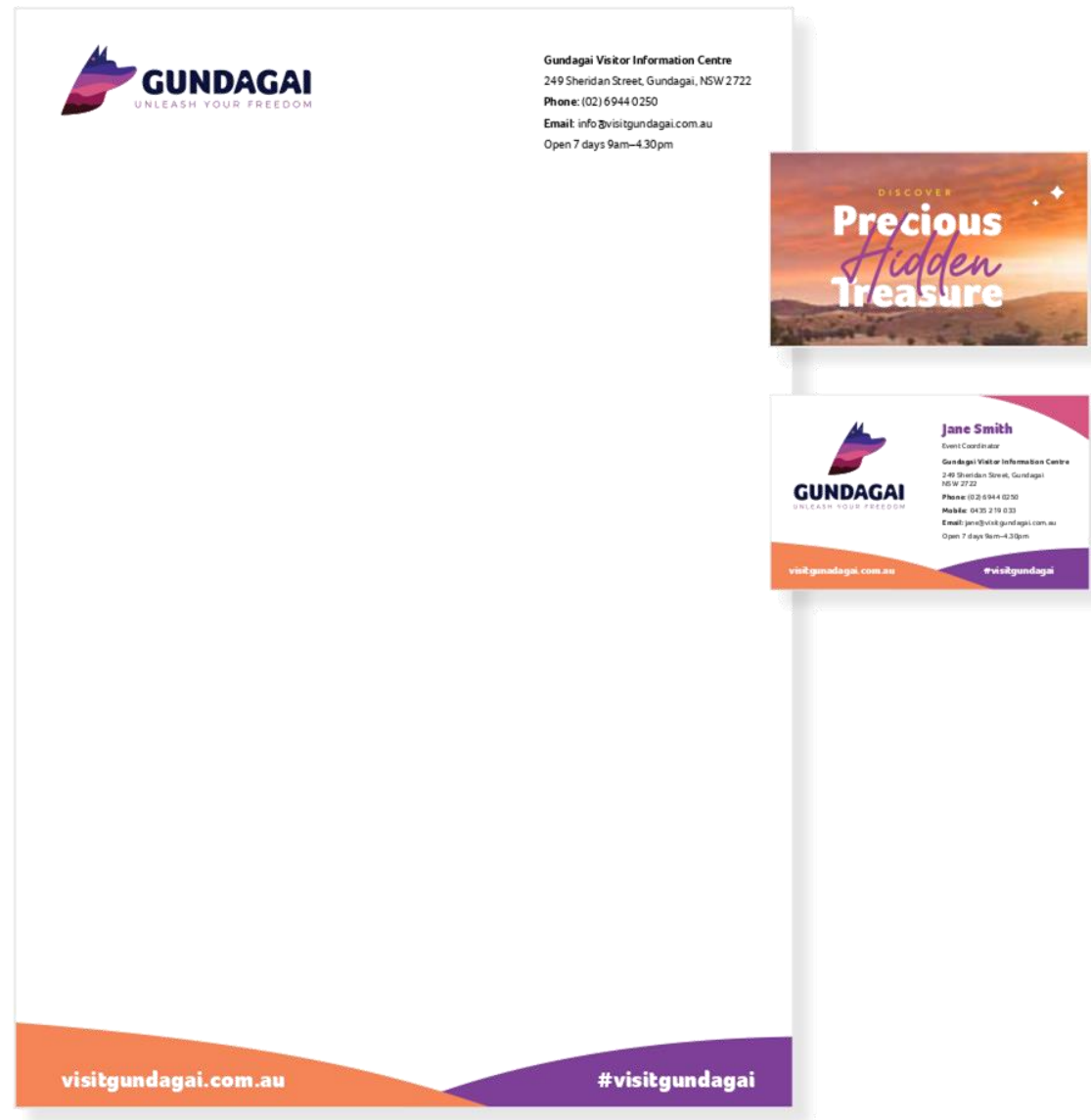


SOCIAL MEDIA AD



SOCIAL MEDIA AD

STATIONERY



STATIONERY



Marketing Recommendations

Marketing Recommendations

Gap: Limited knowledge about the region's offerings

Opportunity: The Region needs several platforms to tell visitors what there is to do in Cootamundra, Gundagai and surrounding villages. These platforms should include:

- A new regional visitor guide
- VFR campaign for locals to promote their region experiences to visiting friend & relatives.
- An up to date website which will be a central hub of information for visitors to the region
- Social Media advertising targeting people who travel between Sydney and Melbourne (Facebook & Instagram)
- Billboards and village entry signage
- Advertising in Canberra (billboards, newspaper, visitor guide, airport displays)
- Signage at the 'Dog on the Tucker Box' leading people to Gundagai with a map of the village including 10 Must sees & Instagram hotspots.
- Cross promote Cootamundra's experiences to event visitors, using brochures. Include 'Must See's & Do's' while you are in Coota and an offer for return visitation.

- The towns have a lot on offer to appeal to different peoples' interests. We can leverage that by creating separate brochures with stylised maps for each of those interests, i.e. a Sporting history trail map, architecture trail map, Café trail map, Nature Trail map, Historic Trail Map, Arts Trail, etc.

Gap: Dog Friendly Region

Opportunity: Gundagai is known for being the home of the 'Dog on the Tuckerbox'. This is the perfect opportunity to market Gundagai as the home of man's best friend. We want everyone in Australia to think of Gundagai when they think of dogs, they way we think of Coffs Harbour with bananas, or Parkes with Elvis. To do this, we need to think big, and go large with all dog based ideas including:

- Market the region as a 'Dog Friendly Town' with off the leash dog areas for travellers with dogs, water refill fountains with pet bowls under the water runoff, doggy poo bags near bins in parks, dog accessories & treats available for sale in town (including at the VIC), and water stations for dogs.
- Create an annual Dog Festival inviting dog breeders, show dogs and working dogs to compete for prizes. Include a dog march down main street where people dress up with their dogs like a Canine Mardi Gras.
- Reinvestigate the bronze puppy sculptures of the 'Dog (mother) on the Tuckerbox'. Place the statues at key locations around town as a puppy trail to get sight see-ers from the main sculpture at Snake Creek Gully.

Marketing Recommendations

- Ask accommodation, tour and retail operators to see ways in which they can offer dog friendly services. This could be something as simple as putting water bowls out on the street, allowing dogs at alfresco dining, and allowing a small number of dog friendly rooms/areas at accommodation venues.
- Create photo-opportunities for people & their dogs - ie Have additional 'Tuckerboxes' around town for people to put their dog on to encourage visits off the road.
- Use images of dogs in campaign photoshoots, with travelers, and in different experiences.
- Start a hashtag #dogslovegundy and encourage visitor post images of their dogs in Gundagai on social media.
- Leverage the 'Dog on the Tuckerbox' story. What is the real story? There is a misunderstanding around why she is there, especially with the younger generations who are not likely to know the original story. This could include signage near the statue, street art about the story with textual content added to the wall, a dedicated section in the Visitor Guide, a page on the website, video content for social media and a room in the VIC similar to that dedicated to the Marble Masterpiece.
- PR Opportunity: Invite Dr Chris Brown to do a segment on 'The Living Room' promoting Gundagai as Australia's most Dog friendly country town.

Gap: Shops operating hours aren't regular, which make tours & trails difficult

Opportunity: Ask operators to commit to certain days that they stay open, so that a trail can be promoted ie Antiques Trail Friday - Wednesday.

Initiate walking tours for visitors, where a guide would lead a small group to businesses and local places of interest, whilst giving facts about the region. These can be booked online or at the VIC, and facilitated by volunteers, or local operators on rotation. Ask operators to participate in these tours so that they ensure their store is open during the tour, even if it was just for 1/2 an hour while the tour group came past. If unavailable that day, choose a different operator. Tours should cover food, coffee, history, antiques, sport, shopping, and the Visitor Information Centre.

Younger people could be candidates for incubator tour operation. Council could set up training and grants to assist in the product development.

Have self guided tours with accompanying brochures using stylised maps (as mentioned earlier) with contact information and opening hours for operators if they aren't open all the time. Some operators may also be interested in opening their doors briefly, if travellers contact them at the time.

Marketing Recommendations

Gap: Lack of Accommodation during Big Events

Opportunity: Activate accommodation during big events, ie Air BnB, activated camping grounds and RV Parking at schools, public parks, sporting fields, and nature reserves. Promote accommodation packages in surrounding villages. Normally too far from the event for people to stay, package with free shuttle buses (that travel out to the smaller villages to take visitors from the accommodation to the event). Cootamundra could be an accommodation venue for Gundagai events ie Snake Gully Cup.

Gap: Rich in Nostalgia

Opportunity: Both Cootamundra & Gundagai are rich in Australian Nostalgia, that can be leveraged for visitors, especially the Grey Nomads. This may include:

- Rediscovering the 'Aussie Pop Culture' of yesteryear. Long before social media and Netflix, people were entertained through music, radio dramas, poetry and stories. Gundagai is filled with icons of this era. Statues and some artworks showcase this, but it can be leveraged further to bring it to the forefront of visitors minds.
- Have an music competition with local budding museos creating modern covers of 'Cootamundra Wattle' and 'Road to Gundagai'. Share entries on social media to promote the competition. Invite John Williamson to be a judge. With the right royalty payment (if required), the winning song could be used in a future promotional campaign for each region.

- Railways and Bridges are also an icon of yesteryear. These are a historic curiosity for the Grey Nomads and Baby Boomers, but are e a visual curiosity for Millennials looking for the perfect Instagram images on their rural getaway. A Railway trail (from the history & working rail in Coota to the Rail bridges in Gundagai) can be created and curated with interesting facts, historical images and stories. This trail should also include all the best photo spots, including angles and time of day to capture the images, taking advantage of long shadows and best light.

Gap: Leverage Bradman

Opportunity: Partner with Southern Highlands and Adelaide Bradman Museums to create an 'Australian Bradman Trail'. This will benefit Cootamundra's Bradman Museum by leveraging their marketing power, for international visitors, especially India, England and New Zealand fans.

The building is small and underwhelming, compared to the impressive, multimillion dollar museums in Southern Highlands and Adelaide. So this must be the selling feature. Flaunt what you have, the cute, small, frail and quirky nature of this tiny old building that was the birthplace of a huge Aussie legend. Showcase the building's truth.

Run a social media campaign called 'Cootamundra - Birthplace of Legends' that showcases legendary characters from Cootamundra, starting with Sir Donald Bradman, along with other local sporting greats, celebrities, and local characters. Each character is profiled with a bit of information

Marketing Recommendations

Gap: Leverage Bradman continued.

Opportunity:

about who they are, where they come from (birth or hometown), what they are known for and what they love about Coota. Use video if possible with individuals speaking to camera, and cross over footage of the region. Otherwise, a voice over and still images can be used. Each clip becomes content for the regional website blog, social media, and You Tube, to promote the region to visitors.

Gap: Attract visitors to the smaller villages

Opportunity: Create trails that take people from one main town to the next through the smaller villages, including:

- Pub Crawl - List the pubs and hotels from The Central Hotel in Cootamundra, through to Wallendbeen and Coolac pubs, to the Criterion Hotel in Gundagai. Include recommended beers to taste, signature dishes from the menu and quirky facts about the pub. Ask people to post a selfie online with the hashtag #CootaGundyPubCrawl
- Instagram Hotspots - Find and promote the best photo opportunities between Cootamundra and Gundagai. Create a trail with listed locations, Google Map pin drops (linked via QR codes on printed map), image examples and Insta-tips, ie best time of day, best angle, best filters. Link with a promotion to encourage user generated content, ie Post your Coota

to Gundy Insta-trail with hashtags #CootatoGundy and tag @VisitCootamundra @VisitGundagai to win a weekend getaway.

- Historic Trail - Include the smaller towns in Historic Trails for Cootamundra and Gundagai. Include Historic signage and information displays. If there is archival content available including images, video and/or audio, create video content that can be linked from the Historical information displays via QR codes or augmented reality.
- Showcase villages in the Visitor Guide, with each town having a page of content promoting the experiences on offer, ie Adelong's heated pool.
- Promote each town on both the Cootamundra and Gundagai websites as 'Our Neighbouring Villages'. List all open for business operators, with opening hours and details. Promote events including markets in the main What's On calendars.
- Create 'Off the beaten track - Nature Trails' with lists of parks, picnic areas, bike trails, walking tracks, lookouts, rivers, natural features and any other natural attractions.

Gap: Arts & Sculpture Trail

Opportunity: Use empty shopfronts on Cootamundra & Gundagai main streets to showcase local artists' work, both paintings and sculptural. Have these 'Pop Up Gallery Windows' available on rotation, so locals can see new artwork regularly, and buy some artwork from local artists. This is also a great visual for visitors walking down main street, as opposed to seeing closed up storefronts.

Marketing Recommendations

Gap: Arts & Sculpture Trail continued.

Opportunity:

Promote Cootamundra and Gundagai as artistic hubs of the Riverina and regional NSW. The Art Centre Cootamundra (TACC) and The Wired Lab could partner as content curators. This will allow shared content promoting artists work, workshops, exhibitions, performances, and all artistic events for use on social media, website blog and email newsletters.

Create your own version of 'Sculpture by the Sea', ie 'Sculpture by the Trees', with large sculptures positioned in paddocks close to the road, between Cootamundra and Gundagai, and through the villages. This will create a regional Sculpture Trail exhibition that changes every year. A winner could be announced, with prize money, giving a great PR opportunity. If the prize was acquisitive, then the sculpture could be added to the region as a permanent fixture, and to the existing permanent sculpture trail.

If the latter wasn't possible, investigate touring exhibitions for a temporary Sculpture Walk, ie the touring 'Sculpture by the Sea' (from Bondi), which sees the exhibition of sculptures travel to places such as Liverpool, Western Sydney and Victor Harbour, SA. These travelling exhibitions are great draw cards for visitors outside of the region.

Look at opportunities for new street art to showcase the artistic nature of the region. Street and silo art are great motivators for visitors to 'explore' a region. It would be a good opportunity to share the iconic stories of the region, bringing them to a younger audience, ie the Story of the Dog on

the Tuckerbox, Road to Gundagai, Cootamundra Wattle, Dad & Dave Radio Serial, Yarri & Jacky Jacky Flood Rescue, Sir Donald Bradman, Railway History, Agricultural roots, Coota-Beach (bringing in modern storylines).

Gap: Visiting Friends and Relatives (VFR)

Opportunity: Create separate VFR programs for Cootamundra and Gundagai, ie 'Coota Proud' and 'My Gundagai'. VFR programs to include:

- Create merchandise including Tshirts, hats and bumper stickers available at the VIC. Proud locals love a bumper sticker. They will put them on their cars, and operators will put the on their shop fronts. Ex-pats will drive to their homes in Sydney or Melbourne proudly displaying their heritage on their vehicles.
- Create a hashtag #CootaProud and #MyGundagai and use when posting social media content that target locals. This could include images of everyday local people, local stories, 'in jokes', local businesses, local families, etc. This isn't 'hard sell' content, but local interest stories, with the objective of inspiring locals to post their own content using the same hashtag. These locals have a list of social media 'friends' and 'followers' who will see this content and are our tier two audience for potential visitors.
- Create a 'Buy Local' discount program, just for locals and their visiting friends and relatives. This would be available online and via a printed brochure delivered to locals via the Council rates notice and/or via an app.

Marketing Recommendations

Gap: Buy Local Communications During Covid19 Lockdowns

Opportunity: Everyone is greatly effected by the Covid19 restrictions. Tourism has been greatly impacted. All events have been cancelled or postponed until further notice. Non essential travel is restricted. Clubs, hotels and restaurants are closed. However, some food outlets are still open, offering delivery and takeaway options. Many businesses have adapted their sales model to include online sales. There are ways in which Cootamundra-Gundagai Regional Council can assist local operators in this uncertain time:

- Open for Business - List and promote all operators that are still open for business in Cootamundra, Gundagai and the villages. This list should include operating hours (many have adjusted), whether they offer online sales, home delivery or take away. This list should be prominent on each tourism website, the Council website and also hyperlinked from the social media bios.
- Use social media to promote businesses that are open. Post daily, featuring a different operators, with photos of product, menus, and essential information about 'how to buy'. Tag operators, pin locations and use the hashtags #buylocalcoota and #buylocalgundagai
- Partner with local radio to promote the 'Shop Local, Buy Local' efforts in the community. Point listeners to the websites and social media channels to keep up to date.
- Encourage tourism operators to create 'virtual events' during Covid19

lockdown restrictions. These do not have to be highly produced efforts, but as simple as a video tour of a operators store, back of house, cooking demo, coffee roasting demo, feeding animals on a Farm Stay, art demo, unboxing of a giftpack that is for sale, a virtual nature walk etc. Add these online events to the 'What's On' calendar on the websites with dates (for live streamed events) and hyperlinks to the online platform (You Tube, Vimeo, Facebook, Instagram or operators website). Also, promote the events on Visit Cootamundra & Visit Gundagai's social media platforms.

- Some businesses have adapted their product offering amid new needs from the pandemic, ie Distilleries are producing Hand Sanitiser. Ask your operators if they have adapted their products or changed their service offering . If so, promote these changes through social media channels.
- Send frequent email newsletters to your list of operators, keeping them updated on how Council can support local businesses. Send emails to your locals data base, with 'Shop Local, Buy Local' information on businesses that are open, offering takeaway, home delivery or online sales.
- Continue to promote the region as a destination on Social Media, but with the message that 'We are waiting for you when you can return'. Post beautiful images to maintain 'Top of Mind'. Maintain positivity.
- Get followers on social media involved by asking them to 'Share a Coota or Gundy Memory' with the VFR hashtags #CootaProud and #MyGundagai. Share the user generated content, with your own 'See you again soon' message.

Marketing Recommendations

Gap: Regional Destination Campaign (Post Covid19)

Opportunity: After the travel restrictions have been lifted and people are allowed to venture out, we can promote the region as 'Back Open'. This will be a very crowded space with every region promoting themselves. It will need to be a campaign with allocated media budget to compete with surrounding regions.

The general public have cabin fever, and will have been itching to get out after months of isolation. But air travel will be minimal, with road trips being the first kind of travel people are likely to make. It will be the perfect opportunity to showcase Gundagai and Cootamundra to road tripping visitors.

- Launch a Regional Destination Marketing Campaign as soon as travel bans are lifted. This should be in place, and ready to launch by the end of July. We need to be ready for when the state government announcements are made.
- The Campaign could be called 'Road Trip Calling' with a strong message to visit Gundagai, Cootamundra, villages and the surrounding Riverina area. Additional messages specific to the regions would be 'Gundagai Calling', 'Cootamundra Calling' and the call to action: 'Answer the call - Visit Gundagai/Visit Cootamundra'
- Imagery would include key regional offerings of natural spaces, big clear skies, fresh clean air, historic bridges and buildings, outdoor activities (bike riding, fishing, hiking etc), leafy parks, art trails and food.

- Include dedicated offers available as part of the campaign, ie Accommodation Packages, Tour packages, discounted prices, or value add offers. List all these on a dedicated campaign microsite so you can track the campaign's success. The campaign microsite can be a stand alone website, or a sub page of the existing website/s. It would be preferred if online booking could be made via the website.
- The new regional brand would be used, but the campaign message of 'Road Trip Calling' would be used. The brand taglines of 'Gundagai - Unleash your Freedom' and 'Cootamundra - Awaken your Aussie Spirit' would still be used, but as taglines. The campaign message is just temporary.
- The campaign should be predominantly social and digital media campaign using Facebook, Instagram, YouTube and display advertising. Creative applications would include:
 - Video (Various horizontal and vertical versions for FB/IG stories & IGTV).
 - Animated digital display ads
 - Social Media static ads
 - Organic Social Media posting (using Social Media Strategy & Calendar)
- The target regions would include Canberra, Illawarra/South Coast, Newcastle, Wagga Wagga, Goulburn and Southern Regional NSW.
- If budget allows, a run of print advertising could include regional newspaper advertising. Regional television commercials could also be included for Illawarra, Canberra and Regional NSW, using same 30s video created for the digital advertising.

Gap: Post Covid19 Regional Destination Campaign continued.

Opportunity: Example of the Campaign communication plan (can be refined once a budget is established).

Item 8.3.1 - Attachment 1

Next Steps

- Cootamundra-Gundagai Regional Council to approve positioning and brand story
- Cootamundra-Gundagai Regional Council to approve logos and brand concepts
- Cootamundra-Gundagai Regional Council to review the marketing recommendations.

then...

- WISDOM can make any adjustments as required
- WISDOM can prepare Brand Style Guide based on the approved brand concepts
- WISDOM can quote any addition collateral for Brand Rollout, including campaigns.



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The following information has been provided by WISDOM to Cootamundra-Gundagai Regional Council for the Branding Proposal. Any methodologies, ideas, strategies or intellectual property disclosed remain the property of WISDOM and will only transfer to Cootamundra-Gundagai Regional Council on finalization of invoice in accordance with approved quotation.

8.3.2 GUNDAGAI TOURISM ACTION S355 COMMITTEE - MINUTES

DOCUMENT NUMBER	329845
REPORTING OFFICER	Miriam Crane, Manager Community and Culture
AUTHORISING OFFICER	Phillip McMurray, General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Good governance: an actively engaged community and strong leadership team 4.3 Cootamundra-Gundagai Regional Council is a premier local government Council
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Gundagai Tourism Action Group s355 Committee - 24 June 2020 - Minutes

Recommendation

The Minutes, Attached To The Report, Of The Gundagai Tourism Action Group S355 Committee be received.

COOTAMUNDRA - GUNDAGAI REGIONAL COUNCIL

GUNDAGAI TOURISM ACTION COMMITTEE

Meeting No 108

Monday 24th June 8:45am – Gundagai Council Chamber

Minutes

Meeting Commenced: 8:47am

Present: Jim Morton, Miriam Crane, Abb McAlister, Renee Lindley, Penny Nicholson, Mike Kingwill, Casey Polsen

Apologies: John Morgan, Peggy Elliott

Confirmation of Minutes

Moved: Penny Nicholson

Seconded: Renee Lindley

Previous Minutes

The motion regarding the quotations for main street radio was supported. Miriam is seeking quotations.

Correspondence

Miriam explained that Council have been given the opportunity to participate under the Historic Towns and Architecture theme in the Destinations NSW Spring/Summer Marketing Program, and intend using their existing Tourism Marketing budget.

Key Focus Area Updates

a) Branding and Marketing Strategy

A report has been prepared to Council recommending the Branding be adopted but the marketing strategy be revised.

b) Launch and Promotion of Main Street

Why Leave Town Promotions

Miriam to continue to seek funding.

Main Street Mural

Yianni Johns is working on a concept for Melba the Cow for the side of the Elders Building.

Proposal from Wiscombe Media

Await outcome of Destinations NSW Spring/Summer Marketing Program due July 17.

c) River Access and Morley's Creek Plan (Old Mill)

Miriam and Mike to organised onsite to prepare a fishing grant application to improve river access with a focus on Deighton's beach. Due October.

d) Visitor Information Centre Upgrade

SCCF3 application was successful. Concept plan shown. Currently structural plans are being prepared for costing.

e) Truck Museum

The group are looking to purchase their current site.

f) Railway Bridge & Cycle path

Meeting with step Cooke to discuss future of this project/area.

g) Social Media

Casey Polsen has started. She is doing a great job and will look to keep the community informed about what is cancelled and what is on.

h) ANBC Update

The event will not be held this year due to the whole of ANBC being cancelled with COVID.

General Business

a. Change of Name/Charter

GREG AGM on July 1st, after which we will negotiate this.

b. Historic Car Club Event at High School

Jim informed the group this event will be held on November 7th.

Next Meeting: 8:45am Wednesday 8th July at Gundagai Council Chamber

8.4 DEVELOPMENT, BUILDING AND COMPLIANCE

8.4.1 DEVELOPMENT APPLICATION 2020/066 CONSTRUCTION A SHED AT 6-8 BETTS STREET, COOTAMUNDRA

DOCUMENT NUMBER	329618
REPORTING OFFICER	Sharon Langman, Manager Development, Building and Compliance
AUTHORISING OFFICER	Phillip McMurray, General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Sustainable natural and built environments: we connect with the places and spaces around us 3.2 Our built environments support and enhance liveability
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	The legislation requires that applications be assessed and determined in accordance with statutory timeframes and are applicable to applicant appeal rights. It is not envisaged that there will be legislative implications associated with this report.
POLICY IMPLICATIONS	This proposal involves a variation to the controls contained within Cootamundra Development Control Plan, accordingly there are policy implication associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

Development application 2020/066 for the construction of a shed and carport at 6-8 Betts Street, Cootamundra be approved subject to the following conditions:

ADMINISTRATIVE CONDITIONS

(1) GEN Condition - Compliance Standards

Any building and associated works shall comply with the statutory requirements of the Environmental Planning & Assessment Act, Local Government Act, 1993 and the Building Code of Australia (BCA).

Reason: *The legal obligations of the Council to administer the New South Wales building and planning laws in order to provide satisfactory standards of living and development.*

(2) GEN Condition - Compliance with Council

The Development being completed in accordance with plans and specifications stamped by Council listed in the table below and the Statement of Environmental Effects, except where varied by conditions of this consent.

Document Reference	Description	Author	Date
N/A	Statement of Environmental Effects	Applicant	Undated
N/A	Site Plan	Applicant	Undated

MAST33345	Floor Plan & Elevations	MA Steel Pty Ltd	08/05/2020
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Reason: To confirm the details of the application as submitted by the applicant and as approved by Council.

(3) GEN Condition - Utilities

Approval is given subject to the location of, protection of, and/or any necessary modifications to any existing public utilities situated within or adjacent to the subject property.

Reason: To ensure that any public utilities are maintained and protected from damage.

(4) Gen Condition – Not certify compliance with BCA or NCC

The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia or National Construction Code Series.

Reason: This consent does not certify compliance with the BCA or NCC.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

(1) PCC Condition – New Connection: Plumbing and Drainage Works.

An application shall be lodged and approved by Cootamundra Shire Council under Section 68 of the Local Government Act for any new water, sewerage or drainage connection prior to the issue of a Construction Certificate.

All plumbing works must be undertaken by a licenced plumber or drainer. They must submit their Notice of Work (N.O.W) and pay for any associated inspections 48hrs before the first inspection. They also must submit a correct Sewer Service Diagram (S.S.D) for all works. The C.O.C and S.S.D. must be submitted before an Occupation Certificate can be released by the Principal Certifying Authority (P.C.A).

The proponent shall comply with all requirements tabled under any approval issued under section 68 of the *Local Government Act 1993*, NSW Fair Trading and The Plumbing Code of Australia.

Reason: Statutory compliance.

PRIOR TO COMMENCEMENT OF WORKS

(1) PCW Condition – Prior to Building Work Commencing.

The erection of a building in accordance with the development consent must not commence until:

1. a construction Certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
2. the person having the benefit of the development consent has:
 - a. appointed a principal certifying authority for the building work, and
 - b. notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
3. the principal certifying authority has, no later than 2 days before building works commences:

- a. notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
 - b. notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect to the building work, and
4. the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has,
 - a. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
 - b. notified the principal certifying authority of any such appointment, and
 - c. unless that person is the principal contractor, notified the principal contractor of any critical stage inspection or other inspections that are to be carried out in respect of the building work .

Reason: *To ensure compliance with the requirements of the Environmental Planning and Assessment Regulations.*

(2) PCW Condition – Signage.

Site signage shall apply and must be erected on the site in a prominent, visible position for the duration of the construction. The signage must include:

1. Statement that unauthorised entry to the site is not permitted
2. Show the name of the builder or another person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours
3. The name, address and telephone contact of the Principal Certifying Authority for the work

Any structures erected to meet the requirements of this condition must be removed when it is no longer required for the purpose for which it was erected.

Reason: *To meet the minimum requirements of the Environmental Planning & Assessment Regulation.*

(3) PCW Condition – Notice of Commencement.

Prior to work commencing a 'Notice of Commencement of Building Work and Appointment of Principal Certifying Authority' shall be submitted to Council at least 2 days prior to work commencing.

Reason: *To meet the minimum requirements of the Environmental Planning & Assessment Regulation.*

(4) PCW Condition – Builders Toilets.

Provision being made for temporary WC accommodation on site prior to the commencement of excavation or other associated building works.

Reason: *To ensure minimum standards of hygiene for onsite workers.*

(5) PCW Condition – Residential Building Work.

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

1. In the case of work for which a principal contractor is required to be appointed:
 - a. In the name and licence number of the principal contractor, and
 - b. The name of the insurer by which the work is insured under Part 6 of that Act.
2. In the case of work to be done by an owner-builder:
 - a. The name of the owner-builder and,
 - b. If the owner builder is required to hold an owner builder permit under the Act, the number of the owner-builder permits.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (1) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

Reason: *Statutory compliance.*

(6) PCW Condition – Siting of Building.

The applicant is responsible to ensure that the building is sited on the allotment and constructed to the design levels approved by Council as specified on the approved site plan.

Reason: *To ensure the development is carried out on the correct allotment.*

(7) PCW Condition – Waste Storage During Construction.

Provision shall be made on site for the proper storage and disposal of waste such that no builders' waste shall be left in the open. Specific attention should be given to items which are subject to relocation by the action of wind, e.g. Paper, sheets of iron, ridge capping, cement and lime bags and the like.

Reason: *To ensure that the site is not a source of wind-blown litter.*

(8) PCW Condition – Soil Erosion Control.

Site erosion control measures shall be incorporated into site management during construction. Seepage and surface water shall be collected and diverted clear of the building site by a drainage system. Care shall be taken to ensure that no nuisance is created to adjoining properties or public space by way of sediment run off.

Reason: *To ensure that adequate measures are in place so that damage from sediment run off to adjoining sites and waterways is minimised.*

(9) PCW Condition – Second Hand Materials.

No second hand materials are to be used on any external surface of the building unless made available for inspection and separately approved by Council prior to erection.

Reason: *To ensure the external appearance of the building is maintained to an acceptable standard.*

(10) PCW Condition – Underground Services.

The applicant shall locate and identify all existing underground services prior to commencement of works and ensure there shall be no conflict between the proposed development and existing infrastructure including areas external to the development site where works are proposed.

Reason: *To ensure the utility services are protected and satisfactory for the proposed development.*

DURING CONSTRUCTION

(1) DUR Condition – Works to be undertaken in Accordance with the Approval.

All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate drawings and specifications.

Reason: *ensure all works are carried out in accordance with the development consent.*

(2) DUR Condition – Hours of Construction Site Works.

Construction site works including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council:

Monday to Saturday from 7.00am to 7.00pm

Sundays and public holidays from 9.00am to 12.00pm

The applicant is responsible to instruct and control subcontractors regarding hours of work.

Reason: *So that the development does not reduce the amenity of the area.*

(3) DUR Condition – Footpath Storage.

Building materials not to be stored on Council footway or nature strip at any time.

Reason: *To ensure an adequate level of public safety is maintained.*

(4) DUR Condition – Waste Removal.

All debris and any waste fill are to be removed from the site and disposed of at Cootamundra Garbage Depot, in the building refuse section of the garbage depot. Please note that a separate fee applies for disposal of waste at Council's waste depot. You should contact Council's Works Operations Manager for an estimate of costs in this regard.

Reason: *To ensure that the amenity and unsightly condition is minimised.*

(5) DUR Condition - BCA Compliance.

All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

Reason: *To ensure the building complies with the BCA.*

(6) DUR Condition – Inspections.

The Principal Certifying Authority is to be given a minimum of 48 hours' notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice issued under Section 91A of the Environmental Planning and Assessment Act 1979.

All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

Reason: *To ensure that adequate time is given of required inspections.*

(7) DUR Condition – Restricted Public Access.

It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with WorkCover Regulations.

Reason: *To ensure public safety is maintained.*

(11) DUR Condition – Storm Water.

Storm water is to be discharged to an approved point. The applicant is provide a stormwater plan demonstrating compliance with AS3500.

Reason: *To ensure that roof water is disposed of without nuisance to neighbours, without overloading Council's laneways system and so as to minimise input to the ground water system*

(12) DUR Condition – Storm Water / Ground Water Diversion.

Run-off and ground water seepage shall be diverted around the building to the storm water system via a suitable ag drain or dish drain.

Reason: *To minimise the opportunity for ponding and flooding.*

POST CONSTRUCTION

(1) POC Condition – Occupation of Building.

A person must not commence occupation or use of the whole or any part of the buildings unless an occupation certificate has been issued by the appointed Principal Certifying Authority.

Reason: *So that the development is substantially completed to a safe standard to allow use or occupation of said building.*

(2) POC Condition – Compliance Certificates.

Prior to occupation of the building an Occupation Certificate is to be obtained. If Council is requested to issue the Occupation Certificate, all relevant compliance certificates must be submitted.

Reason: *So that the development is substantially completed to a safe standard to allow use or occupation of said building.*

ONGOING USE

(1) USE Condition – Business Use.

The shed/carport not being let, adapted or used for separate occupation or commercial purposes.

Reason: *Development consent is required for any activity other than residential.*

(2) USE Condition – Clean and Tidy.

The premises are to be maintained in a clean and tidy condition at all times.

Reason: *So that the development does not reduce the amenity of the area.*

(3) USE Condition –Amenity General.

The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.

Reason: *So that the development does not reduce the amenity of the area.*

(4) USE Condition – Non Habitable Use.

The shed is not to be used for residential occupation without prior consent of Council.

Reason: *Health and safety prohibition.*

Introduction

This application proposes the construction of a shed (8m x 16m x 4.572m high) and attached 8m x 12m x 4.572m high) carport, overall dimension 8m x 28m x 4.572m high or 224m². It is proposed to have a mezzanine 8m x 4m in the end bay for storage only. The building is free standing, adjacent to the existing dwelling and to be used ancillary to the dwelling.

Discussion

The site is 2,536m² on the southeast edge of the residential area of Cootamundra. It is situated on Betts Street, which is a no through road off Gundagai Road. A dwelling has been constructed on the site.

The site is a rectangular-shaped, relatively flat site with a 40 metre frontage to Betts Street, which is not kerb and guttered. Council has a sewer pump station located on the adjoining southern allotment which will be adjacent to the development. There is a recently constructed sporting oval (soccer) at the rear of the development. There is also a sewer easement located on the southern boundary.

Figure 1 – Location plan

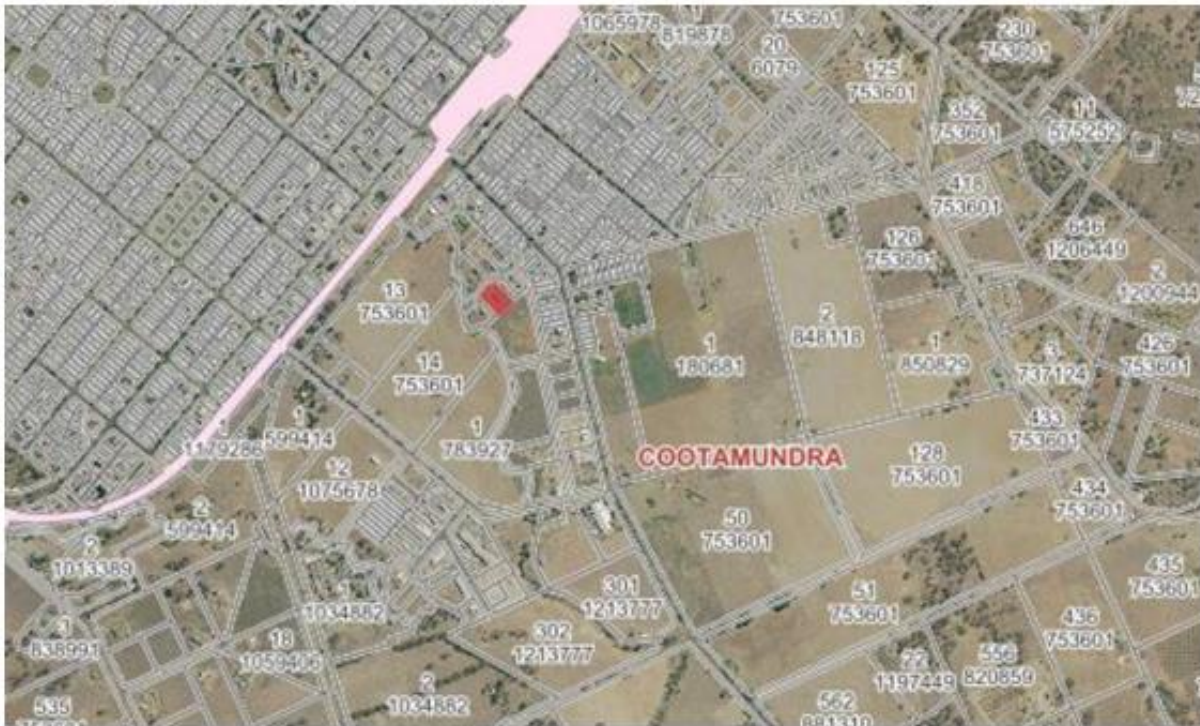


Figure 2 – Aerial view - site



GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

The sections of the above Acts require Council to consider whether the development or activity is likely to significantly affect threatened species, populations or ecological communities (as per the relevant

tests in each Act). As per these sections and tests, it is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, because:

Biodiversity Conservation Act 2016

- The site has not been declared as an area of outstanding biodiversity value,
- the development does not exceed the biodiversity offsets scheme thresholds (is not mapped as high biodiversity value on the Biodiversity Values Map and does not exceed the clearing threshold), as does not involve the removal of native vegetation,
- no trees are to be removed, and there is no groundcover disturbance,
- the site is in the urban area,
- the development is not a key threatening process.

Fisheries Management Act 1994

- All threatened species, endangered populations and endangered ecological communities known to occur in the LGA, or thought to be extinct in the LGA, are confined to the Murrumbidgee River or river system, and the development is 7 km from the River,
- there is no declared critical habitat in the region,
- the development is not a key threatening process.

2.22 Mandatory community participation requirements

Part 1 (Mandatory community participation requirements) of Schedule 1 (Community participation requirements) sets out the mandatory requirements for community participation by planning authorities with respect to the exercise of relevant planning functions, which includes among other things, notification of development applications.

The relevant section that applies to this development is:

7 Application for development consent (other than for a complying development certificate, for designated development, for nominated integrated development, for threatened species development or for State significant development)

(1) Minimum public exhibition period for an application for development consent (other than for a complying development certificate, for designated development, for nominated integrated development, for threatened species development or for State significant development)—

- (a) if the relevant community participation plan specifies a period of public exhibition for the application—the period so specified, or*
- (b) if the relevant community participation plan specifies that no public exhibition is required for the application—no public exhibition, or*
- (c) otherwise—14 days.*

The CGRC Community Participation Plan (CPP) identifies certain development applications that will be notified (generally buildings of certain size and setback), and those that may detrimentally impact adjoining neighbours. The CPP outlines the following requirements for notification of developments:

Control	Applicable	Comment
Buildings with a floor area greater than 100m ² closer than 3m to the boundary line;	No	The building is greater than 100m ² (224m ²) but is 7.6 metres off the side boundary.
Any building or works closer than 0.9m to the boundary line;	No	The building is 7.6 metres off the side boundary.

Buildings which are greater than one storey less than 6m to the boundary line;	No	The building has a mezzanine, which is not classified as a storey, is greater than 6 metres regardless, 7.6 metres off the side boundary.
Buildings less than or equal to 100m from a boundary in a rural (excluding RU5) or environmental zone;	No	Not in rural zone
Applications which may detrimentally impact adjoining neighbours including matters of overshadowing, views, privacy, noise, smoke, dust, odour, reflection of light, storm water and so on	Yes	The building is orientated north-south down the lot, which will create a 8 metre frontage to Betts Street, that will reduce any bulk and scale from the street. The adjoining sewerage pump station has a number of industrial buildings, which already impact on the streetscape and will not be impacted by the development. Therefore it would be deemed that the development would have minimum impact to adjoining neighbours.

As outlined above there is no requirement for notification, accordingly the development was not notified.

4.5 Designation of consent authority

The development is not state significant or regionally significant, and therefore Council is the determining authority.

4.10 Designated development

Schedule 3 of the EP&A Regulation defines the various types of designated development, but the application does not meet any of the criteria and therefore is not designated.

4.13 Consultation and concurrence

If required by an environmental planning instrument, this section requires Council to consult with or obtain the concurrence of the person. No consultation was required in this instance.

4.14 Consultation and development consent—certain bush fire prone land

The site is not bush fire prone, nor is it within the vicinity of land that is bush fire prone.

4.22 Concept development applications

The development is not a concept development (a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications).

4.33 Determination of Crown development applications

The development is not a Crown development (a development application made by or on behalf of the Crown).

4.36 Development that is State significant development

The development is not State significant development (of a size, type, value or with impacts deemed to be significant).

4.46 Integrated development

The development is not integrated development (requires consent or an approval from another government agency).

4.55 Modification of consents - generally

Not applicable.

SECTION 4.15 CONSIDERATIONS UNDER THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*:

4.15(1)(a)(i) The provisions of any environmental planning instrument:

State Environmental Planning Policies (SEPPs) and deemed SEPP's

The following SEPPs are relevant to the development.

SEPP No. 55 – Remediation of Land

Clause 7(1) prescribes that a consent authority must not consent to the carrying out of any development on land, unless it has considered whether the land is contaminated. The site is not identified on Council's potentially contaminated land register, and there is no evidence to indicate that the land is a site of possible contamination, and no further investigation is warranted.

SEPP No. 64 - Advertising and Signage

No signage is proposed as part of this application. A condition will be imposed regarding signage.

SEPP (BASIX) 2004

This SEPP is not relevant as the building is not a BASIX affected building. A shed and carport are not BASIX effected buildings.

Local Environmental Plan (LEP)

The applicable LEP is the Cootamundra LEP 2013 (CLEP), and the relevant provisions of the LEP are discussed as follows.

1.2 Aims of Plan

The development is not inconsistent with the relevant aims of the LEP, which include:

- (a) to ensure that local amenity is maintained and enhanced,
- (b) to protect viable agricultural land from conflicting land uses,
- (f) to identify and manage the heritage resources of Cootamundra.

The development will not have a negative effect on the local amenity due the surrounding landuses and development, size allotment, location of the site and the proposal within the site. It is unlikely that the proposal will have an adverse impact on the amenity of the area, nearby property owners, the public or the environment. The site does not contain a heritage item nor does is it within a heritage conservation area.

1.4 Definitions

The proposed development is defined as ancillary to a dwelling house, which is defined in CLEP as *dwelling house means a building containing only one dwelling*. This activity is permissible in the zone.

1.6 Consent authority

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.9A Suspension of covenants, agreements and instruments

There is a Council sewer main and manhole located on the south boundary. The development will not encroach over the easement.

Figure 3 – Location of Council services



2.1 Land use zones

The site is zoned R1 General Residential and the proposed development is permitted in the zone with consent.

2.3 Zone objectives

Under this clause Council must have regard to the objectives of the zone when determining the development. The development, whilst not actively working towards every objective, is considered to be consistent with the following objectives:

- *To provide for the housing needs of the community* – the development is ancillary to a dwelling house and is within the residential area of Cootamundra,
- *To provide for a variety of housing types and densities* – the lot size is larger than the conventional lot size in Cootamundra. However given that land is flood prone, medium to high density would not be appropriate, a single dwelling with a large ancillary uninhabitable building would be appropriate.

2.7 Demolition requires development consent

This development does not involve any demolition.

5.10 Heritage conservation

There are no heritage items on-site (identified on either the SHR or in the LEP) or any adjacent sites, nor is the site within a heritage conservation area.

6.1 Earthworks

Earthworks proposed as part of this development involve the placement of footings and slab and would be deemed as minor.

6.2. Flood planning

This clause applies to land identified as “Flood Planning Area” on the **Flood Planning Map** and land at or below the flood planning level. The site has a small section on the south western corner which is mapped as being within the flood planning area.



Therefore Council must consider whether the development is compatible with the flood hazard of the land, will not significantly impact on flood behaviour creating flood affectation off site, will not significantly adversely affect the environment or cause erosion, siltation, destruction of riparian vegetation or a reduction in stability of river banks or watercourses and not result in unsustainable social or economic costs to the community as a consequence of flooding. Given that such a small section of the land is flood effected it would not significantly impact on flood behaviour or adversely affect the environment. As the development is an uninhabitable domestic shed it would not result in an unsustainable social or economic cost to the community if flooded.

6.4 Groundwater vulnerability

This clause applies to land identified as “Groundwater Vulnerable” on the **Groundwater Vulnerability Map**. The whole of the site has been mapped as groundwater vulnerable for the purpose of this clause. The objective of this clause is to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from depletion and contamination as a result of development. The development will not intersect, interrupt or rely on the groundwater as part of the proposal. It is considered the proposal is not consistent with the objectives of this clause

6.9 Essential Services

This clause states that development consent must not be granted unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—

(a) the supply of water,

Reticulated water is available to the site; there is no requirement or proposal to upgrade the services as part of this proposal.

(b) the supply of electricity,

Power connected to the site; there is no requirement or proposal to upgrade the services as part of this proposal.

(c) the disposal and management of sewage,

Sewer is available to the site and is not proposed to be connected to the shed

(d) stormwater drainage or on-site conservation,

There are existing stormwater services. Stormwater from the proposed building will be required to be connected to the existing stormwater system.

(e) suitable road access.

The existing road network is able to provide satisfactory access to the site. The existing culvert driveway crossover in Betts Street is adequate to service the development

4.15(1)(a)(ii) The provisions of any draft environmental planning instrument:***State Environmental Planning Policies (SEPPs)***

There are no draft SEPP's which relate to this development.

Local Environmental Plan (LEP)

There are no draft LEPs which apply to this land.

4.15(1)(a)(iii) The provisions of any development control plan:

Cootamundra Development Control Plan applies to the site. Chapter Two of the DCP relates to residential development including ancillary development.

2.1 Building Line Setback

Setback for the primary road frontage shall be the average of the setback of the nearest two dwellings within 40m of the proposal or there are no neighbouring houses, 10 metres. There is no adjoining house to the south therefore a 10 metre setback is required. It is proposed to have a 12 metre front setback, which will set the development back behind the existing dwelling, therefore complies.

Setbacks for Garages, Sheds and Carports - General Requirements:

Garages, sheds and carports must be setback at least 1m from the primary or secondary building line. Complies, shed setback 1 metre behind building line.

2.2 Site Coverage

The site coverage for all development is not to be greater than 40% or 750m² for allotments having an area of greater than 1500 m². This proposal has a total building area of 18.3% or 466.5m².

Control	Applicable	Comment
Maximum Site Coverage of ALL Development	Yes	The existing dwelling has a total area of 241.7m ² and the proposal has a total

The site coverage for all development is not to be greater than 40% or 750m ² for allotments having an area of greater than 1500 m ² .		building area of 224m ² or 465.7m ² or 18.3%. Therefore compliant.
Maximum Floor Area for Single Dwelling Houses (excluding allotments within the R3 Zone)	No	Development is not a dwelling.
<p><i>Maximum Floor Area for Outbuildings</i> <i>The floor area of a single outbuilding on an allotment must not be more than the following table (floor area is calculated on building footprint measured from external walls or posts)- Allotments greater than 900 m² - 110m².</i></p> <p><i>Provision for additional open structures is provided, such as verandas and carports to be added to any outbuilding so long as the open structure does not exceed 50% of the total allowable floor area of the sites maximum outbuilding size. The open structure can be constructed as part of the same building, under the same roofline and/or on the same concrete slab, so long as the open structure has a minimum of three open sides.</i></p>	Yes	<p>The proposal exceeds the 110m². The shed sections of shed (8 x 16 metres), 128m² or 16% greater than 110m².</p> <p>The carport will have 3 sides open, therefore the 50% of 110m² applies (55m²). The carport section is 8 x 12, 96m² or 57% greater than 55m².</p> <p>Variation requested and outlined below.</p>
<p>Minimum Principal Private Open Space Requirements</p> <p>Each dwelling house must be provided with an area devoted to 'principal private open space' which is an area that is directly accessible from, and adjacent to, a habitable room, other than a bedroom and is at least 3 metres wide and is not steeper than 1:50 gradient.</p> <p>Allotments greater than 1500 m² - 30%</p>	Yes	The allotment is 2,536m ² in area. The total area of all development is 465.7m ² . Therefore 81.7% Principal private open space.

Variation to Maximum Floor Area for Outbuildings

As defined in the DCP, variations to the site coverage and floor area limitations must be made in writing and are to accompany a Development Application for the project. The following steps below outline the process in assessing the application for a site coverage and floor area limitations variation.

Step	Comment
1. The written application must outline the reasons why the proposal cannot meet the policy provisions, (ie. An existing	<p>The applicant has requested the variation, based on:</p> <ol style="list-style-type: none"> 1. The large lot size of 2,536m² and large front setback of 12 metres and side setback of 7.6 metres.

<p><i>easement has reduced available building envelope).</i></p> <p><i>It must outline what extra measures have been employed to enhance the appearance of the proposal and lessen its impacts on the existing streetscape, (ie. The use of a mixture of materials and the inclusion of screening landscaping).</i></p>	<ol style="list-style-type: none"> 2. The development will be adjacent to a sewer pump station which has similar height steel clad buildings which smaller front setbacks, therefore the streetscape will not be impacted . 3. The shed and carport will be used for domestic purposes predominately for vehicle storage which will limit the number of vehicles parked in front of the property.
<p><i>2. The application will be notified to both adjoining and adjacent land owners who are deemed by Council, to be impacted on by proposal. These landowners will be invited to view plans of the proposal and submit comments as they deem appropriate.</i></p>	<p>As outlined above in the report, the application was not notified</p>
<p><i>3. Council's determining officer may choose to grant variations to the site coverage and floor area limitations under delegated authority so long as the variation is considered minor and does not involve more than 5% of the original permitted in the DCP provisions.</i></p>	<p>The variations are 16% for the shed section and 57% for the carport section. Therefore exceed 5% and must comply with step 4.</p>
<p><i>4. In other cases Council's determining officer will prepare a report to Council outlining the proposal and the variations to the policy provisions. The report will make a recommendation as to whether the variation should be supported or rejected based on the applicant's consideration to the performance criteria and likely impacts on the locality.</i></p>	<p>A report has been prepared.</p> <p>The justification outlined in step 1, consisting of:</p> <ol style="list-style-type: none"> 1. The large lot size of 2,536m² and large front setback of 12 metres and side setback of 7.6 metres. 2. The development will be adjacent to a sewer pump station which has similar height steel clad buildings which smaller front setbacks, therefore the streetscape will not be impacted. 3. The shed and carport will be used for domestic purposes predominately for vehicle storage which will limit the number of vehicles parked in front of the property. <p>can be supported in this instance. It can also be noted that the orientation of the building to have an 8 metre wide frontage to Betts Street will also reduce bulk and scale of the development on the streetscape.</p>
<p>5. Council will determine the outcome of the application to vary the policy provisions based on the report.</p>	<p>Pending Council's determination</p>
<p>6. If the variation was supported, Council's determining officer will continue to assess the Development</p>	<p>Pending Council's determination</p>

Application in accordance with the Environmental Planning and Assessment Act 1979 and make an appropriate determination.	
7. If the variation was rejected, the applicant will be given the opportunity to vary the design of the proposal and resubmit an additional site coverage and floor area variation if warranted. Otherwise Council's determining officer will determine the Development Application as refused based on non-compliance with Council's DCP and the considerations under the Environmental Planning and Assessment Act 1979.	Pending Council's determination

2.3 Residential Driveway Safety Requirements

A physical barrier of separating vehicle parking and manoeuvring areas from dwelling access points is required to be achieved to meet this requirement of the DCP. As front doors are considered to be exempt for the purposes of this clause, the development achieves compliance as there is no interconnecting door in the wall that is within three metres of a dwelling.

4.15(1)(a)(iia) Any planning agreement or draft planning agreement:

The developer has not entered into a planning agreement, nor has offered to enter into a draft planning agreement.

4.15(1)(a)(iv) Matters prescribed by the Regulations:

Council has considered the following matters as prescribed by Regulations:

Clause 92 (Additional matters for consideration): -

- the development application does not involve the demolition of a building, accordingly the demolition must occur in compliance with AS 2601,
- the development is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act,
- the development is not located within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle (to which the Dark Sky Planning Guideline applies),
- the development does not pertain to a manor house or multi dwelling housing (terraces).

Clause 93 (Fire safety and other considerations)

- the development does not result in a change of building use, and therefore this clause is not applicable.

Clause 94 (Consent authority may require buildings to be upgraded)

- the development does not involve the rebuilding, enlargement or extension of an existing building.

Clause 94A (Fire safety and other considerations - temporary structures)

- the development is not for a temporary structure.

Clause 288 (Special provision relating to Sydney Opera House)

- the development does not relate to the Sydney Opera House.

4.15(1)(b)The likely impacts of that development:***Context and Setting:***

The site is within a recently developed residential area where the predominant use is residential low density. It is not considered that the proposal will have any negative effect in a local or regional context, in terms of - scenic qualities, features of the landscape, the character of the area or existing landuses in the locality.

The scale of the development is not inconsistent with the existing character of the area, given the adjoining sewer pump station. There will not be any overshadowing of adjoining properties or loss of views or vistas. The construction of the development will not result in the loss of acoustic privacy for adjoining premises.

Access, Transport and Traffic:

The development will be used for residential purposes and will utilise the existing driveway. There is no projected increase in the traffic movement as the development will be predominately used for storage.

It is considered that the road network is adequate, and the development would not negatively impact on traffic movement.

Public Domain:

The development will not impact negatively in terms of such things as recreational opportunities, or the amount, location, design, use and management of public spaces.

Utilities:

This issue has been discussed above in relation to the DCP and LEP, which found all required utilities are available.

Heritage:

There will be no impact on Aboriginal or European heritage, as a result of the development.

Other Land Resources:

The development will not have any adverse effect on conserving and using valuable land resources such as productive agricultural land, mineral extractive resources or water supply catchments.

Water:

The issue of water supply and impact on ground and surface waters is discussed above, and it has been found that there will be no impact.

Soil:

There are minimal earthworks required for this development and there will be no impact on soils. It is not expected that the development will have an impact on soil structure, stability, salinity or sodic

qualities either on site or offsite. Erosion and sedimentation controls are required to be put in place to limit the escape of soil off site.

Air and Microclimate:

The development will have little or no impact on air quality and microclimatic condition, as the use will not generate odours fumes, gases etc. Some dust may be generated from vehicle movements, but is expected to be minimal due to the low density of the area.

Flora and Fauna:

The development will not result in the removal of any trees. It is therefore considered unlikely that the development will have a negative impact on critical habitats, threatened species or populations, ecological communities or any other protected species, or on native fauna or vegetation.

Waste:

There will be waste associated with the development during construction. The applicant is to provide a waste bin to cater for this waste.

Energy:

No impact.

Noise and Vibration

It is not considered that the development will generate offensive noise pollution or vibrations, nor will any additional noise be generated. General residential noise is expected as a result of this development.

Natural Hazards:

There are no known risks to people, property or the biophysical environment from – geologic or soil instability. The issue of flooding has been addressed above.

Technological hazards

There are no known risks to people, property or the biophysical environment from industrial and technological hazards, land contamination and remediation or building fire risk.

Safety, security and crime prevention

It is not considered that the proposed development would impact on the security and safety of adjoining properties nor will the design encourage criminal activity.

Social Impacts in the Locality:

It is not considered that the development will have a negative social impact in terms of the health and safety of the community, social cohesion, community structure, character, values or beliefs, social equity, socio-economic groups or the disadvantaged, and social displacement.

Economic Impact in the Locality:

It is not considered that there will be any negative impact in economic terms.

Site Design and Internal Design:

It is considered that the proposed development is sensitive to the environmental conditions and site attributes. The construction of the proposal is subject to a Construction Certificate which is to be

assessed the requirements of the Building Code of Australia. The proposal has requested a variation to the DCP as assessed above.

Construction Matters:

These are subject to the assessment of a construction certificate application. However standard hours of construction, along with site security conditions are appropriate to impose on any consent issued.

Cumulative impacts

There will be an increase in roof area will have an impact on stormwater. However it is considered that the existing infrastructure is adequate to cater for this increase.

4.15(1)(c) - The suitability of the site for the development:

Does the proposal fit in the locality?

The development will result in a development that fits in the locality. There are no constraints posed by adjacent developments that would prohibit the development, given the size of the property, the minimal impacts and the setbacks proposed. It is considered that the air quality and microclimate are appropriate for the development, and there are no hazardous landuses or activities nearby, and ambient noise levels are suitable for the development.

Are the site attributes conducive to development?

The site is subject to flooding which has been addressed above. There are no other natural hazards such as, subsidence, slip, mass movement or bushfire. The soil characteristics are appropriate for the development, and there are no critical habitats, or threatened species, populations, ecological communities or habitats on the site. The development will not prejudice future agricultural production and there are no known mineral or extractive resources on the site.

4.15(1)(d) - Any submissions made:

As detailed above no submissions were received.

4.15(1)(e) - The public interest:

The Riverina Murray Regional Plan 2036 has been developed to plan for future population's needs for housing, jobs, infrastructure and a healthy environment, in the Region. The development is not inconsistent any of the Directions in the Plan.

Staff are not aware of any other policy statements from either Federal or State Government that are relevant to this proposal, nor any planning studies or strategies. There is no management plan that is applicable to a development of this nature.

Overall, the proposal would not contravene the public interest.

OTHER MATTERS:

Section 7.11 and 7.12 Contributions Policies:

Section 7.12(2) of the EPA Act, states that "*a consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11*". Accordingly, Council can only require payment of either a 7.11 or 7.12 contributions.

Section 7.11 Contributions Plans

The only Section 7.11 plan in force is the “Development Generating Heavy Vehicle Usage of Local Road”, which only applies in Gundagai, but does not apply to this type of development.

Section 7.12 Contributions Plans

The *Cootamundra-Gundagai Regional Council Section 7.12 Fixed Development Consent Levy Contributions Plan 2018*, applies to this development, based on the following:

Proposed Cost of the Development	Maximum Percentage of the Levy	Contribution payable
Up to \$100,000	Nil	\$0
\$100,001-\$200,000	0.5 %	N/A
\$200,001 +	1 %	N/A

Disclosure of political donations and gifts:

The applicant and notification process did not result in any disclosure of Political Donations and Gifts.

SCHEDULE 1, DIVISION 4, CLAUSE 20 - REASONS FOR THE DECISION:

This section of the Act requires the public notification of certain decisions, the date of the decision, the reasons for the decision and how community views were taken into account in making the decision. The reasons for the decision and how community views were taken into account, as it relates to this development application are:

- the proposed development is not inconsistent with the objectives of the zone,
- the proposed development is minor and low-key in nature,
- assessment of the development against the relevant zone purpose and Environmental Planning Instruments demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity,
- the proposed development does not compromise the relevant Environmental Planning Instruments,
- Council has considered that the proposed variation to the Development Control Plan.

8.4.2 DEVELOPMENT APPLICATION 2020/083 - STORAGE SHED AT 35 PARKER STREET, COOTAMUNDRA

DOCUMENT NUMBER	329633
REPORTING OFFICER	Sharon Langman, Manager Development, Building and Compliance
AUTHORISING OFFICER	Phillip McMurray, General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Sustainable natural and built environments: we connect with the places and spaces around us 3.2 Our built environments support and enhance liveability
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	The legislation requires that applications be assessed and determined in accordance with statutory timeframes and are applicable to applicant appeal rights. It is not envisaged that there will be legislative implications associated with this report..
POLICY IMPLICATIONS	This proposal involves a variation to the controls contained within Cootamundra Development Control Plan, accordingly there are policy implication associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

Development application 2020/083 for the construction of a storage shed at 35 Parker Street, Cootamundra be approved subject to the following conditions:

ADMINISTRATIVE CONDITIONS

(1) GEN Condition - Compliance Standards

Any building and associated works shall comply with the statutory requirements of the Environmental Planning & Assessment Act, Local Government Act, 1993 and the Building Code of Australia (BCA).

Reason: *The legal obligations of the Council to administer the New South Wales building and planning laws in order to provide satisfactory standards of living and development.*

(2) GEN Condition - Compliance with Council

The Development being completed in accordance with plans and specifications stamped by Council listed in the table below and the Statement of Environmental Effects, except where varied by conditions of this consent.

Document Reference	Description	Author	Date
N/A	Statement of Environmental Effects	Applicant	Undated
N/A	Site Plan	Applicant	Undated
0810745342 (sheets 2-7 of 9)	Floor Plan, Elevations, Framing & Footings	Best Sheds	30/05/2020

Reason: *To confirm the details of the application as submitted by the applicant and as approved by Council.*

(3) GEN Condition - Utilities

Approval is given subject to the location of, protection of, and/or any necessary modifications to any existing public utilities situated within or adjacent to the subject property.

Reason: *To ensure that any public utilities are maintained and protected from damage.*

(4) Gen Condition – Not certify compliance with BCA or NCC

The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia or National Construction Code Series.

Reason: *This consent does not certify compliance with the BCA or NCC.*

PRIOR TO COMMENCEMENT OF WORKS

(1) PCW Condition – Prior to Building Work Commencing.

The erection of a building in accordance with the development consent must not commence until:

1. a construction Certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
2. the person having the benefit of the development consent has:
 - a. appointed a principal certifying authority for the building work, and
 - b. notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
3. the principal certifying authority has, no later than 2 days before building works commences:
 - a. notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
 - b. notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect to the building work, and
4. the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has,
 - a. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
 - b. notified the principal certifying authority of any such appointment, and
 - c. unless that person is the principal contractor, notified the principal contractor of any critical stage inspection or other inspections that are to be carried out in respect of the building work .

Reason: *To ensure compliance with the requirements of the Environmental Planning and Assessment Regulations.*

(2) PCW Condition – Signage.

Site signage shall apply and must be erected on the site in a prominent, visible position for the duration of the construction. The signage must include:

1. Statement that unauthorised entry to the site is not permitted
2. Show the name of the builder or another person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours
3. The name, address and telephone contact of the Principal Certifying Authority for the work

Any structures erected to meet the requirements of this condition must be removed when it is no longer required for the purpose for which it was erected.

Reason: *To meet the minimum requirements of the Environmental Planning & Assessment Regulation.*

(3) PCW Condition – Notice of Commencement.

Prior to work commencing a 'Notice of Commencement of Building Work and Appointment of Principal Certifying Authority' shall be submitted to Council at least 2 days prior to work commencing.

Reason: *To meet the minimum requirements of the Environmental Planning & Assessment Regulation.*

(4) PCW Condition – Builders Toilets.

Provision being made for temporary WC accommodation on site prior to the commencement of excavation or other associated building works.

Reason: *To ensure minimum standards of hygiene for onsite workers.*

(5) PCW Condition – Residential Building Work.

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

1. In the case of work for which a principal contractor is required to be appointed:
 - a. In the name and licence number of the principal contractor, and
 - b. The name of the insurer by which the work is insured under Part 6 of that Act.
2. In the case of work to be done by an owner-builder:
 - a. The name of the owner-builder and,
 - b. If the owner builder is required to hold an owner builder permit under the Act, the number of the owner-builder permits.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (1) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

Reason: *Statutory compliance.*

(6) PCW Condition – Siting of Building.

The applicant is responsible to ensure that the building is sited on the allotment and constructed to the design levels approved by Council as specified on the approved site plan.

Reason: *To ensure the development is carried out on the correct allotment.*

(7) PCW Condition – Waste Storage During Construction.

Provision shall be made on site for the proper storage and disposal of waste such that no builders' waste shall be left in the open. Specific attention should be given to items which are subject to relocation by the action of wind, e.g. Paper, sheets of iron, ridge capping, cement and lime bags and the like.

Reason: *To ensure that the site is not a source of wind-blown litter.*

(8) PCW Condition – Soil Erosion Control.

Site erosion control measures shall be incorporated into site management during construction. Seepage and surface water shall be collected and diverted clear of the building site by a drainage system. Care shall be taken to ensure that no nuisance is created to adjoining properties or public space by way of sediment run off.

Reason: *To ensure that adequate measures are in place so that damage from sediment run off to adjoining sites and waterways is minimised.*

(9) PCW Condition – Second Hand Materials.

No second hand materials are to be used on any external surface of the building unless made available for inspection and separately approved by Council prior to erection.

Reason: *To ensure the external appearance of the building is maintained to an acceptable standard.*

(10) PCW Condition – Underground Services.

The applicant shall locate and identify all existing underground services prior to commencement of works and ensure there shall be no conflict between the proposed development and existing infrastructure including areas external to the development site where works are proposed.

Reason: *To ensure the utility services are protected and satisfactory for the proposed development.*

DURING CONSTRUCTION**(1) DUR Condition – Works to be undertaken in Accordance with the Approval.**

All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate drawings and specifications.

Reason: *ensure all works are carried out in accordance with the development consent.*

(2) DUR Condition – Hours of Construction Site Works.

Construction site works including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council:

Monday to Saturday from 7.00am to 7.00pm

Sundays and public holidays from 9.00am to 12.00pm

The applicant is responsible to instruct and control subcontractors regarding hours of work.

Reason: *So that the development does not reduce the amenity of the area.*

(3) DUR Condition – Footpath Storage.

Building materials not to be stored on Council footway or nature strip at any time.

Reason: *To ensure an adequate level of public safety is maintained.*

(4) DUR Condition – Waste Removal.

All debris and any waste fill are to be removed from the site and disposed of at Cootamundra Garbage Depot, in the building refuse section of the garbage depot. Please note that a separate fee applies for disposal of waste at Council's waste depot. You should contact Council's Works Operations Manager for an estimate of costs in this regard.

Reason: *To ensure that the amenity and unsightly condition is minimised.*

(5) DUR Condition - BCA Compliance.

All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

Reason: *To ensure the building complies with the BCA.*

(6) DUR Condition – Inspections.

The Principal Certifying Authority is to be given a minimum of 48 hours' notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice issued under Section 91A of the Environmental Planning and Assessment Act 1979.

All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

Reason: *To ensure that adequate time is given of required inspections.*

(7) DUR Condition – Restricted Public Access.

It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with WorkCover Regulations.

Reason: *To ensure public safety is maintained.*

(11) DUR Condition – Storm Water.

Storm water is to be discharged to an approved point. The applicant is provide a stormwater plan demonstrating compliance with AS3500.

Reason: *To ensure that roof water is disposed of without nuisance to neighbours, without overloading Council's laneways system and so as to minimise input to the ground water system*

POST CONSTRUCTION**(1) POC Condition – Occupation of Building.**

A person must not commence occupation or use of the whole or any part of the buildings unless an occupation certificate has been issued by the appointed Principal Certifying Authority.

Reason: So that the development is substantially completed to a safe standard to allow use or occupation of said building.

(2) POC Condition – Compliance Certificates.

Prior to occupation of the building an Occupation Certificate is to be obtained. If Council is requested to issue the Occupation Certificate, all relevant compliance certificates must be submitted.

Reason: So that the development is substantially completed to a safe standard to allow use or occupation of said building.

ONGOING USE**(1) USE Condition – Business Use.**

The shed/carport not being let, adapted or used for separate occupation or commercial purposes.

Reason: Development consent is required for any activity other than residential.

(2) USE Condition – Clean and Tidy.

The premises are to be maintained in a clean and tidy condition at all times.

Reason: So that the development does not reduce the amenity of the area.

(3) USE Condition –Amenity General.

The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.

Reason: So that the development does not reduce the amenity of the area.

(4) USE Condition – Non Habitable Use.

The shed is not to be used for residential occupation without prior consent of Council.

Reason: Health and safety prohibition.

Introduction

This application proposes the construction of a shed (12.4m x 7m x 3.38m high) and attached (3.6m x 7m x 3.38m high) carport, overall dimension 16m x 7m x 3.38m high or 112m². The building is free standing, located in the rear yard of the existing dwelling and to be used ancillary to the dwelling.

Discussion

The site is a rectangular-shaped, relatively flat site with an area of 866.3m² and a 17 metre frontage to Parker Street, the main road into Cootamundra township from the east. Parker Street, in this locality has kerb and gutter and a concrete footpath. The site has an existing vehicle crossover from Parker Street which accesses the existing carport/outbuilding on the site.

The property also has 7.5m portion of the rear boundary directly onto Renehan Street. Renehan Street also has existing kerb and gutter with an existing vehicle crossover and it is proposed that this access is to be used as vehicular access to the proposed development.



Figure 1 – Aerial view of 35 Parker Street Cootamundra highlighted in yellow showing surrounding development (NB: 33 Parker Street to the east has a new larger shed not built at the time of the photo)

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

The sections of the above Acts require Council to consider whether the development or activity is likely to significantly affect threatened species, populations or ecological communities (as per the relevant tests in each Act). As per these sections and tests, it is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, because:

Biodiversity Conservation Act 2016

- The site has not been declared as an area of outstanding biodiversity value,
- the development does not exceed the biodiversity offsets scheme thresholds (is not mapped as high biodiversity value on the Biodiversity Values Map and does not exceed the clearing threshold), as does not involve the removal of native vegetation,
- no trees are to be removed, and there is no groundcover disturbance,

- the site is in the urban area,
- the development is not a key threatening process.

Fisheries Management Act 1994

- All threatened species, endangered populations and endangered ecological communities known to occur in the LGA, or thought to be extinct in the LGA, are confined to the Murrumbidgee River or river system, and the development is 7 km from the River,
- there is no declared critical habitat in the region,
- the development is not a key threatening process.

2.22 Mandatory community participation requirements

Part 1 (Mandatory community participation requirements) of Schedule 1 (Community participation requirements) sets out the mandatory requirements for community participation by planning authorities with respect to the exercise of relevant planning functions, which includes among other things, notification of development applications.

The relevant section that applies to this development is:

7 Application for development consent (other than for a complying development certificate, for designated development, for nominated integrated development, for threatened species development or for State significant development)

(1) Minimum public exhibition period for an application for development consent (other than for a complying development certificate, for designated development, for nominated integrated development, for threatened species development or for State significant development)—

- (a) if the relevant community participation plan specifies a period of public exhibition for the application—the period so specified, or*
- (b) if the relevant community participation plan specifies that no public exhibition is required for the application—no public exhibition, or*
- (c) otherwise—14 days.*

The CGRC Community Participation Plan (CPP) identifies certain development applications that will be notified (generally buildings of certain size and setback), and those that may detrimentally impact adjoining neighbours. The CPP outlines the following requirements for notification of developments:

Control	Applicable	Comment
Buildings with a floor area greater than 100m ² closer than 3m to the boundary line;	Yes	The building is greater than 100m ² (112m ²) and is located 1m from each sound boundary and 3m from the rear boundary.
Any building or works closer than 0.9m to the boundary line;	No	The building is 1metre off the side boundary and 3 metres from the rear boundary.
Buildings which are greater than one storey less than 6m to the boundary line;	No	The building is single storey only.
Buildings less than or equal to 100m from a boundary in a rural (excluding RU5) or environmental zone;	No	Not in rural zone
Applications which may detrimentally impact adjoining neighbours including matters of overshadowing, views, privacy,	Yes	The building is orientated east-west across the rear of the lot, however there is no rear neighbour that is likely to be

noise, smoke, dust, odour, reflection of light, storm water and so on		impacted. The adjacent lot to the east has a garage (accessed from Renehan St) with a zero rear setback. The lot which shares the north boundary contains a large shed, but no dwelling (refer to figures 2 & 3 below). The dwellings that are situated on the adjoining allotments are situated towards to the Parker Street frontage, well separated from the proposed building. Therefore it would be deemed that the development would have minimum impact to adjoining neighbours.
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As outlined above there is requirement for notification, however signed letters were submitted with the application from adjoining neighbours advising that they had been consulted about the proposal and raised no objections to the proposal.

The following photos of the yard and adjoining shed are included below:



Figure 2 – Proposed location of shed in foreground with dwelling behind (facing south east)

Figure 3 – Proposed location of shed in foreground with large shed on adjoining lot behind (facing north west)

4.5 Designation of consent authority

The development is not state significant or regionally significant, and therefore Council is the determining authority.

4.10 Designated development

Schedule 3 of the EP&A Regulation defines the various types of designated development, but the application does not meet any of the criteria and therefore is not designated.

**4.13 Consultation and concurrence**

If required by an environmental planning instrument, this section requires Council to consult with or obtain the concurrence of the person. No consultation was required in this instance.

4.14 Consultation and development consent—certain bush fire prone land

The site is not bush fire prone, nor is it within the vicinity of land that is bush fire prone.

4.22 Concept development applications

The development is not a concept development (a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications).

4.33 Determination of Crown development applications

The development is not a Crown development (a development application made by or on behalf of the Crown).

4.36 Development that is State significant development

The development is not State significant development (of a size, type, value or with impacts deemed to be significant).

4.46 Integrated development

The development is not integrated development (requires consent or an approval from another government agency).

4.55 Modification of consents - generally

Not applicable.

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:**4.15(1)(a)(i) The provisions of any environmental planning instrument:**

State Environmental Planning Policies (SEPPs) and deemed SEPP's

The following SEPPs are relevant to the development.

SEPP No. 55 – Remediation of Land

Clause 7(1) prescribes that a consent authority must not consent to the carrying out of any development on land, unless it has considered whether the land is contaminated. The site is not identified on Council's potentially contaminated land register, and there is no evidence to indicate that the land is a site of possible contamination, and no further investigation is warranted.

SEPP No. 64 - Advertising and Signage

No signage is proposed as part of this application. A condition will be imposed regarding signage.

SEPP (BASIX) 2004

This SEPP is not relevant as the building is not a BASIX affected building. A shed and carport are not BASIX effected buildings.

Local Environmental Plan (LEP)

The applicable LEP is the Cootamundra LEP 2013 (CLEP), and the relevant provisions of the LEP are discussed as follows.

1.2 Aims of Plan

The development is not inconsistent with the relevant aims of the LEP, which include:

- (a) to ensure that local amenity is maintained and enhanced,
- (b) to protect viable agricultural land from conflicting land uses,
- (f) to identify and manage the heritage resources of Cootamundra.

The development will not have a negative effect on the local amenity due the surrounding landuses and development. The proposal is not situated on, or in close proximity to, agricultural land. The site does not contain a heritage item nor does is it within a heritage conservation area.

1.4 Definitions

The proposed development is defined as ancillary to a dwelling house, which is defined in CLEP as *dwelling house means a building containing only one dwelling*. This activity is permissible in the zone.

1.6 Consent authority

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.9A Suspension of covenants, agreements and instruments

There is a Council sewer main and manhole located on the south boundary. The development will not encroach over the easement. The sewer line is situated approximately 20m from the rear boundary of the property. The proposal is setback 3m from the rear boundary and will have a built depth of 7m ensuring that the proposal is well clear of the existing sewer line.



Figure 3 – Location of Council services

2.1 Land use zones

The site is zoned R1 General Residential and the proposed development is permitted in the zone with consent.

2.3 Zone objectives

Under this clause Council must have regard to the objectives of the zone when determining the development. The development, whilst not actively working towards every objective, is considered to be consistent with the following objectives:

- *To provide for the housing needs of the community* – the development is ancillary to a dwelling house and is within the residential area of Cootamundra,
- *To provide for a variety of housing types and densities* – the size is located within an established residential area of Cootamundra where the predominant dwelling type is one storey single occupancy dwellings on average lot sizes. It is unlikely that these lots would lend themselves to medium density or multi occupancy dwellings in the near future.

2.7 Demolition requires development consent

This development does not involve any demolition.

5.10 Heritage conservation

There are no heritage items on-site (identified on either the SHR or in the LEP) or any adjacent sites, nor is the site within a heritage conservation area.

6.1 Earthworks

Earthworks proposed as part of this development involve the placement of footings and slab and would be deemed as minor.

6.2. Flood planning

This clause applies to land identified as “Flood Planning Area” on the **Flood Planning Map** and land at or below the flood planning level. The has not been identified as being within the Flood Planning Area.

6.4 Groundwater vulnerability

This clause applies to land identified as “Groundwater Vulnerable” on the **Groundwater Vulnerability Map**. The whole of the site has been mapped as groundwater vulnerable for the purpose of this clause. The objective of this clause is to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from depletion and contamination as a result of development. The development will not intersect, interrupt or rely on the groundwater as part of the proposal. It is considered the proposal is not consistent with the objectives of this clause

6.9 Essential Services

This clause states that development consent must not be granted unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—

(a) the supply of water,

Reticulated water is available to the site; there is no requirement or proposal to upgrade the services as part of this proposal.

(b) the supply of electricity,

Power connected to the site; there is no requirement or proposal to upgrade the services as part of this proposal.

(c) the disposal and management of sewage,

Sewer is available to the site and is not proposed to be connected to the shed

(d) stormwater drainage or on-site conservation,

There are existing stormwater services. Stormwater from the proposed building will be required to be connected to the existing stormwater system.

(e) suitable road access.

The existing road network is able to provide satisfactory access to the site. The existing driveway crossover in Renehan Street is adequate to service the development.

4.15(1)(a)(ii) The provisions of any draft environmental planning instrument:

State Environmental Planning Policies (SEPPs)

There are no draft SEPP's which relate to this development.

Local Environmental Plan (LEP)

There are no draft LEPs which apply to this land.

4.15(1)(a)(iii) The provisions of any development control plan:

Cootamundra Development Control Plan applies to the site. Chapter Two of the DCP relates to residential development including ancillary development.

2.1 Building Line Setback

Setback for the primary road frontage shall be the average of the setback of the nearest two dwellings within 40m of the proposal. The dwellings on both adjoining lots are setback

approximately 7.5m, nonetheless the development will be set back behind the existing dwelling, therefore complies.

Setbacks for Garages, Sheds and Carports - General Requirements:

Garages, sheds and carports must be setback at least 1m from the primary or secondary building line. Complies, shed setback 3 metre from the rear boundary behind the existing dwelling and therefore, also behind the building line.

2.2 Site Coverage

The site coverage for all development is not to be greater than 40% or 750m² for allotments having an area of greater than 1500 m². This proposal has a total building area of 18.3% or 466.5m².

Control	Applicable	Comment
Maximum Site Coverage of ALL Development The site coverage for all development is not to be greater than 60% or 292m ² for allotments having an area of 450 to 900m ² .	Yes	The existing dwelling has a total area of 126m ² , the existing outbuilding has an area of 18m ² and the proposal has a total building area of 112m ² . The total floor of all development (including the proposal) is 256m ² or 29.5%. Therefore compliant.
Maximum Floor Area for Single Dwelling Houses (excluding allotments within the R3 Zone)	No	Development is not a dwelling.
<i>Maximum Floor Area for Outbuildings</i> <i>The floor area of a single outbuilding on an allotment must not be more than the following</i> <i>table (floor area is calculated on building footprint measured from external walls or posts)- Allotments greater than 900 m² - 110m².</i> <i>Provision for additional open structures is provided, such as verandas and carports to be added to any outbuilding so long as the open structure does not exceed 50% of the total allowable floor area of the sites maximum outbuilding size. The open structure can be constructed as part of the same building, under the same roofline and/or on the same concrete slab, so long as the open structure has a minimum of three open sides.</i>	Yes	The proposal exceeds the 110m ² . The site is 866.3 m ² or 33.7 m ² less than the 900 m ² required by the relevant table in the CDCP to erect an outbuilding of 110 m ² . Due to the size of the lot the maximum size of an outbuilding is 70 m ² and the proposed shed is 86.8 m ² with an attached 25.2 m ² carport. This shed is proposed at 24% larger than permitted but still less than the maximum size for a slightly larger lot. Variation requested and outlined below.
Minimum Principal Private Open Space Requirements Each dwelling house must be provided with an area devoted to 'principal private open space' which is an area that is directly accessible from, and adjacent to, a habitable room, other than a bedroom and	Yes	The allotment is 866m ² in area. The total area of all development is 256m ² . There is an area 18.5m x 10.7m (197.95m ²) that can be used for open space which represents 77.2% of the site for principal private open space.

is at least 3 metres wide and is not steeper than 1:50 gradient. Allotments 600 to 900m ² - 10%		
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Variation to Maximum Floor Area for Outbuildings

As defined in the DCP, variations to the floor area limitations must be made in writing and are to accompany a Development Application for the project. The following steps below outline the process in assessing the application for a site coverage and floor area limitations variation.

Step	Comment
<p><i>1. The written application must outline the reasons why the proposal cannot meet the policy provisions, (ie. An existing easement has reduced available building envelope). It must outline what extra measures have been employed to enhance the appearance of the proposal and lessen its impacts on the existing streetscape, (ie. The use of a mixture of materials and the inclusion of screening landscaping).</i></p>	<p>The applicant has requested the variation, based on:</p> <ol style="list-style-type: none"> 1. The lot size being only marginally less in area (34m²) that would allow a shed of 110m² plus an additional 55m² for an open structure. 2. The neighbours have advised that they do not object to the proposal. 3. The need to store a large boat and valuable tools undercover. 4. The colour is slate grey to blend with the other large shed on the adjoining property.
<p><i>2. The application will be notified to both adjoining and adjacent land owners who are deemed by Council, to be impacted on by proposal. These landowners will be invited to view plans of the proposal and submit comments as they deem appropriate.</i></p>	<p>As outlined above in the report, the application was not notified, however neighbours provided letters of non objection.</p>
<p><i>3. Council's determining officer may choose to grant variations to the site coverage and floor area limitations under delegated authority so long as the variation is considered minor and does not involve more than 5% of the original permitted in the DCP provisions.</i></p>	<p>The variation is 24% for the shed section and therefore exceed 5% and must comply with step 4.</p>
<p><i>4. In other cases Council's determining officer will prepare a report to Council outlining the proposal and the variations to the policy provisions. The report will make a recommendation as to whether the variation should be supported or rejected based on the applicant's consideration to the performance criteria and likely impacts on the locality.</i></p>	<p>A report has been prepared. The justification outlined in step 1, consisting of:</p> <ol style="list-style-type: none"> 1. The proposal would be permissible as compliant on a lot that is 34m² greater than this allotment. 2. The proposal complies in all other aspects 3. The neighbours have provided letters of non objection 4. The proposal is located along the rear boundary and will not impact on the amenity of neighbours nor the public domain

	5. The shed and carport will be used for domestic purposes predominately for vehicle storage which will limit the number of vehicles parked in front of the property. can be supported in this instance.
5. Council will determine the outcome of the application to vary the policy provisions based on the report.	Pending Council's determination
6. If the variation was supported, Council's determining officer will continue to assess the Development Application in accordance with the Environmental Planning and Assessment Act 1979 and make an appropriate determination.	Pending Council's determination
7. If the variation was rejected, the applicant will be given the opportunity to vary the design of the proposal and resubmit an additional site coverage and floor area variation if warranted. Otherwise Council's determining officer will determine the Development Application as refused based on non-compliance with Council's DCP and the considerations under the Environmental Planning and Assessment Act 1979.	Pending Council's determination

2.3 Residential Driveway Safety Requirements

A physical barrier of separating vehicle parking and manoeuvring areas from dwelling access points is required to be achieved to meet this requirement of the DCP. As front doors are considered to be exempt for the purposes of this clause, the development achieves compliance as there is no interconnecting door in the wall that is within three metres of a dwelling.

4.15(1)(a)(iia) Any planning agreement or draft planning agreement:

The developer has not entered into a planning agreement, nor has offered to enter into a draft planning agreement.

4.15(1)(a)(iv) Matters prescribed by the Regulations:

Council has considered the following matters as prescribed by Regulations:

Clause 92 (Additional matters for consideration): -

- the development application does not involve the demolition of a building, accordingly the demolition must occur in compliance with AS 2601,
- the development is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act,

- the development is not located within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle (to which the Dark Sky Planning Guideline applies),
- the development does not pertain to a manor house or multi dwelling housing (terraces).

Clause 93 (Fire safety and other considerations)

- the development does not result in a change of building use, and therefore this clause is not applicable.

Clause 94 (Consent authority may require buildings to be upgraded)

- the development does not involve the rebuilding, enlargement or extension of an existing building.

Clause 94A (Fire safety and other considerations - temporary structures)

- the development is not for a temporary structure.

Clause 288 (Special provision relating to Sydney Opera House)

- the development does not relate to the Sydney Opera House.

4.15(1)(b) The likely impacts of that development:

Context and Setting:

The site is within a recently developed residential area where the predominant use is residential low density. It is not considered that the proposal will have any negative effect in a local or regional context, in terms of - scenic qualities, features of the landscape, the character of the area or existing landuses in the locality.

The scale of the development is not inconsistent with the existing character of the area, given the adjoining sewer pump station. There will not be any overshadowing of adjoining properties or loss of views or vistas. The construction of the development will not result in the loss of acoustic privacy for adjoining premises.

Access, Transport and Traffic:

The development will be used for residential purposes and will utilise the existing driveway. There is no projected increase in the traffic movement as the development will be predominately used for storage.

It is considered that the road network is adequate, and the development would not negatively impact on traffic movement.

Public Domain:

The development will not impact negatively in terms of such things as recreational opportunities, or the amount, location, design, use and management of public spaces.

Utilities:

This issue has been discussed above in relation to the DCP and LEP, which found all required utilities are available.

Heritage:

There will be no impact on Aboriginal or European heritage, as a result of the development.

Other Land Resources:

The development will not have any adverse effect on conserving and using valuable land resources such as productive agricultural land, mineral extractive resources or water supply catchments.

Water:

The issue of water supply and impact on ground and surface waters is discussed above, and it has been found that there will be no impact.

Soil:

There are minimal earthworks required for this development and there will be no impact on soils. It is not expected that the development will have an impact on soil structure, stability, salinity or sodic qualities either on site or offsite. Erosion and sedimentation controls are required to be put in place to limit the escape of soil off site.

Air and Microclimate:

The development will have little or no impact on air quality and microclimatic condition, as the use will not generate odours fumes, gases etc. Some dust may be generated from vehicle movements, but is expected to be minimal due to the low density of the area.

Flora and Fauna:

The development will not result in the removal of any trees. It is therefore considered unlikely that the development will have a negative impact on critical habitats, threatened species or populations, ecological communities or any other protected species, or on native fauna or vegetation.

Waste:

There will be waste associated with the development during construction. The applicant is to provide a waste bin to cater for this waste.

Energy:

No impact.

Noise and Vibration

It is not considered that the development will generate offensive noise pollution or vibrations, nor will any additional noise be generated. General residential noise is expected as a result of this development.

Natural Hazards:

There are no known risks to people, property or the biophysical environment from – geologic or soil instability. The issue of flooding has been addressed above.

Technological hazards

There are no known risks to people, property or the biophysical environment from industrial and technological hazards, land contamination and remediation or building fire risk.

Safety, security and crime prevention

It is not considered that the proposed development would impact on the security and safety of adjoining properties nor will the design encourage criminal activity.

Social Impacts in the Locality:

It is not considered that the development will have a negative social impact in terms of the health and safety of the community, social cohesion, community structure, character, values or beliefs, social equity, socio-economic groups or the disadvantaged, and social displacement.

Economic Impact in the Locality:

It is not considered that there will be any negative impact in economic terms.

Site Design and Internal Design:

It is considered that the proposed development is sensitive to the environmental conditions and site attributes. The construction of the proposal is subject to a Construction Certificate which is to be assessed the requirements of the Building Code of Australia. The proposal has requested a variation to the DCP as assessed above.

Construction Matters:

These are subject to the assessment of a construction certificate application. However standard hours of construction, along with site security conditions are appropriate to impose on any consent issued.

Cumulative impacts

There will be an increase in roof area will have an impact on stormwater. However it is considered that the existing infrastructure is adequate to cater for this increase.

4.15(1)(c) - The suitability of the site for the development:

Does the proposal fit in the locality?

The development will result in a development that fits in the locality. There are no constraints posed by adjacent developments that would prohibit the development, given the size of the property, the minimal impacts and the setbacks proposed. It is considered that the air quality and microclimate are appropriate for the development, and there are no hazardous landuses or activities nearby, and ambient noise levels are suitable for the development.

Are the site attributes conducive to development?

There are no natural hazards such as flood, subsidence, slip, mass movement or bushfire. The soil characteristics are appropriate for the development, and there are no critical habitats, or threatened species, populations, ecological communities or habitats on the site. The development will not prejudice future agricultural production and there are no known mineral or extractive resources on the site.

4.15(1)(d) - Any submissions made:

As detailed above no submissions were received.

4.15(1)(e) - The public interest:

The Riverina Murray Regional Plan 2036 has been developed to plan for future population's needs for housing, jobs, infrastructure and a healthy environment, in the Region. The development is not inconsistent any of the Directions in the Plan.

Staff are not aware of any other policy statements from either Federal or State Government that are relevant to this proposal, nor any planning studies or strategies. There is no management plan that is applicable to a development of this nature.

Overall, the proposal would not contravene the public interest.

OTHER MATTERS:

Section 7.11 and 7.12 Contributions Policies:

Section 7.12(2) of the EPA Act, states that *“a consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11”*. Accordingly, Council can only require payment of either a 7.11 or 7.12 contributions.

Section 7.11 Contributions Plans

The only Section 7.11 plan in force is the “Development Generating Heavy Vehicle Usage of Local Road”, which only applies in Gundagai, but does not apply to this type of development.

Section 7.12 Contributions Plans

The *Cootamundra-Gundagai Regional Council Section 7.12 Fixed Development Consent Levy Contributions Plan 2018*, applies to this development, based on the following:

Proposed Cost of the Development	Maximum Percentage of the Levy	Contribution payable
Up to \$100,000	Nil	\$0
\$100,001-\$200,000	0.5 %	N/A
\$200,001 +	1 %	N/A

Disclosure of political donations and gifts:

The applicant and notification process did not result in any disclosure of Political Donations and Gifts.

SCHEDULE 1, DIVISION 4, CLAUSE 20 - REASONS FOR THE DECISION:

This section of the Act requires the public notification of certain decisions, the date of the decision, the reasons for the decision and how community views were taken into account in making the decision. The reasons for the decision and how community views were taken into account, as it relates to this development application are:

- the proposed development is not inconsistent with the objectives of the zone,
- the proposed development is minor and low-key in nature,
- assessment of the development against the relevant zone purpose and Environmental Planning Instruments demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity,
- the proposed development does not compromise the relevant Environmental Planning Instruments,
- Council has considered that the proposed variation to the Development Control Plan.

8.4.3 DEVELOPMENT APPLICATIONS APPROVED MAY 2020

DOCUMENT NUMBER	328435
REPORTING OFFICER	Sharon Langman, Manager Development, Building and Compliance
AUTHORISING OFFICER	Phillip McMurray, General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Sustainable natural and built environments: we connect with the places and spaces around us 3.2 Our built environments support and enhance liveability
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	Compliance with the provisions of the Environmental Planning and Assessment Act, 1979 and related legislation.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

The information on Development Applications Approved in May 2020 be noted.

Introduction

The Development Applications Approved in May 2020 Report is submitted for information of the Council and community regarding development applications processed.

Discussion

The table of development applications, on the following page, were approved by Cootamundra-Gundagai Regional Council in May, 2020.

APP. NO.	PROPOSED BUILDING	STREET NAME
DA.2020.71	Dwelling repairs & Additions	Old Cootamundra Road
DA.2020.67	New <u>verandah</u> deck	Hay Street
CDC.2020.10	New carport	Back <u>Brawlin</u> Road
DA.2020.64	Garage	Banjo Patterson Place
DA.2020.61	Shed	Old Cootamundra Road
DA.2020.60	Dwelling with attached garage	Bartley Street
DA.2020.59	Shed	Thompson Street
DA.2020.58	Shed	Back <u>Brawlin</u> Road
DA.2020.57	New Office	Silo Road
DA.2020.56	Subdivision	Stockinbingal Road
DA.2020.54	Dwelling	Grogan Road
DA.2020.30	New Signage	Coolac Road
DA.2020.27	Change of Use	<u>Hovell</u> Street
VALUE OF WORK REPORTED TO THIS MEETING		\$642,300.00
VALUE OF WORK REPORTED YEAR TO DATE		\$11,631,959.00
<i>THIS TIME LAST YEAR:</i>		
VALUE OF WORK – May 2019		\$535,777.00
VALUE OF WORK – YTD 2019		\$28,919,502.00

8.4.4 ADOPTION OF RURAL LANDS STRATEGY

DOCUMENT NUMBER	329638
REPORTING OFFICER	Sharon Langman, Manager Development, Building and Compliance
AUTHORISING OFFICER	Phillip McMurray, General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	2. A prosperous and resilient economy: we are innovative and 'open for business' 2.2 Strategic land-use planning is co-ordinated and needs-based
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Rural Lands Strategy

RECOMMENDATION

The Rural Lands Strategy, attached to the report, be adopted as exhibited.

Introduction

This report is presented to Council for the adoption of the Rural Lands Strategy following public exhibition.

Discussion

In 2018, Council began the process of engagement and research to produce a Rural Lands Strategy that would inform the creation of the Cootamundra-Gundagai Regional Council Local Environmental Plan (LEP). The Rural Lands Strategy was developed following considerable community consultation during 2018 and 2019. The Strategy forms part of Council's suite of strategic landuse planning documents.

At the September, 2019 meeting Council resolved (331/2019) to place the strategy on public exhibition for a period of 28 days; accordingly the document was placed on public exhibition from 4th October until 1st November, 2019. No submissions were received as a result of that exhibition. Following exhibition Councillors requested to meet with representatives from the Department of Planning, Industry and Environment and Department of Agriculture. This occurred in January, 2020 the outcomes from that meeting and Councillors further comments have been incorporated into the draft document.

At the Ordinary Meeting held 28th April, 2020, following additional input from Councillors, it was resolved to place the draft Rural Lands Strategy, as amended, on exhibition for a period of not less than 28 days in accordance with the requirements of Council's Community Participation Plan. It was also resolved to seek comments from Government Agencies on the amended draft Rural Lands Strategy. Comments were sought and the document was placed on exhibition from 1 May until 29 May 2020. No submissions, or comments from Government Agencies, were received in response to the notification and exhibition.



Rural Lands Strategy

2020



Rural Lands Strategy

Drafted 2019

Adopted 2020

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Cootamundra-Gundagai Regional Council acknowledges the significant input to this project by the Australian Rail and Track Corporation, Department of Primary Industries, Department of Planning, Environment and Industry Goldenfields Water, Roads and Maritime Services and the keen members of the community.

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Implementation 2



Fishing in Morley’s Creek.



Introduction

Message from the Mayor & General Manager

We are pleased to announce the release of the Cootamundra-Gundagai Regional Council Rural Lands Strategy 2020.

The Cootamundra-Gundagai Regional Council area is a diverse and varied landscape which provides a range of opportunities for agricultural land uses and other broad acre industries. From the wheat fields of Wallendbeen, to the grassy slopes of Adjungbilly to the Lucene flats of Nangus, there is almost nothing which cannot be grown in our Local Government Area.

The changing requirements of consumers and development opportunities from tree changers, waste recycling and energy producers means that there is significant land use conflicts occurring on rural lands. This strategy creates a framework for Council's new Local Environmental Plan and Development Control Plan to dictate what development is permissible and under what circumstances. The current absence of strong documents like these, leaves our Council open to undesirable development outcomes which compromise the health, wellbeing and economic prosperity of future generations.

This strategy has been the result of robust community consultation and background research and creates an agricultural vision for our community connecting the development and use of rural lands to the prosperity of our towns and villages.



Abb McAlister
Mayor



Phil McMurray
General Manager



Mayor Abb McAlister & General Manager Phil McMurray



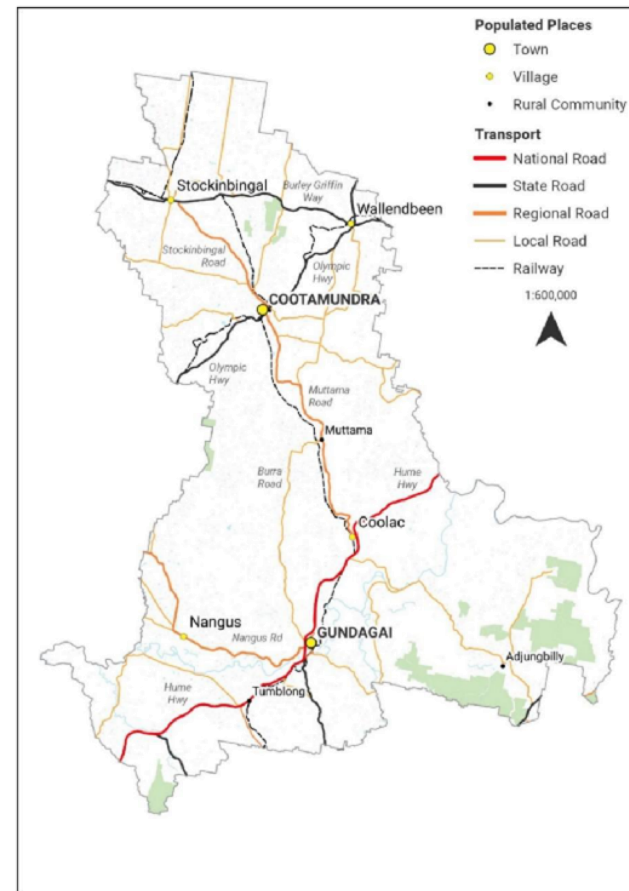
Purpose of the Rural Lands Strategy

The merger of Gundagai and Cootamundra Shire Councils as Cootamundra-Gundagai Regional Council (CGRC) has necessitated the need for new planning instruments and policies; in particular a Local Environment Plan (LEP) and Development Control Plan (DCP) which cover the entire council area. A strategy to deal specifically with the rural lands of CGRC was proposed, aiming to analyse agricultural trends and opportunities for the area. The Rural Lands Strategy will help to update mapping for the new LEP while also providing rationale and reasoning for zoning and minimum lot sizes in rural areas.

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, forestry 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.



Cootamundra-Gundagai Regional Council

Strategic Context

The Rural Lands Strategy was developed over an 18 month period of research, consultation and review. This section outlines the context within which this strategy was developed.

Importantly, the Rural Lands Strategy will inform a key component of the Local Strategic Planning Statement’s rural lands component and serve as the background document to the LEP and DCP.

Good strategic planning is not done in isolation, and in order to ensure the success of this strategy, it has been formulated in line with other strategic plans and considerations.



From the NSW Department of Planning’s website

Community Strategic Plan: Our Place, Our Future 2018-28



The Integrated Planning and Reporting framework for local councils was developed to help councils strengthen community participation in decision making, provide corporate strategic emphasis and reduce duplication of work. As a part of this framework, Council is required to prepare a community strategic plan.

The Community Strategic Plan (CSP) is a ten year document with high level objectives, developed by the community. The CSP articulates the vision of “A vibrant region attracting people, investment and business through innovation, diversity and community spirit.”

The formulation of the CSP is based on the principles of equity, access, participation and rights. The plan takes a holistic view of our community by addressing social, economic, environment and civic leadership issues.

The key direction of “Sustainable natural and built environments: we connect with the places and spaces around us” speaks directly to the role and purpose of the Rural Lands Strategy and demonstrates the connection between the community strategic plan and this strategy.

Environmental Planning & Assessment Act 1979

The Environmental Planning & Assessment Act 1979 and associated regulation legislate how local environmental plans and other planning controls are to be created. A chapter on rural development and subdivision in the DCP will be informed by this Strategy. The Rural

Lands Strategy aims to inform changes to the existing Local Environmental Plans (Cootamundra and Gundagai) and inform the forthcoming Cootamundra-Gundagai Local Environmental Plan. Objectives from the Act to encourage the proper management of land have influenced and shaped a number of the actions and recommendations of the Rural Lands Strategy.

NSW 2021



The NSW State Plan is a 10 year plan to guide policy and budget decision making. NSW 2021 works in conjunction with the NSW Budget to deliver identified community priorities. It sets goals and measurable targets outlining immediate

actions that will help achieve these goals. These goals reflect the Government's commitment to whole of State growth and delivery of projects, to improve opportunities and quality of life for people in regional and metropolitan NSW.

The Plan indirectly guides residential development through infrastructure planning. Major infrastructure plans have been used to inform, justify and support recommendations of the Rural Lands Strategy, in particular utilisation of existing and proposed freight and transport links.

Riverina Regional Action Plan 2021

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



These priorities inform a number of directions and recommendations of the Rural Lands Strategy and serve as a basis for recommending the investment and expansion of a value add agricultural industry in our towns and villages.

Riverina-Murray Regional Plan



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

In terms of development, the Regional Plan provides good planning outcomes which influence recommendations for local environmental plan changes in particular.

NSW DPI Right to Farm Policy

Released in 2015, this policy establishes the baseline of agricultural land use rights and responsibilities for NSW. It emphasises the primary purpose of designated rural land as being first and foremost for the purpose of agriculture. A number of the actions from this policy have helped to shape the actions of this strategy.



Considerations of Directions Issued by the Minister (Section 9.1 Directions)

Employment & Resources

Business & Industrial Zones

The Strategy is consistent with this direction and proposes to increase usage of industrial land across the local government area, taking advantage of existing infrastructure.

Rural Zones

This strategy does not seek to rezone any rural zones to residential, business, industrial, village or tourist zone at this stage. It is acknowledged that rezonings may be required or justified by recommendations of this strategy, accordingly this document provides the strategic context for such changes and it is believed that such rezonings would be of minor significant and therefore comply with this direction.

Rural Lands

The Strategy is consistent with the purpose and intent of this direction and any resulting planning proposal from the recommendations of this strategy would be supportive of the direction.

Environment & Heritage

Environmental Protection Zones

The Strategy is consistent with this direction as it does not recommend diminishing any environmental protection zones nor impact the function of such areas.

Heritage Conservation

The Strategy is consistent with this direction as it seeks further recognition of heritage, particularly Aboriginal and other cultural heritage.

Housing, Infrastructure & Urban Development

Integrated Land Use & Transport

The Strategy is consistent with this direction as it promotes greater employment opportunities and increases in services in industrial areas and identified tourism "hotspots".

Hazard & Risk

Acid Sulfate Soils

The Strategy is consistent with this direction as it does not propose development on land identified as containing acid sulfate soils.

Mine Subsidence and Unstable Land

The Strategy is consistent with this direction as it does not propose development on land identified as unstable or in a mine subsidence area.

Flood Prone Land

The Strategy is largely consistent with this direction as it does not seek to rezone or repurpose land which is mapped as being flood prone. Noting that any development proposed in a flood prone area would need to comply with the controls of the relevant LEP and DCP, any inconsistency with this direction would be negligible.

Site Specific Provisions

The Strategy does not propose any site specific works or projects on land which would require spot rezoning and thus be subject to a planning proposal. The Strategy is consistent with this direction.

[illegible]

Local Plan Making

The Strategy is consistent with this direction as it does not include recommendations of provisions which would require the concurrence, consultation or referral of development applications to a Minister or public authority. Nonetheless consultation with State agencies was undertaken in the development of this Strategy.

The Strategy does not seek to create, alter or reduce existing zones or reservations of land for public purposes and is consistent with this direction.

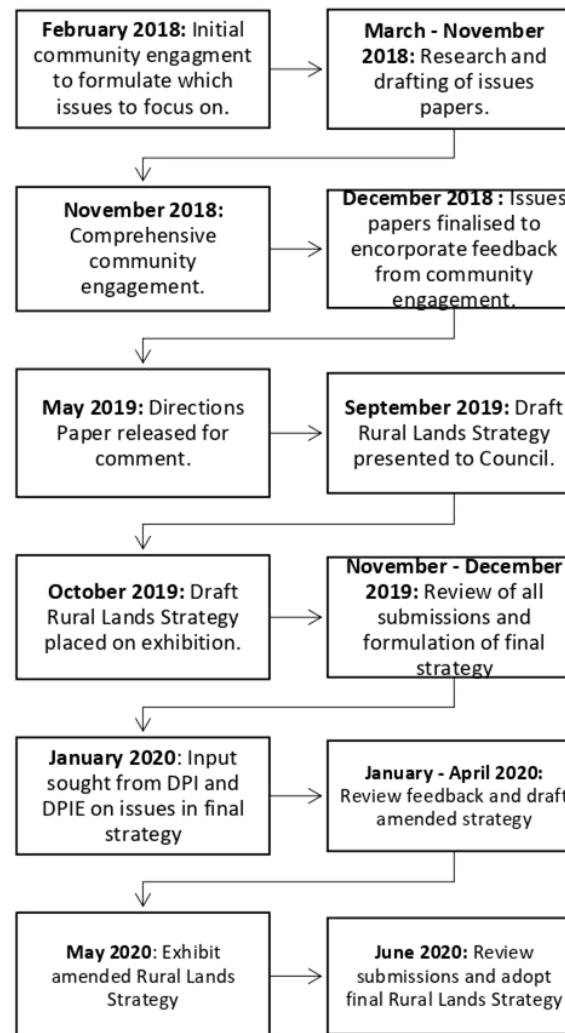
Preparation of the Strategy

The CGRC Rural Lands Strategy is a strategic document which aims to create a vision for the villages and rural communities of Cootamundra-Gundagai Local Government Area. The strategy is the culmination of research, consultation and future planning. Council began the process of creating a Rural Lands Strategy in February 2018 with the entire process showed in the flowchart to the right.

The amount of background research collated through the issues papers and community engagement meant that delays to the project timeline have pushed delivery of the final strategy back six months. While delays are never the preferred outcome, the extra time has allowed for greater consultation and reflection of the directions which shape and headline this strategy.



Community consultation for the Strategy February 2018





Direction One: Protect and Enhance Agricultural Land



Overview

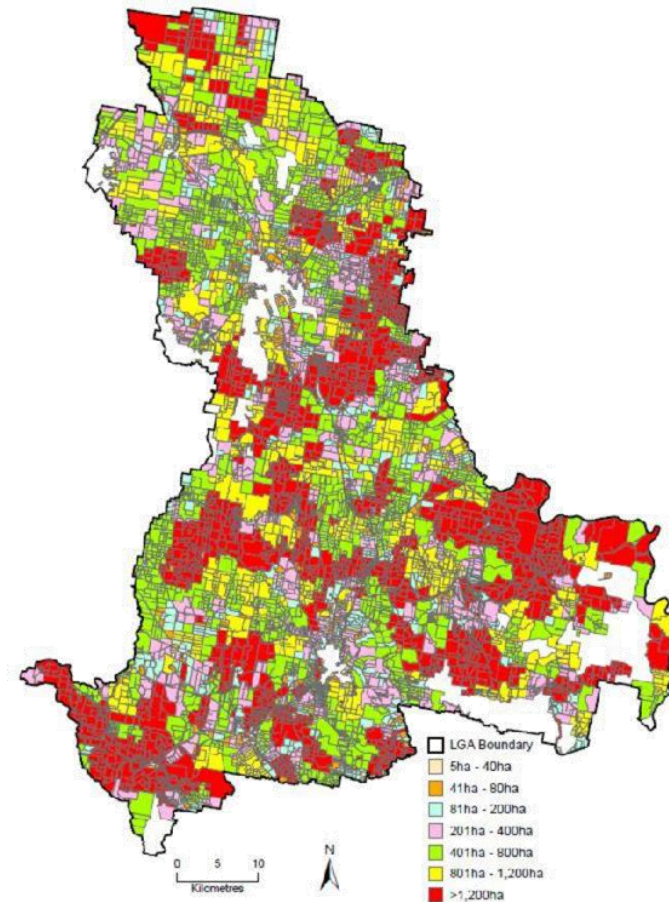
This direction focuses on protecting and enhancing the productive value of agricultural land. With such a diverse Council area, there are a range of agricultural land uses which can be undertaken in CGRC. However, the increasing value of agricultural land mean that the long-term prosperity of broad acre industries and large farming enterprises are threatened as affordability becomes more difficult. The increasing demand and pressure on the agricultural sector to produce more with less has seen an increase in intensive agricultural industries.

Notwithstanding, on farm forestry Such intensification comes with potential land use conflicts and the ability for intensive agriculture to occur and not be impinged by encroaching rural residential development must be a key consideration in future planning and land use decisions.

Considerations

Currently Zoned

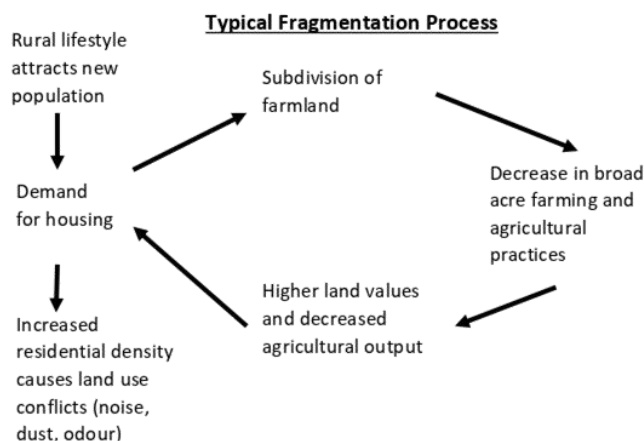
CGRC currently has an oversupply in zoned land catering to the small acreage lifestyle market. Analysis of the undeveloped RU4 – Primary Production Small Lots across the LGA reveals that there is approximately 385.7 hectares which could be subdivided to yield 123 lots and associated dwellings. On average 2.5 dwellings are approved per year on these types of lots meaning that the LGA has almost 49 years supply of acreages and other small lots. Even if an average was taken from dwelling approvals on larger rural lots (considering the ability for lots regardless of size in former Gundagai Shire to apply for a dwelling) that is 9.3 dwellings approved per year, meaning that there is a 13.2 year supply of lots.



Current, rurally zoned holding sizes

The “Tree Changer” effect

Decreasing affordability of our cities and interest in rural areas has seen a marked increase in city dwellers moving to regional areas. More often than not these people are either close to or near retirement and lack knowledge and practical skills to truly manage land and/or they are professionals seeking space. This has led to a rise in demand for smaller lots with no quantifiable agricultural output.



Changing agricultural landscape

Broadacre production areas are not a limitless resource and while it may be desirable to split the family farm for succession purposes, this erodes the long term use of the area and encourages underutilisation of the area as well as driving up land values in the long term. Nonetheless the changing agricultural climate, intensification of farming and the increasing interest in food production, hands-on

experiences, value-add and niche market opportunities have resulted in the preservation and utilisation of quality agricultural land albeit on a smaller scale. Council needs to allow flexibility in lot sizes and land uses to cater for the changing face of Australian agriculture.

Mechanisation of agricultural activities and corporate farming can result in loss of social infrastructure and community cohesiveness by the amalgamation and accumulation of land into corporate entities and the loss of employees living on farm. Nonetheless the rise of corporate farming has permitted greater on-farm investment, due to ability to raise capital, specialisation of the job market and diverse employment opportunities.

The minimum lot size, often used as an argument against land fragmentation, has no impact upon the corporate farming sector due to mechanisation but can act as a barrier to the continuation of family farming or even the entry into farming for those starting their farming journey. The longstanding 40ha minimum lot size in rural Australia has had minimal impact on the use or conversion of agricultural land within the local area. This is evidenced in the case of the former Gundagai area where this minimum remains. Council will seek to unify the minimum lot size across the LGA and implement a 40ha minimum.



Mechanisation and technological advances are changing the shape of holdings

Succession planning

Succession planning is a complex issue. Family farms make up 60% of all farm businesses across Australia and there is an accumulative failure of rate of transition from the first generation onwards (see Farm Diversification and Succession Planning Issues Paper). Land owners typically hold onto numerous titles believing that each title adds incremental value or offers greater entitlement for dwellings and thus ensures an informal succession plan. This is not the case, with the use of the land tied directly to the zoning and the land size, meaning that the number of titles can be often irrelevant. However, many families only become aware of this after an event such as a death has occurred which triggers a rapid transfer of assets. To clarify this and provide certainty it is essential that Part 4 of the LEP address subdivision and dwellings on rural land. Similarly, the ability to set a minimum lot size that reflects the social infrastructure, community desires, social opportunities and opportunity to work remotely taking advantage of the central location and connectivity of the CGRC region.

Diversification

Evidence suggests that larger farms have greater opportunities to diversify (see Farm Diversification and Succession Planning Issues Paper) with better incentives to invest in technology and more space to include opportunities through other industries such as tourism.

An individual's education has also been proven to influence the diversification rate of a farm from a monocrop enterprise to a multi-faceted one. With changing social, economic and climatic conditions it is essential that farmers have better access to education and the internet.

**Actions****Action 1.1. Minimum lot sizes**

Minimum lot sizes, zoning and associated land uses be implemented in accordance with identified agricultural land value. This includes the introduction of other Rural and Environmental Zones aside from Primary Production to cater for lands with scenic and environmental values. Measures to provide consistent minimum lot sizes of 40ha across the LGA are to be supported.

Provision of lot sizes that provide maximum opportunity for niche produce and value-add enterprises supported by marketing and branding. Small boutique, intensive and niche farming enterprises are encouraged and supported by appropriate minimum lot sizes based

upon the capability of the land on which they are located and the services required.

Action 1.2. "Dwelling entitlements"

Part 4 of the proposed CGRC LEP clearly articulate permissibility and circumstances for dwelling approvals on rural land.

Action 1.3. Dual occupancies

Dual occupancies (detached) be permissible as an alternate solution for succession planning and family farm enterprises.

Action 1.4. Agricultural subdivision

Subdivision and boundary realignments below the minimum lot size for agricultural purposes continue.

Action 1.5. Land use conflict and biosecurity

Setbacks for built structures and intensive agriculture development must achieve a minimum setback of 100m from a boundary under different ownership or provide mitigating solutions to reduce the impact on neighbours. Where such land adjoins RU4, RU5 or R5 zoned land that setback shall be increased to 500m.

Land adjoining rural zones have setback requirements for buildings and strict controls requiring clearance areas for weeds and other pests.

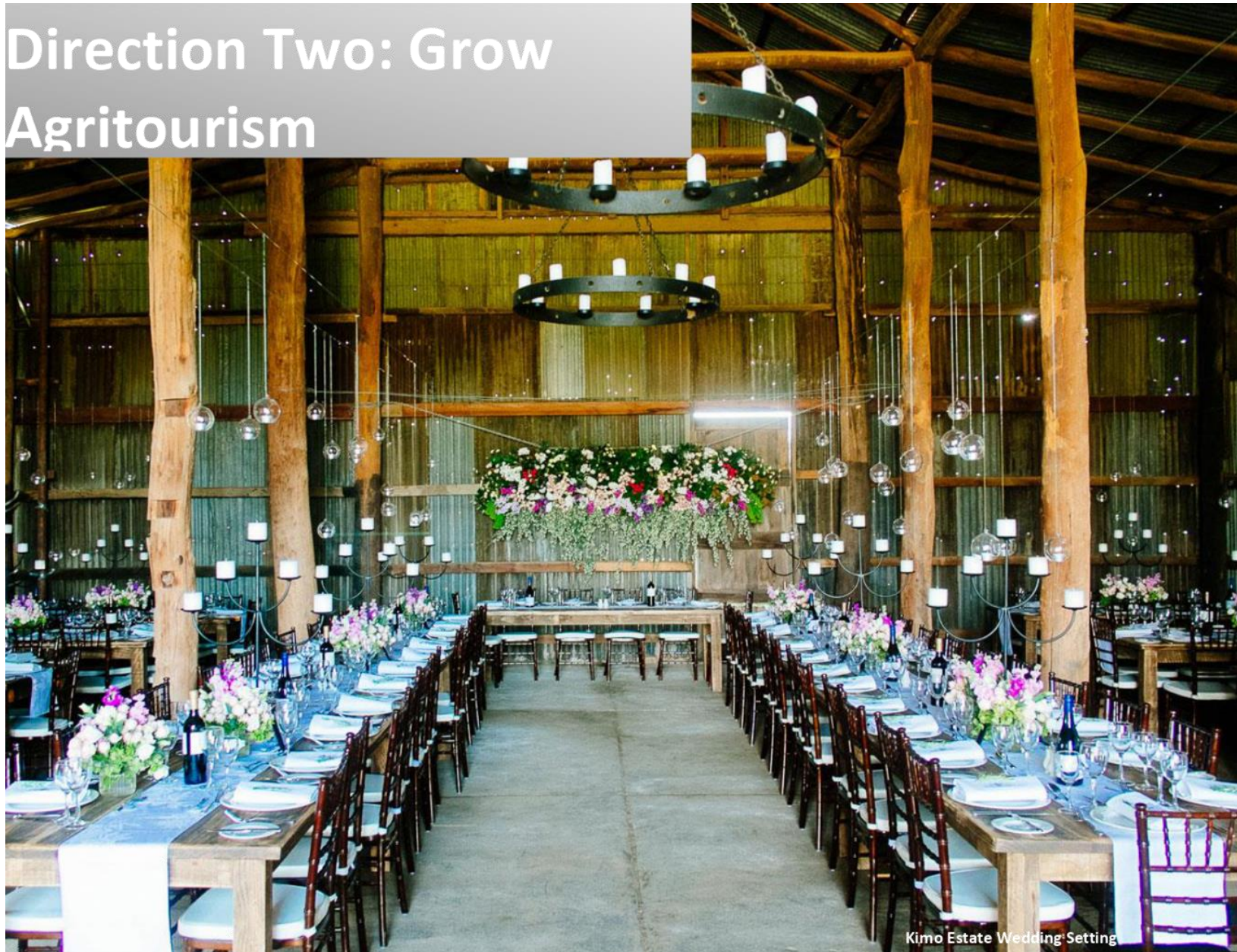
Action 1.6. Innovation and enterprise support

Encouragement of holdings to diversify income streams to better cope with changing social, economic and climatic conditions. An ability to undertake multiple land uses on the same holding be supported in the DCP and through Council Policy.





Direction Two: Grow Agritourism



Kimo Estate Wedding Setting

Overview

This direction focuses on supporting and allowing flexibility for tourism and regional food experiences to be developed on rural land. Impacts of standalone enterprises and the ability for holdings to be diversified to cater to the growing agritourism market need to be supported in a manner which promotes innovation but safeguards the primacy of agricultural production in rural areas.

Agritourism is a growing industry in Australia with visitor numbers to rural areas increasing by roughly 9% per annum and generating \$9.4 billion a year (see Agricultural Tourism Issues Paper). Agritourism is an industry Council seeks to encourage not just because of the positive economic impacts of such development, but also because it provides an alternate source of income which improves the financial resilience of holdings and the community in challenging conditions.

Whilst Council is actively seeking to encourage agritourism, it is recognised that such business bring their own set of challenges. Most agritourism is situated on land that does not have access to reticulated services and as such the protection of environmental and public health need to be considered. Issues such as safe road access, evacuation in the event of an emergency, potable drinking water and sustainable effluent disposal need careful evaluation in the planning of such proposals.

Considerations

Land uses

Defining “agritourism” is problematic for development assessment staff as it is such a broad category with various standalone land uses interpreted differently in a mixed use environment. For ease of understanding, it is clear that there are certain uses which alone

constitute an “agritourism” activity, with a further subset group which, when operating in conjunction with another land use, could be considered “agritourism”.

Agritourism

- Artisan food and drink industry
- Cellar door premises
- Farm stay accommodation
- Roadside stall

Subset of agritourism operating in a mixed use environment

- Agriculture
- Agricultural produce industry
- Bed and breakfast
- Caravan park
- Camping ground
- Restaurant or café
- Information and education facility
- Specialised retail premises

Ecotourism – as another visitor generating, rural land use

- Ecotourist facility
- Environment facility

Clause 5.4 Miscellaneous permissible uses

Particularly on smaller sites within proximity of urban areas, there can be a tendency for agritourism to encompass the entire site and create land use conflict. Accordingly, it is imperative that Clause 5.4 of the LEP be current and reflective of flexibility of agritourism whilst balancing potential land use conflicts. In particular, attention and limitation on the number of bedrooms for visitor accommodation and floor space limitation for retail areas need to be created and enforced. Current

controls under 5.4 differ between the Cootamundra LEP 2013 and the Gundagai LEP 2011. A midground between the two should be implemented and then reviewed in five years.

Transport linkages

Emphasis on the vehicle accessibility of agritourist facilities needs to be considered in the assessment of any new development. In particular, assessment of roads and their ability to handle additional light traffic. Options for Council include the ability to develop a comprehensive road standard to provide access to all agritourist facilities. The provision of such road infrastructure does come at a cost to Council. Whilst it is acknowledged that private infrastructure providers and public private partnerships are common in metropolitan areas and such are difficult to establish in more regional areas, a fair distribution of costs associated with, and benefit derived from, public infrastructure needs to be examined.

Opportunities to develop regional tourist routes for self-travel or by coach further create a need to assess and provide adequate onsite car and coach parking. Potential cycling routes would further create a need to consider bike lockers and shower facilities. Connection to horse trails also create a need to have stabling and other grooming facilities onsite. These standards would be detailed in the DCP.

Water, sewer and electricity

Connection to services are essential for any enterprise, however with changing technology it is possible for a building to be “off grid” and still achieve a high level of functionality. Council can be supportive of these undertakings provided that all development standards, building code

requirements and requirements of other agencies are met. Additionally, a resilience plan for water during drought events would need to be prepared as a part of any application.

Regional food

Changing consumer demands for ethical and sustainable food as well as the rise of the global middle class is fuelling demand for premium agricultural products. Coupled with the reach of the internet, this market provides an opportunity for our LGA to utilise smaller holdings for the production of niche commodities as well as presenting value add opportunities either on farm or in town.

Farms wishing to diversify through regional or niche food cultivation and production should be encouraged in line with *Action 1.6 Innovation and enterprise support* of this strategy.



TASTE Riverina Food Festival showcases culinary produce of the region

Actions

Action 2.1. "Open" zones

Allow for all rural zones to be "open" meaning that "any development not specified in item 2 or 4" be listed under item 3 "permissible with consent" to allow for innovation and flexible land use.

Action 2.2. Miscellaneous permissible uses

Ensure that controls under Clause 5.4 of the LEP be realistic and unencumbering on development and use of site.

Action 2.3. Development control plan (DCP)

Create a specific subsection of the DCP under business and industrial development which deals with agritourism and artisan food businesses.

Action 2.4. Fact sheets and start up packs

Create a series of fact sheets on agritourism and regional food development. Couple this with development packs which contain all council forms and other agency contacts for a business to get started.

Action 2.5. Aboriginal heritage and culture

Undertake an Aboriginal heritage and cultural study to better understand the needs and opportunities of indigenous people and place as well as identifying opportunities for education and tourism.

Action 2.6. Active transport strategy

Undertake an active transport strategy that addresses rural links, particularly for cycling and horse riding using paper road reserves and former railway corridors.

Action 2.7. Coolac

Agritourism hotspot "Coolac" be master planned and serviced with water to allow for development and growth focused on providing produce direct to consumers and suppliers along the Hume Highway. Coolac can also be a staging point for recreational trails utilising former railway corridors.

Action 2.8. Employment and training

Support the implementation of the South West Slopes Regional Economic Development Strategy 2018-2022. Council to sponsor and partner with education providers to run short courses in agriculture and permaculture to capitalise on the "experience economy".

Action 2.9. Environment and Public Health Inspections

Council develop a register of agritourism businesses that rely on non reticulated services for their business and undertake regular inspections in accordance with the environmental and public risk involved.





Overview

A key theme of this strategy is to advertise that CGRC is the area where you can find a place to grow and raise anything – this direction speaks directly to this. This direction seeks to encourage innovation and allow choice for farmers and other land holders of rural land.

Traditional cropping and grazing contributes the bulk of Australia’s agricultural production. However, opportunities such as pharmaceuticals, timber and so on mean that a farm can be more than just grains and meat and still be profitable.

Consider the increased demand for native edibles and you start to view virulent pest flora like acacia baileyana a little differently. An increasingly aged population and growing middle class mean that there is increased demand for traditional and non-traditional medicines.

Considerations

Land uses

Building on the need to have “open” rural zones is the need to be specific when listing prohibited land uses. Although slightly unwieldy, to ensure clarity and confidence, land uses under item 4 need to be specific and not group terms i.e. “hardware and building supplies” rather than the group term of “retail premises”.

Mixed use enterprises

Often biosecurity and farming conventions isolates produce cultivation and processing. Where it is safe and complies with state and federal guidelines, mixed use enterprises can offer security of income and

ensure that unexpected climatic conditions, economic or personal issues can be better mitigated and continuity of the stewardship of the land is maintained.

To better capture the impact of each use on another and neighbours, it is imperative that land holders obtain development consent for any applicable activity and when appropriate do a whole of farm approval to better manage impacts.

Trial opportunities

Farmers and other businesses are sometimes afforded opportunities to undertake development of new and emerging industries due to commercial opportunities or grants. Naturally, these opportunities compress the timeframe available for project planning – which often includes the approval process. Should this situation occur, Council can facilitate a working agreement with the business operator and other agencies to undertake the approval process while the trial is being conducted. The trial would have to be agreed to by all parties and for an agreed timeframe.

Particularly for new and emerging industries, data collected during the trial would directly inform any consents or licences required, should the activity be developed beyond a trial.

Internet

Research, reach and reporting are essential. Internet access is crucial for business owners to undertake a range of administrative and development tasks. Improving the coverage of telecommunications is a key priority for the development of rural industries. Council should

be advocating for continued improvement in internet coverage and access to high speed NBN with relevant State and Federal ministers.

Forestry

Forestry as an industry is a large employer and generates revenue for the eastern areas of the LGA. However, it is a contentious issue for many neighbours of plantations. The cyclic nature of a plantation means that it is a relatively “hands off” operation when compared to other agriculture such as animal grazing.

Australia has a problem with pest flora and fauna which requires constant vigilance from land owners and users. Forestry, has at times, not been as vigilant in eradicating and managing pests and it directly impacts neighbours who either suffer a profit loss and/or are required to put in greater effort in eradicating pests on property boundaries. Similarly, the reduction of ground and understorey fuel loads in forest areas has, at times, been less than optimum to minimise and facilitate fire control measures.

Requirements for clearances on both forestry and property side of common boundaries would go some way in mitigating conflicts between landholders and minimise the spread of pest flora and fauna. Education and opportunities for landholders to invest in drones and other surveillance equipment would also mitigate the physical work required to monitor boundaries.

As Australia’s climate transitions to hotter, drier conditions fire management in forests becomes increasingly important. Lessons learnt from the 1961 fires in Western Australia indicate that fuel load control in forests is paramount to successful mitigation of fire damage. However the value of local fire history knowledge and the involvement of local people in local fire control can be considered to equally as

important in the management of bushfires in the local landscape. Council will need to work closely with the forestry industry to implement and monitor a fire regime suitable for the maintenance of the forestry industry whilst protecting adjoining agricultural activities and nearby communities.



Forestry fuel loads are important in managing fire risk on and off site

Mining

Arguably, mining has had an extraordinary impact on the development of this LGA, in particular the gold field at Muttama which directly contributed to the founding of Cootamundra and asbestos mining around Gundagai and Coolac being a lucrative local industry for many years.

Despite this history, mining is generally restricted to quarries for gravel or sand these days. A local boom in quarrying for road base occurred with the duplication of the Hume Highway, and the ongoing demand for local road projects has continued to sustain a number of quarries.

It is likely that mining will be limited to quarries in the future with only six exploration licences for minerals active in the LGA, which are unlikely to result in large scale mining activities.

Landfill

The increasing sophistication of technology and resource recovery means that the likelihood of new landfill sites are limited. Despite this, the impact of such sites due to contamination and traffic generation bear discussion in relation to this LGA being a possible site for any new facilities.

Extensive consultation and evaluation via the Mining, Disused Mines and Landfill Issues Paper has resulted in a proposed stance for CGRC being that there is general support for the improvement of existing facilities to intensify operations provided the physical footprint is not expanded and impacts such as odour, noise and traffic are not increased or are generally acceptable. No new sites or facilities are supported outside of existing general and heavy industrial areas or within a 2km radius of a residential zone or receptor.

Electricity generating works

Electricity generating works, in particular solar and wind has become an emerging land use in rural Australia. Solar farms are preferably located on flat areas which are open and sunny – incidentally these are often areas of high agricultural value for cropping or grazing. Wind farms are located on ridge lines which are typically cleared of vegetation and highly visible from great distances.

Evidence from large solar developments in surrounding areas indicate poor management of weeds which agitates neighbourhood conflicts. While some electricity generating farms would be approved as State

Significant Development, those that would be approved by Councils are done so under the provisions of the State Environmental Planning Policy (Infrastructure) 2007. This leaves no ability for Council to prohibit such development on ruraly zoned land.

Due to the low level of supervision usually required for such facilities, pest management and impacts can be problematic. Having said this, specific controls under the Business and Industrial section of the DCP relating to solar energy systems such as grazing of the site, appropriate fencing and measures to minimise the spread of weeds and other pests will help to mitigate the impacts of such development.



Solar farms and energy generating works offer alternative income streams for rural land

Actions

Action 3.1. Specific land uses prohibited

To ensure clarity and confidence land uses under item 4 need to be specific and not group terms i.e. “hardware and building supplies” rather than the group term of “retail premises”.

Action 3.2. Development control plan (DCP)

Create a specific subsection of the DCP under business and industrial development which deals with intensive agriculture and forestry to better manage land use conflicts.

Action 3.3. On farm trials

Allow for trials of small scale agriculture without development consent provided environmental and amenity impacts do not give rise for concern for Council and other agencies. The scale and timeframe must also be agreed to in writing. These uses and circumstances would need to be listed in Schedule 2 of the LEP.

Action 3.4. Medical crop cultivation and processing industry

Encourage the development, where appropriate, of medical crop cultivation and allow for flexibility in land use to process on farm as an ancillary activity or as a standalone industrial facility in town.

Action 3.5. Native plants

Encourage exploration of endemic flora and fauna as a source of native food, wood and fibre. Look at opportunities for native plants to serve as drought fodder and wind brakes to increase the tree canopy of the LGA, improve water retention and resilience to drought.

Action 3.6. Forestry

Develop the RU3 – Forestry zone to include more objectives and detailed land uses to allow for reuse of disposed sites and to ensure that development consent is sought when required.

Develop a bushfire management regime in conjunction with DPI Forestry and NSW RFS to manage forest fuel loads to minimise risk.



Explore native plants as a source of niche, value-add produce

Action 3.7. Landfill

"Waste or resource management facility" including:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

Be restricted to general and heavy industrial sites and rural zones with appropriate buffer distances and controls.

Action 3.8 Electricity generating works

Controls specific to electricity generating works (100kW or greater) be included in the DCP, including site maintenance through grazing (this includes providing infrastructure for the sustainment of onsite grazing), fencing and clearance areas along boundaries.





Overview

This direction focuses on leveraging off of existing transport infrastructure as an impetus for developing a value add industry for agriculture in our towns and villages as well as enhancing opportunities for existing value add industries. By minimising the length of time and distance between primary producer, manufacturer and market there is the added benefit of decreasing the carbon footprint of the agricultural process and retaining as many flow on benefits to the local area as possible.

Considerations

Brand “Riverina”

The intrinsic value of brand “Riverina” as an existing brand of agricultural reputation to encourage value add industry and primary production in our LGA. In the same way that “Margaret River” or “Sunraysia” evokes a certain image of region and quality, so too does “Riverina”. Being the northern gateway to the Riverina, this LGA has an ability to specialise in produce which is not grown elsewhere in the region and/or simply act as a staging point for Riverina products to reach market.



Riverina-Murray Region

A key focus of the Regional Plan is the importance of infrastructure, in particular freight and logistics infrastructure to get produce to markets. This LGA is afforded many touch points into the freight network in four key areas:

Coolac

Coolac is a relatively flat village area which fronts the Hume Highway. Coolac Road (former Hume Highway) and the Muttama Road overpass are strategic assets which would be desirable to developers for industrial land use should connection to potable water be secured. Furthermore, Muttama Road, which exits the Hume Highway at Coolac, is becoming an important timber transport route in its own right. The movement of timber to the mill and the transport of timber from forested areas sees heavy vehicles utilise this route on a regular basis.

Cootamundra

Cootamundra’s main link into the freight network is via road which services local value add industries and provides connections to intermodal terminals such as Bomen or Harefield. There is a unique opportunity for Cootamundra to develop as a hump rail yard or freight rail yard due to its proximity to the Inland Rail and position on the Sydney-Melbourne line. This proposal has limited impact on the agricultural production of the LGA, however it does mean that Cootamundra is limited to freight movement via road in the absence of a rail intermodal facility or the airport being developed as a small scale freight facility.

Gundagai

Gundagai links into the road freight network via the Hume Highway with several main regional and state roads which connect onto the highway including Gocup Road and Nangus Road. These roads connect other major regional towns such as Junee and Tumut to the Hume Highway but also service a number of agricultural enterprises between these. As such, Gundagai is a key touch point for agricultural freight.

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Development within Gundagai needs to be conducted in such a manner so as to not interfere with the purpose and use of freight network, meaning that the road hierarchy for Gundagai Town needs to afford these roads right of way.

Despite having limited flat land for industrial development, several local industries have grown to be recognised outside the region with flow on benefits to local specialised trades. Some examples include Gundagai Meat Works (bulk agriculture value-add), galvanising plant and medical centre with supervisory accreditation. In addition Gundagai has significant potential to develop as a touch point for local produce through the visitor information centre and retail along Sheridan Street. Establishment of a road hierarchy in town is essential to allow for the separation between freight heavy vehicles and commuter light vehicles. It is suggested that freight movements be concentrated in South Gundagai, with light vehicle ingress and movement around Gundagai Town focused through the northern and middle highway entry points.



The Hume Highway is an important transport link for the LGA

Stockinbingal

Stockinbingal is in the fortunate position of being the cross section of the Inland Rail, Lake Cargelligo railway line, Burley Griffin Way and

Stockinbingal Road. The development of the Inland Rail has the potential to enhance the grain receivable depots at Stockinbingal – one of the few guaranteed to operate year on year as well as develop as a siding for produce from the Murrumbidgee Irrigation Area, in particular Griffith through the Burley Griffin Way connection.

Actions

Action 4.1. Establish urban containment lines for towns

As a part of the CGRC LEP drafting process, Council is to establish and adopt urban containment lines for Cootamundra and Gundagai. This is to include an articulation area of large residential lots as well as acreages. As part of this measure Council will investigate a value capture policy.

Action 4.2. Intermodal/siding at Stockinbingal

Work with ARTC and other relevant authorities to service a potential industrial site at Stockinbingal which is to be zoned as general industrial in the CGRC LEP.

Action 4.3. Improve signage off main roads and rural addressing

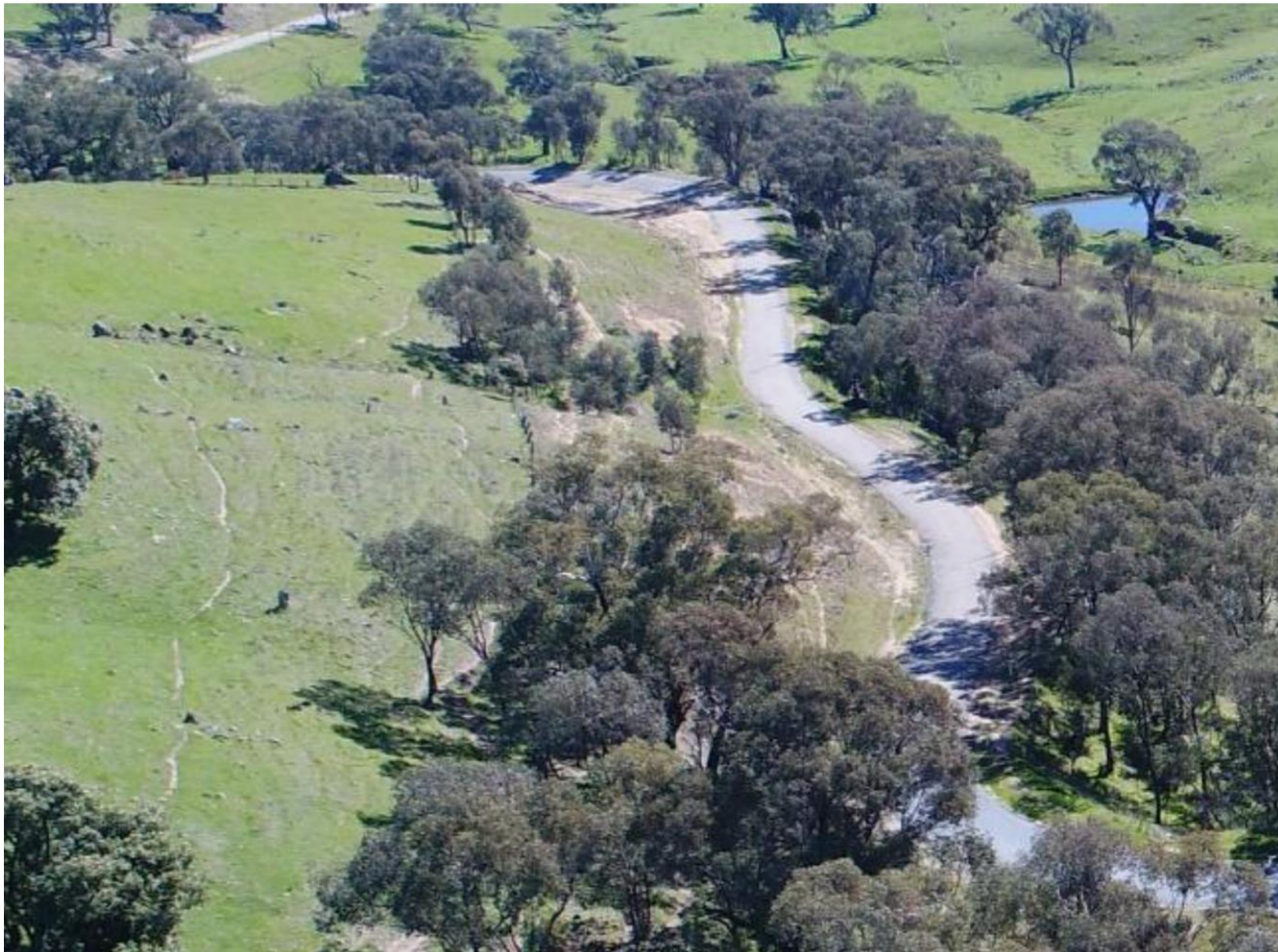
Improve the signage for local roads and encourage renewal of property addressing where it is unclear. Allocate all rural holdings a physical address based on entry point.

Action 4.4. Direct access to regional roads be limited

Where access can be achieved via a local road, consent for a new or additional entry onto to a regional, state or federal road is not to be granted.

Action 4.5. Agribusiness opportunities in industrial areas

Ensure that all industrial zones are open and allow for agribusiness to develop.



Direction Five: Increase Resource Efficiency



Overview

Environmental pressures of a changing climate and the spread of pest flora and fauna present a number of challenges for landowners. Despite the challenges, adversity can present opportunities for new business and innovation for existing business to solve problems or cater to a new market. Council seeks to implement a regulatory framework which complies with State and other agency requirements but still allows for flexibility to trial and implement new business methods and opportunities.

Considerations

Water

Access to water is essential for agricultural production, however with less frequent rainfalls, traditional farming and crops may struggle to remain viable. Earthworks such as terraforming and increased tree plantings can help retain water on farm. Conversely flood events, including inundation events are increasing in frequency which can wipe



out stock and crops. Water management is a complex issue which is impacted by a number of internal and external factors. Council can assist the management of water by practicing good water management and adhering to the NSW Government's Water Reform Action Plan.

Riparian corridors

Riparian areas are land corridors alongside creeks, streams, gullies, rivers and wetlands. Revegetation along riparian corridors helps to improve water quality, reduce evaporation and mitigate erosion.

Where riparian corridors are cleared they are particularly vulnerable to increased erosion and sedimentation as well as loss of bank stability. Revegetating riparian corridors improves the water quality and biodiversity of catchments, but also provides a number of on-farm benefits such as improving water supply, shading and wind breaks.

Weeds

Often a by-product of neglect, weeds are becoming an ever increasing problem with changing climate facilitating an environment for new, invasive weeds and out of season weed growth. While lands owners have obligations under the Biosecurity Act 2015, there are also obligations relating to the impact of weeds on conservation areas and other native pastures under the Biodiversity Conservation Act 2016.



Field invaded by blackberry and rubus leucostachys

Small acreages and hobby farms pose a particular threat in this area (although forestry and other industries often harbour weeds and pests). These smaller vacant properties are sometimes poorly managed and weeds can quickly spread onto neighbouring productive farms.

Council has a Bio Security Officer who looks at weed and pest control by enforcing State and Local legislation. Through the DCP and other policy documents, Council could mitigate the spread of weeds by mandating better fencing and clearance areas during the development stage, and producing fact sheets and other guidance material on how and when to clear weeds and options such as using certain animals to target problem areas.

Feral animals

Feral animals cause millions of dollars' worth of damage to the agricultural economy through lost stock and productivity. While many primary producers see the value in better fencing to deter foxes, dogs, cats and so on, the cost of materials and labour can make this a cost prohibitive exercise, especially when other animals such as llamas, donkeys, maremma dogs and so on can cost less than fencing and deter some feral animals.

Land owners have responsibilities to not only maintain their site so as to not provide a harbour for feral animals but to also minimise the spread of feral animals where possible.

Regenerative farming

Regenerative farming uses practices and methods to increase biodiversity, improve soil and nurture endemic ecosystems. The most common management system is "no till" or "reduced till" pastures.

The primary objective of regenerative farming is to increase the top soil to such an extent that less external compost is required, the nutrient value of the soil is improved and the property is generally more resilient to extreme weather events. The economic benefit being more resilient soil, greater nutrient retention, reduced labour and greater yields.

There are a number of different methods and practices which follow the principles of regenerative farming, however the method chosen depends on the needs of the land owner, requirements of the land, land capability and finances. The rise in popularity for regenerative farming has grown in line with other whole of system thinking such as permaculture and rewilding through education as well as consideration of climatic and population concerns.

Trees

Trees serve not only to carbon capture as an above ground biomass, but can provide shelter for animals, habitat for birds, spiders and insects which eat crop pests, slow hot winds, decrease soil loss as a wind break and provide fodder during drought. Flowering trees also help support bee communities, which in turn improves crop yields.

Council is committed to increasing the tree canopy across the LGA and will set a tree canopy target through a tree canopy plan. Rural subdivision could contribute by conditioning tree plantings along new property boundaries.

Council process

Council regulates land uses and building work through State legislation and Local planning frameworks. Necessarily legalistic to allow for enforcement and reduce ambiguity, these documents can be jargonistic and difficult to understand.

As a merged council, CGRC's local planning instruments are more complex than necessary. Working towards a new Local Environmental Plan and Development Control Plan for the whole council area will assist in reducing confusion. The development of plain English fact sheets for various types of development will assist in the community's understanding of the development process.

It is not unusual for Council to be the last to be consulted, with applicants spending large amounts of money on plans and designs only to either have to redo them and/or discover that what they want to do is not permissible. Encouraging Council to be one of the first ports of call is essential for creating a positive development experience.

Actions

Action 5.1. Transparent decision making

Information on legislation and legislative process is readily and easily available to the general public. Plain English fact sheets and opportunities to meet with Council staff are available.

Action 5.2. Regularly reviewed legislation and policy

The LEP and DCP is reviewed every five years as a minimum. Policies and fact sheets are reviewed every two years as a minimum.

Action 5.3. Education and compliance

Education of the community regarding Council's responsibilities and the responsibilities of land owners is targeted through social media, print, radio and Council's website.

Action 5.4. Unified approach

Council, Department of Primary Industries, Office of Environment and Heritage (Environment) and Local Land Services create a working group which discusses matters relevant to the rural environment of CGRC and proposes actions for each organisation to implement or investigate.

Action 5.5. Regenerative farming encouraged

Regenerative farming encouraged through community education online and in newsletters as well as minimisation of red tape for major regeneration works with delays to integrated development along waterways minimised via representation through the working group proposed in Action 5.4.

Action 5.6. Improve water quality

Improve the quality of stormwater by reducing reliance on chemicals, reduce nutrient run off, erosion and loss of top soil through increased tree canopy across the LGA through a tree canopy plan.



Action 5.7. Tree canopy

Set a realistic target for total tree canopy for the LGA and set about implementing this in the next 30 years with an adopted tree canopy plan.

Trees in parks, road verges & private spaces contribute to LGA canopy



Implementation of the Rural Lands Strategy is organised in accordance with the identified actions of the Strategy.

Protect and Enhance Agricultural Land				
	<i>Action</i>	<i>Need</i>	<i>Timeframe</i>	<i>Outcome</i>
1.1.	Minimum lot sizes	Achieve consistency between the LEPs of former Cootamundra and Gundagai Shires as well as allowing for development to occur on land which is already fragmented and in individual ownership.	Short term	<p>Minimum lot sizes, zoning and associated land uses be implemented in accordance with mapped agricultural land value. This includes the introduction of other Rural and Environmental Zones aside from Primary Production to cater for lands with scenic and environmental values. Measures to provide consistent minimum lot sizes across the LGA are to be supported.</p> <p>Provision of lot sizes that provide maximum opportunity for niche produce and value-add enterprises supported by marketing and branding. Small boutique, intensive and niche farming enterprises are encouraged and supported by appropriate minimum lot sizes based upon the capability of the land on which they are located and the services required.</p>
1.2.	"Dwelling entitlements"	Clarification for land holders and consistency between the LEPs of former Cootamundra and Gundagai Shires.	Short term	Part 4 of the proposed CGRC LEP clearly articulate permissibility and circumstances for dwelling approvals on rural land.
1.3.	Dual occupancies	Alternate solution for farm succession planning rather than fragmenting existing holdings.	Ongoing	Dual occupancies (detached) be permissible as an alternate solution for succession planning and family farm enterprises.
1.4.	Agricultural subdivision	To allow for flexibility for land owners to expand and contract holdings when required.	Ongoing	Subdivision and boundary realignments below the minimum lot sizes for agricultural purposes continue.

1.5.	Land use conflict and biosecurity	Reduce land use conflict and promote rural amenity.	Ongoing	<p>Setbacks for built structures and intensive agriculture development must achieve a minimum setback of 100m from a boundary under different ownership or provide mitigating solutions to reduce the impact on neighbours. Setbacks for built structures and intensive agriculture development must achieve a minimum setback of 100m from a boundary under different ownership or provide mitigating solutions to reduce the impact on neighbours. Where such land adjoins RU4, RU5 or R5 zoned land that setback shall be increased to 500m.</p> <p>Land adjoining rural zones have setback requirements for buildings and strict controls requiring clearance areas for weeds and other pests.</p>
1.6.	Innovation and enterprise support	Ensure that our agricultural holdings and enterprises are as resilient as possible.	Ongoing	<p>Encouragement of holdings to diversify income streams to better cope with changing social, economic and climatic conditions including an ability to undertake multiple land uses on the same holding be supported in the DCP and through Council policy.</p>

Grow Agritourism				
	<i>Action</i>	<i>Need</i>	<i>Timeframe</i>	<i>Outcome</i>
2.1.	"Open" zones	Achieve consistency between the LEPs of former Cootamundra and Gundagai Shires as well as allowing for development to occur on land as appropriate.	Short term	Allow for all rural zones to be "open" meaning that "any development not specified in item 2 or 4" be listed under item 3 "permissible with consent" to allow for innovation and flexible land use.
2.2.	Miscellaneous permissible uses	Achieve consistency between the LEPs of former Cootamundra and Gundagai Shires as well as allowing for development to occur on land as appropriate.	Short term	Ensure that controls under Clause 5.4 of the LEP be realistic and unencumbering on development and use of site.
2.3.	Development control plan (DCP)	Ensure that development assessment standards are consistent across the LGA.	Short term	Create a specific subsection of the DCP under business and industrial development which deals with agritourism and artisan food businesses.
2.4.	Fact sheets and start up packs	Clarify the development process and provide guidance.	Ongoing	Create a series of fact sheets on agritourism and regional food development. Couple this with development packs which contain all council forms and other agency contacts for a business to get started.
2.5.	Aboriginal heritage and culture	Better understanding of the first people and how they interacted with the land as well as preserving artefacts and storylines through education and information.	Medium term	Undertake an Aboriginal heritage and cultural study to better understand the needs and opportunities of indigenous people and place as well as identifying opportunities for education and tourism.
2.6.	Active transport strategy	Achieve better connections with towns and villages as well as	Medium term	Undertake an active transport strategy that addresses rural links, particularly for cycling and

		fostering a recreational tourism industry.		horse riding using paper road reserves and former railway corridors.
2.7.	Coolac	<ul style="list-style-type: none"> • Grow and promote Coolac as a major highway service hub. • Ensure that Council and developers are investing in the most cost efficient and value for money way. 	Medium – long term	Agritourism hotspot “Coolac” be master planned and serviced with water to allow for development and growth focused on providing produce direct to consumers and suppliers along the Hume Highway. Coolac can also be a staging pointing for recreational trails utilising former railway corridors.
2.8.	Employment and training	Consistency between Council and State plans.	Ongoing	Support the implementation of the South West Slopes Regional Economic Development Strategy 2018-2022. Council to sponsor and partner with education providers to run short courses in agriculture and permaculture to capitalise on the “experience economy”.

Encourage Diversity of Rural Industries				
	<i>Action</i>	<i>Need</i>	<i>Timeframe</i>	<i>Outcome</i>
3.1.	Specific land uses prohibited	Achieve consistency between the LEPs of former Cootamundra and Gundagai Shires as well as allowing for development to occur on land as appropriate.	Short term	To ensure clarity and confidence land uses under item 4 need to be specific and not group terms i.e. “hardware and building supplies” rather than the group term of “retail premises”.
3.2.	Development control plan (DCP)	Ensure that development assessment standards are consistent across the LGA.	Short term	Create a specific subsection of the DCP under business and industrial development which deals with intensive agriculture and forestry to better manage land use conflicts.
3.3.	On farm trials	To allow for innovation and change.	Short term	Allow for trials of small scale agriculture without development consent provided it is not of concern to Council and other agencies. The scale and timeframe must also be agreed to in writing. Some uses and circumstance should be listed in Schedule 2 of the LEP.
3.4.	Medical crop cultivation and processing industry	To allow for flexibility for land owners to innovate when presented with opportunities.	Ongoing	Encourage the development, where appropriate, of medical crop cultivation and allow for flexibility in land use to process on farm as an ancillary activity or as a standalone industrial facility in town.
3.5.	Native plants	To allow for flexibility for land owners to innovate when presented with opportunities.	Ongoing	Encourage exploration of endemic flora and fauna as a source of native food, wood and fibre. Look at opportunities for native plants to serve as drought fodder and wind brakes to increase the tree canopy of the LGA, improve water retention and resilience to drought.
3.6.	Forestry	<ul style="list-style-type: none"> • To reduce land use conflict. • Provide option for the disposal of forestry land. 	Short term	Develop the RU3 – Forestry zone to include more objectives and detailed land uses to allow for reuse of disposed sites and to ensure that development consent is sought when required.

		<ul style="list-style-type: none"> • Allow flexibility and use for current land holders. 		Develop a bushfire management regime in conjunction with DPI Forestry and NSEW RFS to manage forest fuel loads to minimise risk.
3.7.	Landfill	Achieve consistency between the LEPs of former Cootamundra and Gundagai Shires as well as allowing for development to occur on land as appropriate.	Short term	<p>“Waste or resource management facility” including:</p> <ul style="list-style-type: none"> (a) a resource recovery facility, (b) a waste disposal facility, (c) a waste or resource transfer station, (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c). <p>Be restricted to general and heavy industrial sites and rural zones with appropriate buffer distances and controls.</p>
3.8.	Solar farms	<ul style="list-style-type: none"> • Reduce land use conflicts. • Ensure that development assessment standards are consistent across the LGA. 	Short term	Controls specific to electricity generating works (100kW or greater) be included in the DCP including site maintenance through grazing (this includes providing infrastructure for the sustainment of onsite grazing), fencing and clearance areas along boundaries.

Promote and Encourage Value Add Industries to Take Advantage of Transport Links and Local Resources				
	<i>Action</i>	<i>Need</i>	<i>Timeframe</i>	<i>Outcome</i>
4.1.	Establish urban containment lines for towns	Reduce urban sprawl and protect the primacy of agricultural land.	Short term	As a part of the CGRC LEP drafting process, Council is to establish and adopt urban containment lines for Cootamundra and Gundagai. This is to include an articulation area of large residential lots as well as acreages. As part of this measure Council will investigate a value capture policy.
4.2.	Intermodal/siding at Stockinbingal	Take advantage of major infrastructure spending and implementation.	Short term	Work with ARTC and other relevant authorities to service a potential industrial site at Stockinbingal which is to be zoned as general industrial in the CGRC LEP.
4.3.	Improve signage off main roads and rural addressing	Improve accessibility.	Ongoing	Improve the signage for local roads and encourage renewal of property addressing where it is unclear. Allocate all rural holdings a physical street address based on main entry point.
4.4.	Direct access to regional roads be limited	Limit conflicts along major corridors and ensure that maximum speeds are achieved.	Ongoing	Where access can be achieved via a local road, consent for a new or additional entry onto to a regional, state or federal road is not to be granted.
4.5.	Agribusiness opportunities in industrial areas	Achieve consistency between the LEPs of former Cootamundra and Gundagai Shires as well as allowing for development to occur on land as appropriate.	Short term	Ensure that all industrial zones are open and allow for agribusiness to develop.

Increase Resource Efficiency				
	<i>Action</i>	<i>Need</i>	<i>Timeframe</i>	<i>Outcome</i>
5.1.	Transparent decision making	Re-establish community trust in government organisations.	Ongoing	Information on legislation and legislative process is readily and easily available to the general public. Plain English fact sheets and opportunities to meet with Council staff are available.
5.2.	Regularly review legislation and policy	<ul style="list-style-type: none"> • Ensure that there is consistency between Council and State plans and policies. • Allow for innovation and emerging trends to develop in the area. 	Ongoing	The LEP and DCP is reviewed every five years as a minimum. Policies and fact sheets are reviewed every two years as a minimum.
5.3.	Education and compliance	<ul style="list-style-type: none"> • Improve education of the community as to Council's role. • Establish the benchmark for Council compliance. 	Ongoing	Education of the community regarding Council's responsibilities and the responsibilities of land owners is targeted through social media, print, radio and Council's website.
5.4.	Unified approach	Ensure that all government agencies are being consistent when dealing with rural issues.	Ongoing	Council, Department of Primary Industries, Office of Environment and Heritage (Environment) and Local Land Services create a working group which discusses matters relevant to the rural environment of CGRC and proposes actions for each organisation to implement or investigate.
5.5.	Regenerative farming encouraged	Improve resilience and yield of agricultural land.	Ongoing	Regenerative farming encouraged through community education online and in newsletters as well as minimisation of red tape for major regeneration works with delays to integrated development along waterways minimised via representation through the working group proposed in Action 5.4.

5.6.	Improve water quality	Ensure that water is managed appropriately.	Ongoing	Improve the quality of stormwater by reducing reliance on chemicals, reduce nutrient run off, erosion and loss of top soil through increased tree canopy across the LGA through a tree canopy plan.
5.7.	Tree canopy	To address climate risk and improve resilience of agricultural land.	Long term	Set a realistic target for total tree canopy for the LGA and set about implementing this in the next 30 years with a tree canopy plan.



8.5 REGULATORY SERVICES

Nil

8.6 ASSETS

8.6.1 COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL PLANT AND FLEET REPLACEMENT PROGRAM

DOCUMENT NUMBER	329666
REPORTING OFFICER	Ganesh Ganeshamoorthy, Manager Assets
AUTHORISING OFFICER	Phillip McMurray, General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>4. Good governance: an actively engaged community and strong leadership team</p> <p>4.1 Decision-making is based on collaborative, transparent and accountable leadership</p>
FINANCIAL IMPLICATIONS	The Plant and Fleet Replacement Reserve
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Copy of Plant replacement program - 2020-21

RECOMMENDATION

The Plant And Fleet Replacement Program, attached to the report, be adopted.

Introduction

Council's ten year plant and fleet replacement programme was developed after taking into consideration historical usage and expenditure of each item of plant and fleet. A range of measures have been identified to improve plant management and being implemented to achieve the targets for plant usage and plant fund reserve.

Discussion

The ten year plant and fleet replacement program along with forecast for operating income and expenditure sets out the income levels that need to be achieved in the plant fund given the expected expenditure required to replace plants and vehicles over the course of a financial year. As with any forecast it will be a live document and may be updated if operating conditions change through the quarterly budget review process.

Forecast plant income for 2019/20 (\$3.42M) will be achieved, possibly exceeded and this was possible by making bulk journal entries of true plant and fleet costs to respective business areas.

Plant income for the week ending on 7th, June 2020 is \$3.37M. This is significantly more than what was achieved at comparable period during the last financial year 2018/19 (week ending 9th June, 2019).

	2018/19	2019/20
Plant Income	\$2.85m	\$3.373m
(Under) / Over Recovery of funds	\$2,072	\$425,293

The replacement program has been reviewed by operational staff and Managers to ensure accuracy in the timing of replacement and accuracy in the cost to replace and sale amount of fleet and plant. This will be an ongoing process to ensure the program is amended as new information comes to hand.

Plant charge out rates were reviewed and a revised rate will be based on the historical expenses, usage and depreciation allowance for each plant. The plant charge out rate will be analysed and will be revised to reflect the true cost of plant management and will be an ongoing objective.



Plant No	Make	Model	Date Purchased	Replacement date	Repl Purchase Price	Est Trade-in	Benchmark Working Life (Years)	Replacement cost											
								30-Jun-20	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	
								1,428,000	1,425,000	1,306,000	815,000	1,570,000	1,938,000	1,461,735	1,764,000	1,486,000	1,789,000	694,000	
Excavator								230,000	-	-	-	-	-	-	-	-	-	-	250,000
1101	Hitachi	ZX200LC-3 Excavator	12/03/09	31/07/19	230,000	60,000	10	-	70,000	-	-	-	-	-	-	-	70,000	-	
1103	Komatsu	PC30MR_3	1/07/13	29/06/21	70,000	25,000	8	-	-	-	-	-	230,000	-	-	-	-	-	
1104	Hyundai	R210LC-9 Excavator	6/12/17	4/12/24	230,000	45,000	7	-	-	-	-	-	-	-	-	-	-	-	
1105	Kubota USS	Mini Excavator	1/07/18	29/06/26	84,000	30,000	8	-	-	-	-	-	-	84,000	-	-	-	-	
Grader								-	-	350,000	-	-	-	-	-	-	-	-	
1202	Caterpillar	120M Caterpillar Grader AWD	29/08/11	26/08/21	350,000	75,000	10	-	-	-	-	-	-	-	-	-	-	-	
1203	Caterpillar	12M Caterpillar Grader	1/02/17	30/01/27	340,000	125,000	10	-	-	-	-	-	-	-	340,000	-	-	-	
1205	John Deere	2018 John Deere 672GP Grader	8/11/18	5/11/28	475,000	75,000	10	-	-	-	-	-	-	-	-	-	475,000	-	
1206	John Deere	2018 John Deere 672GP Grader	24/06/20	22/06/30	450,000	75,000	10	-	-	-	-	-	-	-	-	-	475,000	-	
Loaders								-	-	290,000	-	-	-	-	-	-	-	-	
1302	Volvo	Volvo L110F Loader	10/02/12	7/02/22	290,000	25,000	10	-	-	-	-	-	-	-	-	-	-	-	
1303	Hyundai	Hyundai HL740 Loader	27/02/18	25/02/28	175,000	25,000	10	-	-	-	-	-	-	-	-	175,000	-	-	
1304	Case	721E Loader	1/07/15	1/08/19	175,000	25,000	10	175,000	-	-	-	-	-	-	-	-	-	200,000	
1305	Hyundai	HL730-9 Loader	23/08/18	20/08/28	150,000	25,000	10	-	-	-	-	-	-	-	-	-	150,000	-	
Forklifts								20,000	-	-	-	-	-	-	20,000	-	-	-	
2001	LTS	Forklift	19/07/16	1/08/19	20,000	2,500	7	-	-	-	-	-	-	-	-	-	-	-	
2002		Garbage Tip - Forklift	30/04/16	29/04/23	20,000	3,500	7	-	-	20,000	-	-	-	-	-	-	-	-	
2004	Toyota	Toyota 8 Series mod #325FG25	20/02/20	18/02/27	31,900	4,500	7	-	-	-	-	-	-	-	-	-	-	-	
Backhoes								-	160,000	-	-	-	-	-	-	165,000	-	-	
2102	Volvo	BL71 B Backhoe	8/08/13	8/08/20	160,000	59,000	7	-	-	-	-	-	-	-	-	-	-	-	
2104	JCB	2018 JCB 3CX Elite Backhoe	1/08/19	15/03/19	151,000	40,000	6	-	-	-	-	155,000	-	-	-	-	-	-	
Small Loaders								-	-	-	105,000	-	-	-	-	105,000	-	-	
2202	Kubota	Skid steer	30/06/18	29/06/23	105,000	20,000	5	-	-	-	-	105,000	-	-	-	-	-	-	
2203	Kubota	Skid steer	1/08/18	31/07/23	105,000	20,000	5	-	-	-	-	105,000	-	-	-	-	-	-	
Rollers								-	-	-	40,000	-	-	-	-	-	-	-	
2301	Pacific	RP16 Multityred Roller	7/02/13	5/02/23	40,000	10,000	10	-	-	-	-	-	-	-	-	-	-	-	
2302	Pacific	Multityred Rollpac 20 tonne	9/01/14	7/01/24	40,000	10,000	10	-	-	-	-	40,000	-	-	-	-	-	-	
2303	HAMM	HAMM 3414 Roller	1/08/13	30/07/21	145,000	40,000	8	-	-	145,000	-	-	-	-	-	-	-	-	
2304	HAMM	3414 VIO Smooth Drum Roller	24/07/15	22/07/23	160,000	40,000	8	-	-	-	-	160,000	-	-	-	-	-	-	
2305	HAMM	3414E HT Padfoot Roller	24/07/15	22/07/23	160,000	40,000	8	-	-	-	-	160,000	-	-	-	-	-	-	
2306	Ammann	150D Smooth Drum Roller	1/07/12	10/07/20	200,000	40,000	8	-	200,000	-	-	-	-	-	-	165,000	-	-	
2307	BOMAG	GBW 216-D4	1/07/10	30/08/21	200,000	40,000	8	-	200,000	-	-	-	-	-	-	-	200,000	-	
2308	BOMAG	Bomag Trench Roller	27/11/08	31/07/22	55,000	8,000	7	-	-	-	55,000	-	-	-	-	-	-	-	
Street Sweepers								-	-	-	-	-	130,000	-	-	-	-	-	
3002	Johnston	CN101 FOOTPATH SWEEPER	11/12/17	9/12/24	130,000	50,000	7	-	-	-	-	-	130,000	-	-	-	-	-	
3003		SCARAB STREET SWEEPER	11/12/17	9/12/24	315,000	30,000	7	-	-	-	-	-	315,000	-	-	-	-	-	
3004	Hako	B120 RWB 700 Scrubber	17/01/19	16/01/24	28,000	5,000	5	-	-	-	-	28,000	-	-	-	-	-	-	
Garbage Trucks								-	-	-	-	-	-	-	-	-	30,000	-	
3101	Iveco	Garbage Compactor	4/04/12	31/07/19	350,000	20,000	7	-	-	-	-	-	-	-	-	-	-	-	
3102	Isuzu	FVD 165-300 MLWB/Bucher SL5-18	1/08/18	30/07/25	350,000	20,000	7	-	-	-	-	-	-	-	-	-	-	-	
3103	International	Acco Garbage Compactor (On order)	1/01/18	30/12/24	350,000	20,000	7	-	-	-	-	-	-	-	-	-	-	-	
Trucks Light								-	-	-	-	55,000	-	-	-	-	-	-	
3202	Hino	300S11A Dual Cab	30/06/18	28/06/24	55,000	15,000	6	-	-	-	-	-	-	-	-	-	-	-	
3203	Hino	617 Medium 4 x 2 Cab Chassis	30/07/14	28/07/20	60,000	15,000	6	-	60,000	-	-	-	-	-	63,000	-	-	-	
3204	Hino	FD1124 Crew 4x2 Cab Chassis	6/08/14	4/08/20	105,000	15,000	6	-	105,000	-	-	-	-	-	110,000	-	-	-	
3205	Hino	917 Tipper Water Boys 16	1/07/12	30/06/18	65,000	15,000	6	-	-	-	-	-	65,000	-	-	-	-	-	
3210	Mitsubishi	Fuso Canter-Scotty	1/07/09	30/06/15	55,000	15,000	6	-	-	-	-	-	-	-	-	-	-	-	
3211	Mitsubishi	Canter FE6404A (Sold) Trig	1/07/05	30/06/11	110,000	10,000	6	-	-	-	-	-	110,000	-	-	-	-	-	
3212	Isuzu	300 CrewCab- Water Boys	1/07/12	30/06/18	80,000	10,000	6	90,000	-	-	-	-	80,000	-	-	-	-	-	
3213	Isuzu	NPR65/45-190 MWB 5.2L TD	16/01/18	15/01/24	70,000	10,000	6	-	-	-	-	70,000	-	-	-	-	-	-	
3214	Hino	816 Tipper	1/07/09	31/07/19	60,000	10,000	6	-	-	-	60,000	-	-	-	-	-	63,000	-	
3215	Hino	717 Tipper 300 Series	6/02/18	5/02/23	62,000	10,000	5	-	-	-	62,000	-	-	-	-	-	-	62,000	
3216	Hino	717 Tipper 300 Series	6/02/18	5/02/23	62,000	10,000	5	-	-	-	62,000	-	-	-	-	-	-	62,000	
3217	Hino	617 Crew Cab	1/07/18	29/06/24	60,000	10,000	6	-	-	-	-	60,000	-	-	-	-	-	60,000	
3218	Hino	617 Crew Cab	1/07/18	29/06/24	60,000	10,000	6	-	-	-	-	60,000	-	-	-	-	-	60,000	
3219	Mitsubishi	Canter																	
3220	Mitsubishi	Canter																	
3221	Mitsubishi	Canter																	
Trucks Medium								-	-	-	-	-	-	-	-	-	-	-	
3401	Hino	FG8J Bridge Truck	22/10/12	20/10/20	110,000	15,000	8	-	60,000	-	-	-	-	-	-	-	-	-	
3402	Hino	XZU720R-QKFM TQ3 617 Long Crew 300	17/04/14	15/04/22	55,000	15,000	8	-	-	55,000	-	-	-	-	-	-	-	-	
3403	Hino	XZU710R-HKFM TQ3 617 Medium	17/04/14	15/04/22	50,000	15,000	8	-	-	50,000	-	-	-	-	-	-	-	-	
3404	Mitsubishi	FK5040 Water Tanker (11,000l) (Sold)	1/07/07	29/06/15	150,000	20,000	8	-	-	-	-	-	-	-	-	-	-	-	
3405	Mitsubishi	FK61FH Water Tanker	1/07/05	31/07/20	80,000	15,000	8	50,000	-	-	-	-	80,000	-	-	-	-	-	
3407	Hino	F5 2845- tankys	1/07/10	29/06/18	140,000	20,000	8	140,000	-	-	-	-	-	-	150,000	-	-	-	

Plant No	Make	Model	Date Purchased	Replacement date	Repl Purchase Price	Est	Trade-in	Benchmark Working Life (Years)	Replacement cost											
									30-Jun-20	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	
3408	Isuzu	NPR75 - Footpath Sweeper Truck	14/03/18	12/03/26	52,000	15,000		8	-	-	-	-	-	-	52,000	-	-	-	-	
3409	Hino	616 Auto tipper 300 series	30/05/18	28/05/26	59,000	12,000		8	-	-	-	-	-	-	59,000	-	-	-	-	
3410	Isuzu	FXV 240-350 MWB Water Cart	24/10/18	22/10/26	175,000	20,000		8	-	-	-	-	-	-	-	175,000	-	-	-	
3411	UD	UD PK 17 280 N6A Condor Tipper	8/01/19	6/01/27	183,000	20,000		8	-	-	-	-	-	-	-	183,000	-	-	-	
3412	Fuso	Fuso Fighter 1627 Crane Truck	29/03/19	27/03/26	154,735	15,000		7	-	-	-	-	-	-	154,735	-	-	-	-	
Trucks Heavy																				
3601	Isuzu	FVD 1000 Tar Spraying Truck	1/01/18	30/12/25	300,000	25,000		8	-	-	-	-	-	-	300,000	-	-	-	-	
3602	Hino	FM2632 Water Cart	10/06/10	31/07/19	300,000	15,000		8	300,000	-	-	-	-	-	-	-	160,000	-	-	
3603	Kenworth	T404SA Prime Mover	19/01/11	31/07/24	155,000	20,000		8	-	-	-	-	-	155,000	-	-	-	-	-	
3604	Hino	S52848 Air 700 Series Tipper	1/09/15	30/08/23	190,000	50,000		8	-	-	-	-	190,000	-	-	-	-	-	-	
3606	Hino	2848 - Prime Mover- Jay	1/07/12	1/08/20	200,000	50,000		8	200,000	-	-	-	-	-	-	-	200,000	-	-	
3608	Isuzu	FV21400 - Jetpacher	19/08/15	17/08/23	300,000	75,000		8	-	-	-	-	300,000	-	-	-	-	-	-	
3609	Mack	Trident	1/07/16	29/06/24	180,000	50,000		8	-	-	-	-	180,000	-	-	-	-	-	-	
3610	Hino	F5 2844 Air Rigid Tipper	1/09/17	30/08/25	190,000	50,000		8	-	-	-	-	-	-	190,000	-	-	-	-	
3611	Hino	F5 2844 Air 700 Serie	1/09/17	30/08/25	190,000	50,000		8	-	-	-	-	-	-	190,000	-	-	-	-	
3612	Mack	Mack Trident truck	28/11/18	26/11/26	210,000	50,000		8	-	-	-	-	-	-	-	210,000	-	-	-	
Tractors																				
4001	John Deere	83354 Tractor	14/05/14	12/05/21	250,000	35,000		7	-	300,000	-	-	-	-	-	-	255,000	-	-	
4002	John Deere	S083E Tractor	5/05/14	3/05/22	60,000	15,000		8	-	-	60,000	-	-	-	-	-	63,000	-	-	
4003	John Deere	S080M Tractor	11/07/14	9/07/20	60,000	10,000		6	-	60,000	-	-	-	-	-	-	-	-	-	
4004	John Deere	Compact Utility Tractor - Saleyard	30/06/17	28/06/24	24,000	3,000		7	-	-	-	-	24,000	-	-	-	26,000	-	-	
4005	Kubota	M9540DH Tractor	15/09/17	13/09/24	50,000	10,000		7	-	-	-	-	-	50,000	-	-	53,000	-	-	
4006	Kubota	Tractor	1/12/17	29/11/24	50,000	10,000		7	-	-	-	-	-	50,000	-	-	53,000	-	-	
4008	Kubota	BX2680 Tractor Mower	31/10/18	29/10/24	25,000	5,000		6	-	-	-	-	-	25,000	-	-	-	-	-	
Heavy Trailers																				
5001	Lusty	Low Loader	29/11/01	31/07/24	80,000	12,000		15	-	-	-	-	-	80,000	-	-	-	-	-	
5004	1999	Pig trailer	1/07/99	31/07/24	100,000	1,000		15	-	-	-	-	-	100,000	-	-	-	-	-	
5005	Hamelex semi tipper 1999	Semitipper 1999	1/07/99	1/08/19	100,000			15	100,000	-	-	-	-	-	-	-	-	-	-	
5006	GORSHI super dog trailer			31/07/24	100,000	10,000		15	-	-	-	-	-	100,000	-	-	-	-	-	
5007	Chris's Body Builders	Hardox Superdog		31/07/24	100,000	10,000		15	-	-	-	-	-	100,000	-	-	-	-	-	
5008	Tieman	Water Tanker	30/05/16	29/05/23	70,000			7	-	-	-	70,000	-	-	-	-	-	-	-	
5012	Lime Tanker		29/07/16	27/07/26	85,000	15,000		10	-	-	-	-	-	-	-	85,000	-	-	-	
5013	Brentwood	Float	27/06/17	23/06/32	130,000	50,000		15	-	-	-	-	-	-	-	-	-	-	-	
6720	Redline	Hydraulic tilt trailer	21/08/18	18/08/28	30,000	10,000		10	-	-	-	-	-	-	-	-	-	30,000	-	
6721	Midland	Semi water cart	1/10/18	28/09/28	117,000	15,000		10	-	-	-	-	-	-	-	-	-	117,000	-	
		1 x Axle Dual Wheel Dog Machinery Trailer	1/12/18	28/11/28	51,000	-		10	-	-	-	-	-	-	-	-	-	51,000	-	
		Skel concretors trailer - New	1/12/18	28/11/28	7,000	-		10	-	-	-	-	-	-	-	-	-	7,000	-	
	New	Tag Trailer	20/08/20	20/08/30	50,000	20,000		10	-	50,000	-	-	-	-	-	-	-	-	-	
Attachments																				
6001	Billygoat	Leaf Sucker/mulcher	1/06/14	30/05/22	7,000	1,000		7	-	-	7,000	-	-	-	-	-	8,000	8,000	-	
6002	Spartan	Soldier Sewer Jetter	18/08/14	30/05/22	32,000	10,000		6	-	-	32,000	-	-	-	-	35,000	-	-	-	
6006	Jetter	Warrior Sewer Jetter	1/07/14	29/06/20	40,000	5,000		6	40,000	-	-	-	-	-	42,000	-	-	-	-	
6007	Snorkel	Trailer mounted boom scissor lift	1/07/15	29/06/21	50,000	10,000		6	-	50,000	-	-	-	-	-	52,000	-	-	-	
6008	JCB	Telehandler	1/01/16	30/12/23	80,000	30,000		8	-	-	-	-	80,000	-	-	-	-	-	-	
6013	A1 Roadlines	Portable traffic lights	1/07/08	28/06/20	28,000	5,000		12	28,000	-	-	-	-	-	-	-	-	-	-	
6014	Vermeer	BC 1500 Wood Chipper	15/05/18	13/05/26	90,000	20,000		8	-	-	-	-	-	-	90,000	-	-	-	-	
Mowers																				
6201	Kubota	F3680 Outfront Mower	16/10/08	15/10/12	35,000	9,000		4	-	-	-	38,000	-	-	-	38,000	-	-	-	
6202	Toro	GroundMaster Mower	5/04/12	4/04/16	55,000	10,000		4	-	-	-	58,000	-	-	-	58,000	-	-	-	
6203	Iseki	2004 Mower Wallendbeen (Sold)	1/07/04	30/06/08				4	-	-	-	-	-	-	-	-	-	-	-	
6206	Walker	Ride on mower - Parks	1/01/18	31/12/21	55,000	15,000		4	-	-	55,000	-	-	-	-	-	58,000	-	-	
6207	Walker	Ride on mower parks	14/07/17	31/07/19	55,000	15,000		4	55,000	-	-	-	58,000	-	-	-	-	58,000	-	
6208	Toro	Groundmaster GM360 mower Parks	1/07/16	29/06/21	55,000	15,000		4	-	55,000	-	-	-	58,000	-	-	-	-	-	
6209	Husqvarna	POOL	1/01/18	31/12/21	5,000	-		4	-	-	5,000	-	-	-	58,000	-	-	-	-	
6211	John Deere	1575 Terrain Out Front Mower	1/01/18	31/12/21	55,000	15,000		4	-	-	55,000	-	-	-	58,000	-	-	-	-	
6213	Toro	GroundMaster GM40110 - P&G	1/01/18	31/12/21	97,000	15,000		4	-	-	97,000	-	-	-	58,000	-	-	-	-	
6214	Walker	Mower Tractor MT25i	1/01/18	31/12/21	55,000	15,000		4	-	-	55,000	-	-	-	58,000	-	-	-	-	
6215	Kubota	F3690 Mower - cabin	1/10/18	30/09/22	50,000	10,000		4	-	-	-	50,000	-	-	-	50,000	-	-	-	
6216	Kubota	F3690 Mower	1/10/18	30/09/22	30,000	5,000		4	-	-	-	30,000	-	-	-	30,000	-	-	-	
6217	Kubota	F3690 Mower	1/10/18	30/09/22	30,000	5,000		4	-	-	-	30,000	-	-	-	30,000	-	-	-	
6218	Kubota	F3690 Mower - cabin	1/10/18	30/09/22	50,000	10,000		4	-	-	-	50,000	-	-	-	50,000	-	-	-	
6219	Toro	GM360 Mower	23/10/18	22/10/22	63,000	10,000		4	-	-	-	63,000	-	-	-	63,000	-	-	-	

Plant No	Make	Model	Date Purchased	Replacement date	Repl Purchase Price	Est	Trade-in	Benchmark Working Life (Years)	Replacement cost											
									30-Jun-20	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	
6220	Humus	Hydraulic side shift mulcher	12/12/18	11/12/22	22,000		5,000	4	-	-	-	22,000	-	-	-	22,000	-	-	-	
		Airport Mower - Proposed	12/08/20	11/08/24	50,000		10,000	4	-	55,000	-	-	-	55,000	-	-	-	55,000	-	

8.7 CIVIL WORKS

8.7.1 AERODROME CHARGES

DOCUMENT NUMBER	329550
REPORTING OFFICER	Shelley Liehr, Executive Assistant - Operations
AUTHORISING OFFICER	Phillip McMurray, General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Sustainable natural and built environments: we connect with the places and spaces around us 3.2 Our built environments support and enhance liveability
FINANCIAL IMPLICATIONS	Fees to be considered for aerodrome use.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

1. Council endorse a trial of the Avdata Airport Billing Service to ascertain the value of landing fees at the Cootamundra Aerodrome.
2. A further report be prepared and submitted detailing the results of the Avdata Airport Billing Service at the end of the trial period for the consideration of Council.

Introduction

During discussions budget workshops it was considered appropriate that fees and charges needed to be determined and re-established for use of the Cootamundra aerodrome.

Discussion

Investigating fees and charges at comparable aerodromes around NSW have given some typical aircraft landing fees and these have been included for consideration in the current draft Operational Plan for 2020-2021 financial year.

In order to levy landing fees on the aircraft some method of determining who these users are has to be introduced. Avdata Australia, specialists in data collection and billing, offer an Airport Billing System to airport owners. Avdata manages the billing of the Truck Wash facilities in Cootamundra and Gundagai.

During discussions with Avdata, they stated that all flights into the airport would need to be monitored which is done via audio data transcripts, AirServices flight data or from visual observations which would not be practical for CGRC. There would need to be a broadcast recorder (ABR) installed at the aerodrome to pick-up and record aircraft data/audio messages which is then transferred to the Avdata office via modem. Avdata then provide monthly reconciliation of the flights and charge the users accordingly then reimburse Council the landing fees.

Avdata have suggested a short trial period of at least one month would be sufficient to evaluate the installation of such a system and the use of Avdata's services to process the fees for Council. Avdata estimate that for the cost of a trial to be undertaken and hiring the equipment to be approximately \$400.00. The first month's hire of the ABR is free, however, would be \$200.00 per month thereafter.

Avdata would then provide an evaluation report on the aerodrome usage and the viability of charging fees for aircraft.

8.7.2 CIVIL WORKS AND TECHNICAL SERVICES REPORT - JUNE 2020

DOCUMENT NUMBER	329495
REPORTING OFFICER	Shelley Liehr, Executive Assistant - Operations
AUTHORISING OFFICER	Phillip McMurray, General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	3. Sustainable natural and built environments: we connect with the places and spaces around us 3.2 Our built environments support and enhance liveability
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

The Civil Works and Technical Services Report for the month of June, 2020 be received.

Introduction

This report provides a detailed update of the Civil Works and Technical Services Departments' works undertaken for the month of June, 2020.

Discussion

Maintenance grading has been completed on Millvale and Yannawah Roads as well as in the Mundarlo area. Culvert cleaning and replacements are being completed along Nanangroe, Redhill, Adjungbilly, Back Brawlin and Morrisons Hill Roads.

The Muttama Road project is now complete. Sealing of the works was undertaken in late May, 2020. At the time of writing, the linemarking of the road was being arranged and will be completed as soon as possible, weather permitting. The Burra Road widening between Wambidgee and Yammatee Roads is continuing with drainage works and placement of the gravel correction layer currently is underway. Work on the rehabilitation of a section of Old Gundagai Road is also underway. The subgrade has recently been stabilised with a crushed rock pavement now being placed and compacted. Expectations are that this project will be sealed the first week of July, 2020 with weather permitting.

Cootamundra works crews are continuing with work on the private sub-division off Boundary Road. The sewer lines have now been laid with works progressing on the drainage construction. Replacement kerb and gutter has been undertaken in Hurley Street between Parker and Ursula Streets and along Hay and Adams Street from O'Donnell Street to Merle Avenue. All the projects replaced damaged kerb which had been lifted by tree roots and subsequently created water ponding issues. Works are underway for the installation of a concrete sleeper retaining wall within Anzac Park.

Installation of 40km/h speed zone advisory signage has been completed around the Gundagai CBD on behalf of Transport for NSW. Linemarking has been completed on sections of Muttama Road and Stockinbingal Road. Guard rail repairs and replacements have been completed on the Burley Griffin Way as part of safety upgrades prioritised by Transport for NSW and following vehicular damage. Refurbishment of the pedestrian footbridge within Yarri Park is in progress with the replacement of rotted timber posts and placement of a concrete deck. Future works will include painting the timber elements of the structure.

General patching and other maintenance including signs replacement has been undertaken as required.

8.8 TECHNICAL SERVICES

Nil

8.9 FACILITIES

Nil

8.10 WASTE, PARKS AND RECREATION

8.10.1 OPERATION OF THE COOTAMUNDRA MATERIALS RECOVERY FACILITY AND WALLEDBEEN AND STOCKINBINGAL LANDFILLS CONTRACT

DOCUMENT NUMBER	328804
REPORTING OFFICER	Marianne McInerney, Personal Assistant to the General Manager
AUTHORISING OFFICER	Phillip McMurray, General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	2. A prosperous and resilient economy: we are innovative and 'open for business' 2.2 Strategic land-use planning is co-ordinated and needs-based
FINANCIAL IMPLICATIONS	The agreed contract amount.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. Contract - 2020-05 Operation and Management of Cootamundra MRF and Wallendbeen and Stockinbingal Landfills - Confidential (under separate cover)

RECOMMENDATION

The Contract, attached to the report, for the Operation of the Materials Recovery Facility and Wallendbeen and Stockinbingal Landfills be endorsed.

Introduction

At the Ordinary Meeting held 26th May, 2020 Council resolved (Min. No. 162/2020) that:

2. Under Clause 178(3)(e) of the Local Government Regulation, 2005, Council authorise the General Manager to enter into negotiations with Elouera Association with a view to entering into a contract in relation to the subject matter of the tender.

Discussion

The General Manager, Council's Manager Waste, Parks and Recreation and Procurement Officer have subsequently met with representatives from Elouera Association and an agreement on the operation of the Materials Recovery Facility and Wallendbeen and Stockinbingal Landfills has been reached.

The report on the Contract for Operation of the Materials Recovery Facility and Wallendbeen and Stockinbingal Landfills Contract has been prepared and submitted for the formal endorsement of Council.

9 MOTION OF WHICH NOTICE HAS BEEN GIVEN**9.1 NOTICE OF MOTION - CR LEIGH LEIGH BOWDEN - LEAVE OF ABSENCE**

DOCUMENT NUMBER	329798
REPORTING OFFICER	Leigh Bowden, Councillor
AUTHORISING OFFICER	Phillip McMurray, General Manager

The following Notice of Motion signed by Councillor Leigh Bowden was submitted on 25 June, 2020.

I hereby give notice of my intention to move the following motion at the Council meeting of Tuesday, 30 June, 2020:

MOTION

That Council grants a leave of absence to Councillor Bowden for the Ordinary Meeting to be held 28th July, 2020.

Note from Councillor

The purpose of this motion is to seek leave and place on public record my decision to take leave from my duties as a Councillor for the meeting of 28th July, 2020.

9.2 NOTICE OF MOTION - IDENTIFICATION OF LOCAL ARTS AND CULTURAL GROUPS IN THE LOCAL GOVERNMENT AREA

DOCUMENT NUMBER	329805
REPORTING OFFICER	Leigh Bowden, Councillor
AUTHORISING OFFICER	Phillip McMurray, General Manager

The following Notice of Motion signed by Councillor Leigh Bowden was submitted on 23 June, 2020.

I hereby give notice of my intention to move the following motion at the Council meeting of Tuesday, 30 June, 2020:

MOTION

That Undertake research to identify the arts and cultural groups which exist in our LGA with a view to building and sustaining partnerships with them, supporting their activities and helping them to secure funding for cultural and arts development in the local government area.

Note from Councillor

In the document Activities Projects and Activities 2020/2021, Key Direction 1 A vibrant and supportive community: all members of our community are valued, Objective 1.1 Our Community is inclusive and connected, No 1.1b, under Strategy states "1.1b(1) "Build and sustain partnerships with cultural and arts bodies, and the local arts community, to support activities and to secure funding for cultural and arts development"

The Measure of Success is "Increase in culture and arts activity participation rates. * Funding opportunities sought and realized"

The Actions are "Pursue available grant opportunities"

If Council is to build partnerships with arts and cultural groups in our LGA we need to know who they are. Some groups may not want to partner with Council, however some may for the benefit of both Council and the arts organization.

In terms of seeking funding, arts and cultural groups are most often aware of the funding grants that are available for their organisations. They are also adept at writing grant applications. As the action is to pursue available grant opportunities it would be wise and efficient to work in with arts and cultural groups and to support their initiatives eg the recent support given by Council to funding applications submitted by the The Wired Lab.

In the absence of an Arts and Cultural Development Policy such an undertaking would fulfill Council's obligation to show support for the cultural and arts bodies in our local government area.

10 QUESTIONS WITH NOTICE

10.1 QUESTIONS WITH NOTICE

DOCUMENT NUMBER	329420
REPORTING OFFICER	Marianne McInerney, Personal Assistant to the General Manager
AUTHORISING OFFICER	Phillip McMurray, General Manager

RECOMMENDATION

The Questions with Notice from Councillors and related responses from Council officers be noted.

Questions with Notice

The following questions with notice from Councillors have been received with the responses from Council officers provided respectively:

Gil Kelly – At the Ordinary Meeting of Council in November 2017, I asked a Question with Notice about the state of the Muttama Creek. The Council Officers response at the time was that Council is currently investigating chemical control methods for the management of the creek area.

Response from Council Officer – There were numerous reasons as to why cleaning did not eventuate, in particular, environmental concerns and what Council can and cannot do in the creek without approval from state government agencies. A report on the Draft Waterways Works Management was submitted and adopted (Min. No.021/2019) at the at the January, 2019 Ordinary Meeting, where it was explained that burning and chemical spraying was not an option. Parks crew does remove vegetation at times and also try and poison the stumps at the time. The area concerned though is wide and full of water and difficult to get into to remove the vegetation. It was also raised that the pending Cootamundra Flood Study may provide options for the Creek maintenance.

Gil Kelly – At the July 2019 meeting of Council I asked the following question, “Irrespective of the Maloney Report, can Council schedule the resurfacing of Mackay Street from Poole Street to the Hospital as a priority”. The response I received from the Council Officer was “\$150 000 has been included in the 2019/20 budget to carry out an asphalt overlay of the section between Dickson Street to the Hospital This area could be adjusted and/or extended once the site is inspected and a formal quote is received. Some pavement investigation will also be required to determine the strength of the existing pavement to accommodate an asphalt overlay so as to achieve a suitable life span of the new surface” May an update be provided?

Response from Council Officer – At the time it was planned to direct \$150,000 to the resurfacing of this section of Mackay Street project, however, this was reviewed when the opportunity to apply for projects under the ‘Fixing Local Roads program’ was presented in November, 2019. Subsequently pavement rehabilitation of the whole of Mackay Street from Parker to the Hospital was put up as a project for funding under that program. This was presented to Council in December 2019. The intent was then to incorporate the initial \$150,000 as council’s part

contribution to the over cost of the proposed project. To date Council has received no word on any of Councils proposed projects submitted to that program.

Gil Kelly – Can Council confirm that a number of not-for-profit, sporting and community organisations within Cootamundra such as, but not limited to the: Cootamundra Country Club; Cootamundra Ex-Services Club; Elouera Industries; Cootamundra Boy Scouts; Salvation Army; Red Cross; St Vincent de Paul; Cootamundra Girl Guides; Cootamundra Retirement Village; Strikers Soccer; and the Cootamundra Squash Association will be detrimentally impacted by the Cootamundra Gundagai Regional Council's introduction of the Rates Harmonisation Strategy.

Response from Council Officer –Response provided by Council Officer at meeting

Gil Kelly – Can Council confirm that under the proposed Rates Harmonisation Policy, the Cootamundra Country Club will find that its rates liability of \$10,998 (for 2019/20) will increase to \$26,999 for 2020/21, an increase of \$16,000

Response from Council Officer –Response provided by Council Officer at meeting

Gil Kelly – Is this indicative of the rates increase (as a percentage) expected for the organisations I have listed above?

Response from Council Officer –Response provided by Council Officer at meeting

Gil Kelly – If these, or indeed any other organisation in Cootamundra were to find themselves in financial distress due to the increase of their rates, fees and charges, can Council advise what (Council) options are available to them to seek assistance to meet this increase. Is Council aware of other State Government initiatives or relief available to these organisations?

Response from Council Officer –Response provided by Council Officer at meeting

Gil Kelly – Is Council considering a change to the extant Rates and Charges Financial Hardship Policy which requires rateable land to be residential or farmland in order to access it in order to allow other organisations to access it?

Response from Council Officer –Response provided by Council Officer at meeting

Gil Kelly – Can Council please confirm the application, consideration and decision process for applications for assistance made under the Rates and Charges Financial Hardship Policy?

Response from Council Officer –Response provided by Council Officer at meeting

Gil Kelly – Can Council confirm the assistance available under this Policy, i.e. rate reductions, interest-free period, extended payment timeframes, Council funded etc.?

Response from Council Officer –Response provided by Council Officer at meeting

Gil Kelly – Can Council confirm the appeal rights open to an unsuccessful applicant under the Rates and Charges Financial Hardship Policy?

Response from Council Officer –Response provided by Council Officer at meeting

11 CONFIDENTIAL ITEMS

Nil