

Business Paper

ORDINARY COUNCIL MEETING

**ALBY SCHULTZ MEETING CENTRE,
COOTAMUNDRA**

6:00PM, Tuesday 22nd April, 2025

Administration Centres: 1300 459 689

The Mayor & Councillors
Cootamundra-Gundagai Regional Council
PO Box 420
Cootamundra NSW 2590

NOTICE OF MEETING

An Ordinary Meeting of Council will be held in the Alby Schultz meeting Centre, Cootamundra on:

Tuesday, 22nd April, 2025 at 6:00PM

The agenda for the meeting is enclosed.

Roger Bailey
Interim General Manager

Live Streaming of Meetings Statement

This meeting is streamed live via the internet and an audio-visual recording of the meeting will be publicly available on Council's website.

By attending this meeting, you consent to your image and, or, voice being live streamed and publicly available. Please refrain from making any defamatory statements.

Statement of Ethical Obligations

The Mayor and Councillors are bound by the Oath/Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of Cootamundra-Gundagai Regional Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

It is also a requirement that the Mayor and Councillors disclose conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with Council's Code of Conduct and Code of Meeting Practice.

AGENDA

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1 ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wiradjuri people, the Traditional Custodians of the Land at which the meeting is held and pays its respects to Elders, both past and present, of the Wiradjuri Nation and extends that respect to other Aboriginal people who are present.

ADJOURN MEETING FOR OPEN FORUM**2 OPEN FORUM****RESUME OPEN MEETING****3 APOLOGIES****4 DISCLOSURES OF INTEREST**

5 CONFIRMATION OF MINUTES

5.1 MINUTES OF THE EXTRAORDINARY MEETING OF COUNCIL HELD ON THURSDAY 20 MARCH 2025

REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
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. Minutes of the Extraordinary Meeting of Council held on Thursday 20 March 2025

RECOMMENDATION

That the Minutes of the Extraordinary Meeting of Council held on Thursday 20 March 2025 be confirmed as a true and correct record of the meeting.

Minutes

EXTRAORDINARY COUNCIL MEETING

COUNCIL CHAMBERS, GUNDAGAI

6:00PM, THURSDAY 20th March, 2025

Administration Centres: 1300 459 689

**MINUTES OF COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
EXTRAORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, GUNDAGAI
ON THURSDAY, 20 MARCH 2025 AT 6:00PM**

PRESENT: Cr Abb McAlister (Mayor), Cr Rosalind Wight (Deputy Mayor), Cr Logan Collins, Cr Les Cooper, Cr David Graham, Cr Penny Nicholson, Cr Ethan Ryan, and Cr Danyal Syed (online).

IN ATTENDANCE: Roger Bailey (Interim General Manager), Linda Wiles (Manager Business), Trevor Dando (Acting Manager Engineering Gundagai)

1 ACKNOWLEDGEMENT OF COUNTRY

The Chairperson acknowledged the Wiradjuri people who are the Traditional Custodians of the Land at which the meeting was held and paid his respects to Elders, both past and present, of the Wiradjuri Nation and extended that respect to other Aboriginal people who were present.

ADJOURN MEETING FOR OPEN FORUM

RESOLUTION 060/2025

Moved: Cr Ethan Ryan

Seconded: Cr Logan Collins

That Council adjourn for Open Forum at 6.01pm.

CARRIED

2 OPEN FORUM

List of Speakers

1. Brendan Price – Dog on the Tuckerbox Water Supply Deed item 5.2

RESUME OPEN MEETING

RESOLUTION 061/2025

Moved: Cr Les Cooper

Seconded: Cr Penny Nicholson

That Council resume the Open Meeting at 6.16pm.

CARRIED

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 APOLOGIES

RESOLUTION 062/2025

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

Apologies from Cr Gil Kelly be received and leave of absence granted.

CARRIED

3.2 LEAVE OF ABSENCE

Nil

4 DISCLOSURES OF INTEREST

Nil

5 CONFIDENTIAL ITEMS**5.1 CLOSED COUNCIL REPORT****RESOLUTION 063/2025**

Moved: Cr Les Cooper

Seconded: Cr Ethan Ryan

1. Item 5.2 be considered in closed Council at which the press and public are excluded in accordance with the applicable provisions of the Local Government Act, 1993 and related public interest reasons detailed.
2. In accordance with section 11 (2) and (3) of the Local Government Act, 1993, the reports, correspondence and other documentation relating to Item 11.2 be withheld from the press and public.

CARRIED

COUNCIL ENTERED CLOSED COUNCIL AT 6.16PM

RESUMPTION OF OPEN COUNCIL MEETING**RESOLUTION 064/2025**

Moved: Cr Rosalind Wight

Seconded: Cr Les Cooper

That the Open Council meeting resume at 7.30pm.

CARRIED

ANNOUNCEMENT OF CLOSED COUNCIL RESOLUTIONS

Note: The Interim General Manager announced the resolutions made in Closed Council.

5.2 DOG ON THE TUCKERBOX WATER SUPPLY DEED**RESOLUTION 065/2025**

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

That Council:

1. Notes the legal advice dated 2 June 2022 in relation to the funding for a water supply to the Dog on the Tuckerbox precinct;

2. Acknowledges that any existing Water Fund cash reserves may not be able to be used to extend the water supply to the Dog on the Tuckerbox precinct, unless further action is taken in accordance with s409(5) and (7) of *Local Government Act 1993* (LG Act);
3. Commits to providing reticulated potable water, at Council's expense, to the Dog on the Tuckerbox precinct within three years of the developer completing works under DA2023/116 (demolition of existing buildings and construction of three new buildings). Such a water supply to be at a minimum rate of 0.9mgl per day;
4. Seeks approval from the NSW Office of Local Government for an extension of time to carryout the work under the Stronger Community Fund (SCF);
5. Subject to approval from the Office of Local Government, Council uses any of the unspent grant funds outlined in 4. above to carry out any planning and preparatory works to provide reticulated potable water to the Dog on the Tuckerbox precinct;
6. Funds any construction costs of the extension of reticulated potable water supply to the Dog on the Tuckerbox precinct via the use of grants, and if that is insufficient, through loan funding through the Cootamundra Gundagai Water Fund;
7. Prepares the Cootamundra Gundagai Water Fund for the provision of the payment of dividends and increases water charges accordingly;
8. Notes that a separate resolution will be required at some point in the future, in open Council, to deduct dividends;
9. Funds the repayment of any loan funds from the Cootamundra Gundagai Water Fund borrowed to provide potable water to the Dog on the Tuckerbox precinct;
10. Advises the developer that it has no plans of providing sewerage connection to the Dog on the Tuckerbox precinct and that the sewerage solutions are to be its (the developer's) expense to meet the requirements of the development consent;
11. Confirms that it will not be extending water supply to the village of Coolac at this point in time;
12. Informs the community of the proposal to fund the water extension to the Dog on the Tuckerbox precinct;
13. Authorises the Interim General Manager to negotiate, and if necessary vary (including point 3 above), the Water Supply Deed further if required and if there any material changes consult with the Mayor and Cr Ryan.

CARRIED

The Meeting closed at 7:34pm.

The minutes of this meeting were confirmed at the Extraordinary Council Meeting held on 22 April 2025.

CHAIRPERSON

GENERAL MANAGER

5.2 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON TUESDAY 25 MARCH 2025

REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
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. Minutes of the Ordinary Meeting of Council held on Tuesday 25 March 2025

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on Tuesday 25 March 2025 be confirmed as a true and correct record of the meeting.



**COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL**

ABN: 46 211 642 339
PO Box 420, Cootamundra NSW 2590
Email: mail@cgrc.nsw.gov.au
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Minutes

ORDINARY COUNCIL MEETING

COUNCIL CHAMBERS, GUNDAGAI

6:00PM, TUESDAY 25th March, 2025

Administration Centres: 1300 459 689

**MINUTES OF COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, GUNDAGAI
ON TUESDAY, 25 MARCH 2025 AT 6:00PM**

PRESENT: Cr Abb McAlister (Mayor), Cr Rosalind Wight (Deputy Mayor), Cr Logan Collins, Cr Les Cooper, Cr David Graham, Cr Gil Kelly, Cr Penny Nicholson, Cr Ethan Ryan, Cr Danyal Syed

IN ATTENDANCE: Roger Bailey (Interim General Manager), Linda Wiles (Manager Business), Michael Mason (Interim Manager Sustainable Development), Greg Ewings (Acting Manager Regional Services Gundagai), Trevor Dando (Acting Manager Engineering Gundagai), Teresa Breslin (Executive Assistant)

1 ACKNOWLEDGEMENT OF COUNTRY

The Chairperson acknowledged the Wiradjuri people who are the Traditional Custodians of the Land at which the meeting was held and paid his respects to Elders, both past and present, of the Wiradjuri Nation and extended that respect to other Aboriginal people who were present.

ADJOURN MEETING FOR OPEN FORUM

RESOLUTION 066/2025

Moved: Cr Les Cooper

Seconded: Cr Ethan Ryan

That Council adjourn for Open Forum.

CARRIED

2 OPEN FORUM

List of Speakers

1. Clinton McKenzie – Gliding Club Aerodrome Fees – NOM item 9.2

RESUME OPEN MEETING

RESOLUTION 067/2025

Moved: Cr Danyal Syed

Seconded: Cr Gil Kelly

That Council resume the Open Meeting.

CARRIED

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 APOLOGIES

Nil

3.2 LEAVE OF ABSENCE

Nil

4 DISCLOSURES OF INTEREST

Nil

5 CONFIRMATION OF MINUTES**5.1 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON TUESDAY 25 FEBRUARY 2025****RESOLUTION 068/2025**

Moved: Cr Les Cooper

Seconded: Cr Logan Collins

That the Minutes of the Ordinary Meeting of Council held on Tuesday 25 February 2025 be confirmed as a true and correct record of the meeting.

CARRIED

6 MAYORAL MINUTES**6.1 MAYORAL MINUTE - COUNCILLOR ENGAGEMENT****RESOLUTION 069/2025**

Moved: Cr Penny Nicholson

Seconded: Cr Ethan Ryan

The information in the Councillor Engagements Mayoral Minute be received and noted.

CARRIED

7 REPORTS FROM COMMITTEES

Nil

8 GENERAL MANAGER'S REPORT**8.1 GENERAL MANAGER OFFICE****PROCEDURAL MOTION****RESOLUTION 070/2025**

Moved: Cr Ethan Ryan

Seconded: Cr Gil Kelly

That Council bring forward item 9.2 on the agenda for consideration.

CARRIED

9.2 NOTICE OF MOTION - GLIDER CLUB USE OF AERODROME**RESOLUTION 071/2025**

Moved: Cr Ethan Ryan

Seconded: Cr Gil Kelly

That Council waive all Aerodrome Usage Fees for the Southern Cross Glider Club for their annual summer camp events held in Cootamundra for a period of four years, covering the financial years from October 2024 to October 2028.

CARRIED

8.1.1 RURAL AND REGIONAL SUMMIT 2025

RESOLUTION 072/2025

Moved: Cr Danyal Syed

Seconded: Cr David Graham

The attendance of the Mayor and Interim General Manager at the Rural and Regional Summit in May 2025, be endorsed.

CARRIED

8.2 BUSINESS

8.2.1 ARIC INDEPENDENT CHAIR AND MEMBERS FEE REDUCTION FOR EXTRAORDINARY MEETINGS

RESOLUTION 073/2025

Moved: Cr Penny Nicholson

Seconded: Cr Logan Collins

That Council adopts a 50% reduction in the daily rate for ARIC members attending extraordinary ARIC meetings to only review financial statements where it is not possible to align meetings with other Internal Audit Alliance councils.

CARRIED

8.2.2 COOTAMUNDRA HERITAGE CENTRE MANAGEMENT S.355 COMMITTEE MEETING MINUTES

RESOLUTION 074/2025

Moved: Cr Gil Kelly

Seconded: Cr Rosalind Wight

The Minutes of the Cootamundra Heritage Centre Management s.355 Committee Meeting held 4 February 2025 and 4 March 2025, attached to the report, be received and noted.

CARRIED

8.3 FINANCE

8.3.1 FINANCE UPDATE - FEBRUARY 2025

RESOLUTION 075/2025

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

The Finance Update report, be received and noted.

CARRIED**8.3.2 RESTRICTED CASH RECONCILIATION - FEBRUARY 2025****RESOLUTION 076/2025**

Moved: Cr David Graham

Seconded: Cr Les Cooper

The Restricted Cash Reconciliation report, be received and noted.**CARRIED****8.3.3 INVESTMENT REPORT - FEBRUARY 2025****RESOLUTION 077/2025**

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

The report detailing Council Cash and Investments as at 28th February 2025, be received and noted.**CARRIED****8.4 SUSTAINABLE DEVELOPMENT****8.4.1 ADOPTION OF BUSHFIRE PRONE LAND MAPPING POLICY AND ENDORSEMENT OF BUSHFIRE PRONE LAND MAP****RESOLUTION 078/2025**

Moved: Cr Rosalind Wight

Seconded: Cr Penny Nicholson

That council resolve to:

- 1. Adopt the attached Draft Bushfire Mapping Policy.**
- 2. Endorse the attached Draft Bushfire Prone Land Map and request that the Commissioner of the NSW Rural Fire Service certify the map as the Bushfire Prone Land Map for the area of Cootamundra-Gundagai Regional Council.**

CARRIED**8.5 ENGINEERING COOTAMUNDRA****8.5.1 COOTAMUNDRA ENGINEERING REPORT - MARCH 2025****RESOLUTION 079/2025**

Moved: Cr Les Cooper

Seconded: Cr Logan Collins

The Cootamundra Engineering Report for the month of March 2025 be noted.**CARRIED**

8.6 ENGINEERING GUNDAGAI**8.6.1 GUNDAGAI ENGINEERING REPORT - MARCH 2025****RESOLUTION 080/2025**

Moved: Cr Les Cooper

Seconded: Cr Danyal Syed

The Gundagai Engineering Report for the month of March 2025 be noted.

CARRIED

8.6.2 ASSET MANAGEMENT POLICY**RESOLUTION 081/2025**

Moved: Cr David Graham

Seconded: Cr Penny Nicholson

That Council resolve to adopt the Draft Asset Management Policy to meet its commitment under the Local Government Act 1993 ((NSW) Section 88 c) ii.

CARRIED

8.7 REGIONAL SERVICES GUNDAGAI**8.7.1 GUNDAGAI REGIONAL SERVICES WORKS REPORT****RESOLUTION 082/2025**

Moved: Cr David Graham

Seconded: Cr Les Cooper

The Gundagai Regional Services Department, Monthly works report be received and noted.

CARRIED

8.8 REGIONAL SERVICES COOTAMUNDRA**8.8.1 REGIONAL SERVICES - COOTAMUNDRA MONTHLY REPORT TO COUNCIL****RESOLUTION 083/2025**

Moved: Cr Danyal Syed

Seconded: Cr Les Cooper

The Regional Services – Cootamundra department monthly works report be received and noted.

CARRIED

9 MOTION OF WHICH NOTICE HAS BEEN GIVEN**9.1 NOTICE OF MOTION OF RESCISSION - REVIEW OF GUNDAGAI WASTE MANAGEMENT OPERATIONS****MOTION**

Moved: Cr Penny Nicholson

Seconded: Cr David Graham

That the resolution carried at the Council Meeting held on 25 February 2025 in relation to Item No. 056/2025 be rescinded:

RESOLUTION 056/2025

That Council:

- 1. Acknowledges receipt of the report on the current Waste Services Operations across the Cootamundra-Gundagai Regional Council area.**
- 2. Defers a decision on the capital improvements until:**
 - 2.1. The Minister for Local Government makes a determination in relation to the demerger of the Cootamundra-Gundagai Regional Council.**
 - 2.2. A Business Plan, including income and expenditure, of the proposed waste facility improvements is provided.**

On being PUT the Motion was LOST

10 QUESTIONS WITH NOTICE

Nil

11 CONFIDENTIAL ITEMS

Nil

The Meeting closed at 7.24pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 22 April 2025.

CHAIRPERSON

GENERAL MANAGER

6 MAYORAL MINUTES

6.1 MAYORAL MINUTE - COUNCILLOR ENGAGEMENT

DOCUMENT NUMBER	434746
AUTHORISING OFFICER	Abb McAlister, Mayor
REPORTING OFFICER	Abb McAlister, Mayor
ATTACHMENTS	Nil

To keep the community aware of Councillor and my engagements, on behalf of Council I intend to provide regular updates through my Mayoral Minutes.

RECOMMENDATION

The information in the Councillor Engagements Mayoral Minute be received and noted.

19 March 2025

Cr McAlister (Mayor) attended a Muttama Hall s.355 Committee Meeting.

Cr Ryan attended the Wallendbeen Memorial Hall s.355 Annual General Meeting.

20 March 2025

Crs McAlister (Mayor), Wight (Deputy Mayor) and Cooper attended the Opening of the Stockinbingal Ellwood's Hall toilet facilities.

Crs McAlister (Mayor), Wight (Deputy Mayor), Collins, Cooper, Graham, Nicholson, Ryan and Syed (online) attended an Extraordinary Council Meeting in Gundagai.

21 March 2025

Cr McAlister (Mayor) attended an online meeting with NSW Police Minister the Hon. Yasmin Catley MP and Deputy Police Commissioner Paul Pisanos.

Cr McAlister (Mayor) attended an online Riverina Eastern Regional Organisation of Council (REROC) Executive meeting.

25 March 2025

Crs McAlister (Mayor), Wight (Deputy Mayor), Collins, Cooper, Graham, Kelly, Nicholson, Ryan and Syed attended an Ordinary Council Meeting in Gundagai.

27 March 2025

Cr McAlister (Mayor) attended a Country Mayors Association Dinner function in Sydney with the Interim General Manager.

Cr Cooper attended an Ellwood's Hall s.355 Committee Meeting.

28 March 2025

Cr McAlister (Mayor) attended a Country Mayors Association Meeting in Sydney with the Interim General Manager.

2 April 2025

Crs McAlister (Mayor), Wight (Deputy Mayor), Cooper, Graham, Nicholson and Ryan attended an Extraordinary Councillor Workshop in Cootamundra.

3 April 2025

Cr McAlister (Mayor) had a phone meeting with Vanessa Janissen at NSW Health Pathology.

4 April 2025

Cr McAlister (Mayor) and Local Member Steph Cooke MP met with Peter Grove of Wallendbeen Community Group re the next stage of the bridge, future of Wallendbeen School and Wallendbeen going forward.

8 April 2025

Crs McAlister (Mayor), Wight (Deputy Mayor), Cooper, Kelly (online), Nicholson, and Ryan attended a Councillor Workshop in Cootamundra.

9 April 2025

Cr McAlister (Mayor) attended a Country Regional Local Government (CRLG) online Meeting.

11 April 2025

Cr McAlister (Mayor) attended a Riverina Eastern Regional Organisation of Council (REROC) Board meeting.

6.2 MAYORAL MINUTE - GUNDAGAI RICHARD NORDEN MEMORIAL PROJECT

DOCUMENT NUMBER	435767
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
ATTACHMENTS	1. Project Brief ↓ 2. Panel Layout ↓ 3. Memorial Site Design ↓

RECOMMENDATION

That Council consider providing support to the Gundagai RSL for the Richard Norden Memorial project.

Introduction

The Gundagai RSL Sub-Branch is seeking Council's support for the development of the Richard Norden Memorial, a commemorative project of local and national significance.

Background

Earlier this year, Council resolved the following:

RESOLUTION 007/2025

- 1. Council provide a letter of support for the Gundagai RSL Sub Branch regarding their grant application for the commemoration project recognising the Battle of Fire Support Base Coral and the actions of Private Richard Norden, VC, DCM.**
- 2. Should funding be obtained, Council provide a suitable location for construction of the memorial and commit to the ongoing maintenance of the structure.**

Project Overview

Since that resolution, the Gundagai RSL has been working closely with Council staff on the design and proposed construction of the memorial. The RSL intends to erect and dedicate a memorial in Gundagai commemorating both the Battle of Coral/Balmoral and the heroic actions of Private Richard Norden VC — the only Victoria Cross recipient from this engagement.

The memorial will honour one of the most significant battles fought by Australians during the Vietnam War. For 26 days in May–June 1968, approximately 3,000 Australian soldiers held their position against a larger, well-prepared enemy force. The battle resulted in the loss of 26 Australian lives, with 99 wounded.

Private Norden, born and raised in Gundagai, enlisted in the Australian Army at 18, serving from 1966 to 1969. After leaving the Army, he joined the ACT Police and tragically died in the line of duty in October 1972. Members of the Norden family still live in Gundagai and surrounding areas, and it is both fitting and meaningful that his bravery be recognised in his hometown.

Memorial Details

The memorial is proposed to be located in Council Park at the intersection of West and Sheridan Streets, Gundagai — a prominent and highly visible location. It will include:

- A bronze statue depicting Private Norden saving the life of his wounded Section Commander, Lance Corporal Daniel (Joe) Kelly, during intense combat.
- Static information plaques telling the story of the Battle of Coral/Balmoral and Norden's actions.
- QR-coded audio/visual components allowing visitors to access expanded historical content and personal accounts.

Design work is progressing well. The RSL has received quotes from four accredited sculpting studios and expects to select a preferred supplier by June 2025. The cost of the statue, featuring two figures, is estimated at \$200,000 (see attached files for concept images).

Funding and Timeline

The RSL has secured support from regional businesses and RSL Sub-Branches and is awaiting the outcome of a significant grant application to the Department of Veterans' Affairs, expected by the end of June 2025.

If the application is unsuccessful or only partially funded, the RSL plans to seek additional support from RSL NSW, major branches, and corporate donors.

The project timeline includes an 8-month production schedule for the statue, targeting an unveiling on 14 May 2026 — the anniversary of both the Battle of Coral/Balmoral and the action for which Private Norden was awarded the Victoria Cross for Australia.

While strategies are in place to meet the funding goal, a shortfall remains, and continued fundraising will be essential in the coming months.

Request for Support

The Gundagai RSL is formally requesting that Cootamundra-Gundagai Regional Council consider a financial contribution toward this important project. Such support would not only honour the legacy of one of Gundagai's most heroic sons but would also further enhance the town's national profile as a place of heritage, remembrance, and community pride.

Attached is an updated progress brief and concept design for the Memorial project.



Gundagai RSL Sub-Branch

Commemoration of the Battle of Coral/Balmoral and Private Richard Norden VC

Gundagai RSL is undertaking the construction and dedication of a Memorial in Gundagai to commemorate the Battle of Coral/Balmoral and the actions of the Battle's Victoria Cross for Australia recipient, Private Richard Norden VC.

The Memorial will serve to tell the history of the largest and most protracted battle fought by Australians in the Vietnam War. For 26 days in 1968 a force comprising some 3,000 Australians prevailed against a well prepared and numerically superior force. Twenty-six Australian lives were lost, with ninety- nine soldiers wounded.

The significance of this battle was recognized by the Australian Government in 2022 (some 54 years after the event) with the designation of a Unit Citation for Gallantry. On 11 November 2024, the outstanding bravery and courage displayed by Private Richard Norden of the 1st Battalion RAR during this battle was recognized with the award of the Victoria Cross for Australia by the Governor General, Her Excellency Sam Mostyn, AC.

Richard Norden was born and raised in Gundagai and enlisted in the Australian Army in 1966 at the age of eighteen. He completed his service in the Army in 1969 and joined the ACT Police where he tragically died on duty in October 1972. Members of the Norden family still reside in Gundagai and its surroundings and it is appropriate that the Battle of Coral/Balmoral and the courageous actions of Private Richard Norden VC be commemorated in this iconic, heritage town.

The proposed Memorial will be erected in a prominent position within the Council Park at the intersection of West and Sheridan Street, Gundagai. The Memorial will tell the history of the Battle of Coral/Balmoral and its VC recipient through static information plaques and QR coded audio/visual technology, allowing the public to access an array of information relating to this important part of Australia's military heritage. A bronze statue will display the actions of Private Norden saving the life of his badly wounded Section Commander, Lance Corporal Daniel (Joe) Kelly, in the middle of a fierce fire fight.

There are presently no other commemorations or memorials to the Battle of Coral/Balmoral and Private Richard Norden in Australia. The proposed memorial, conveniently located near the gateway to Gundagai will offer a deeply educational and moving experience for the tens of thousands of visitors passing through the area annually. Its proximity to the newly refurbished Gundagai Visitor Information Centre ensures strong support from tourism and visitor assistance staff, who will actively promote the memorial as a key attraction. The memorials integration

with existing attractions will further contribute to local economic growth, drawing visitors to experience the towns rich historical and cultural offerings.

RSL NSW will provide financial and governance advice and direction to the project implementation team. The Implementation team will be led by the Secretary Gundagai RSL, a retired Lieutenant Colonel with extensive logistics and project management experience and qualifications, assisted by project team members with a wide range of Service, legal and management experience.

Cootamundra Gundagai Regional Council (CGRC) is represented on the implementation team by the General Manager Operations, a qualified civil engineer. Historical data for the Memorial is being sourced from the Australian War Memorial and Veteran eyewitness accounts and will be collated and produced by a retired AWM historian and researcher. Sculpture design, production and installation will be undertaken by an accredited Sculpture studio.

A project management plan will be utilised that includes a risk management assessment and appropriate contingency planning. The project involves four major components:

- Stage 1 - Site planning, design and construction by Gundagai (CGRC) Council.
- Stage 2. Preparation and production of historical data (hard display and QR coded).
- Stage 3 - Design, production, transportation and installation of a bronze statue.
- Stage 4 – An Opening Ceremony to be conducted on 14 May 2026.

Quotations for the bronze statue have been obtained from four accredited Sculpture Studios.

The Opening Ceremony for the Gundagai Commemoration and Memorial is planned for 14 May 2026, the anniversary of the day on which Private Norden's heroic action took place in 1968.

The Gundagai RSL Project team will not be working in isolation. It has established key partner relationships and support with the Gundagai community, Gundagai (CGRC) Council and Mayor, Federal and State MPs, NSW and National RSL, Coral and 1 RAR Associations and Veterans, and distinguished identities including former Governor Generals Cosgrove and Hurley and Keith Payne VC.

Funding support for the Memorial is being sought through an application to the Department of Veterans' Affairs Commemorative Grants Program, together with donations sought through RSL NSW Sub-Branches and regional business entities.

Further information and details on provision of funding support can be obtained by contacting the Gundagai RSL Sub-Branch at GundagaiSB@rslnsw.org.au

Paul Vercoe
Secretary
Gundagai RSL Sub Branch
Mob: 0428 904 181

Peter Hilton
President

Mob: 0405 006 500

6 April 2025

Awarded the Victoria Cross for Australia – Private Richard Norden

For most conspicuous acts of gallantry in action in the presence of the enemy in the 'AO Surfers' Area of Operations in the Bien Hoa province, Vietnam, on 14 May 1968 during the Battle of Fire Support Base Coral.

During Operation Toan Thang, 5th Platoon, B Company were ambushed and came under heavy fire from an estimated squad of seven to ten North Vietnamese Army regular soldiers. Private Norden, a member of the leading section, ran forward under heavy enemy fire to the Section Commander and forward scout who were wounded during the initial contact.

Private Norden killed one North Vietnamese Army soldier whilst moving forward and, having expended his ammunition, recovered that enemy's automatic weapon which he used against further North Vietnamese Army soldiers. He then half-carried, half-dragged the severely wounded Section Commander back to the section.

Private Norden, seriously wounded, again advanced to the forward scout. He pressed forward under enemy fire and reached the scout, killing the North Vietnamese Army soldier who had been using the scout as a shield. Having determined that the scout was dead, Private Norden returned to the section to collect grenades and moved forward for a third time. He cleared the area to enable the body of the scout to be recovered.

Private Norden showed a complete disregard for his own personal safety, and his courage and selfless acts resulted in the enemy position being secured and likely saved the lives of other members of the platoon.





Memorial site

Richard Norden VC



Private Richard Norden
Australia, 1966.



Private Richard Norden
Vietnam, 1968.



Victoria Cross for Australia.

Gundagai is undertaking the construction and dedication of a Memorial at this site to commemorate the Battle of Coral/Balmoral and the actions on 14 May 1968 of the Battle's Victoria Cross for Australia recipient, Private Richard Norden VC.

The Memorial will serve to tell the history of the largest and most protracted battle fought by Australians during the Vietnam War.

On 11 November 2024, the outstanding bravery and courage displayed by Private Richard Norden DCM of the 1st Battalion Royal Australian Regiment during this battle was recognized with the award of the Victoria Cross for Australia by the Governor General, Her Excellency Sam Mostyn AC. A bronze statue will display the actions of Private Norden saving the life of his badly wounded Section Commander, Lance Corporal Daniel (Joe) Kelly, in the middle of a fierce firefight.

Richard Norden was born and raised in Gundagai and enlisted in the Australian Army in 1966 at the age of eighteen. He completed his service in the Army in 1969 and joined the ACT Police where he tragically died on duty in October 1972.

The Opening Ceremony for the Memorial will take place on 14 May 2026. For further information, or to become a contributor please contact:
GundagaiSB@rslnsw.org.au



COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL

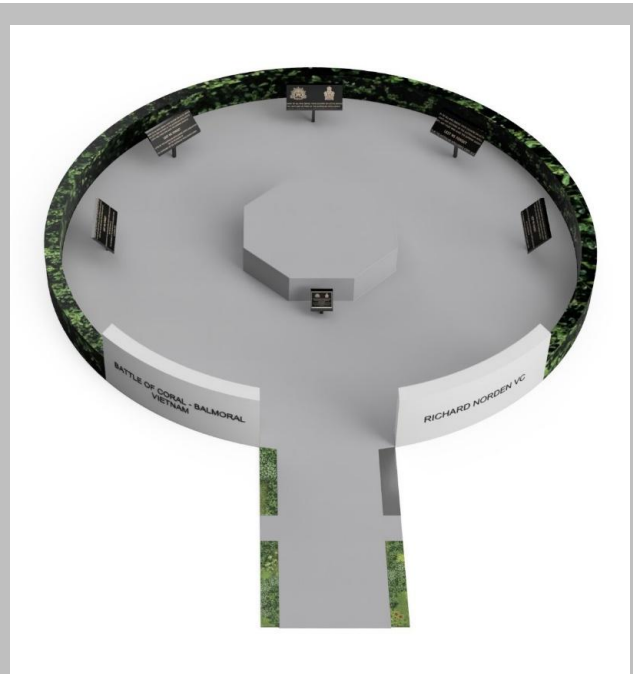
GUNDAGAI COMMEMORATION PROJECT

DRAFT MEMORIAL DESIGN

As at 20 March 2025

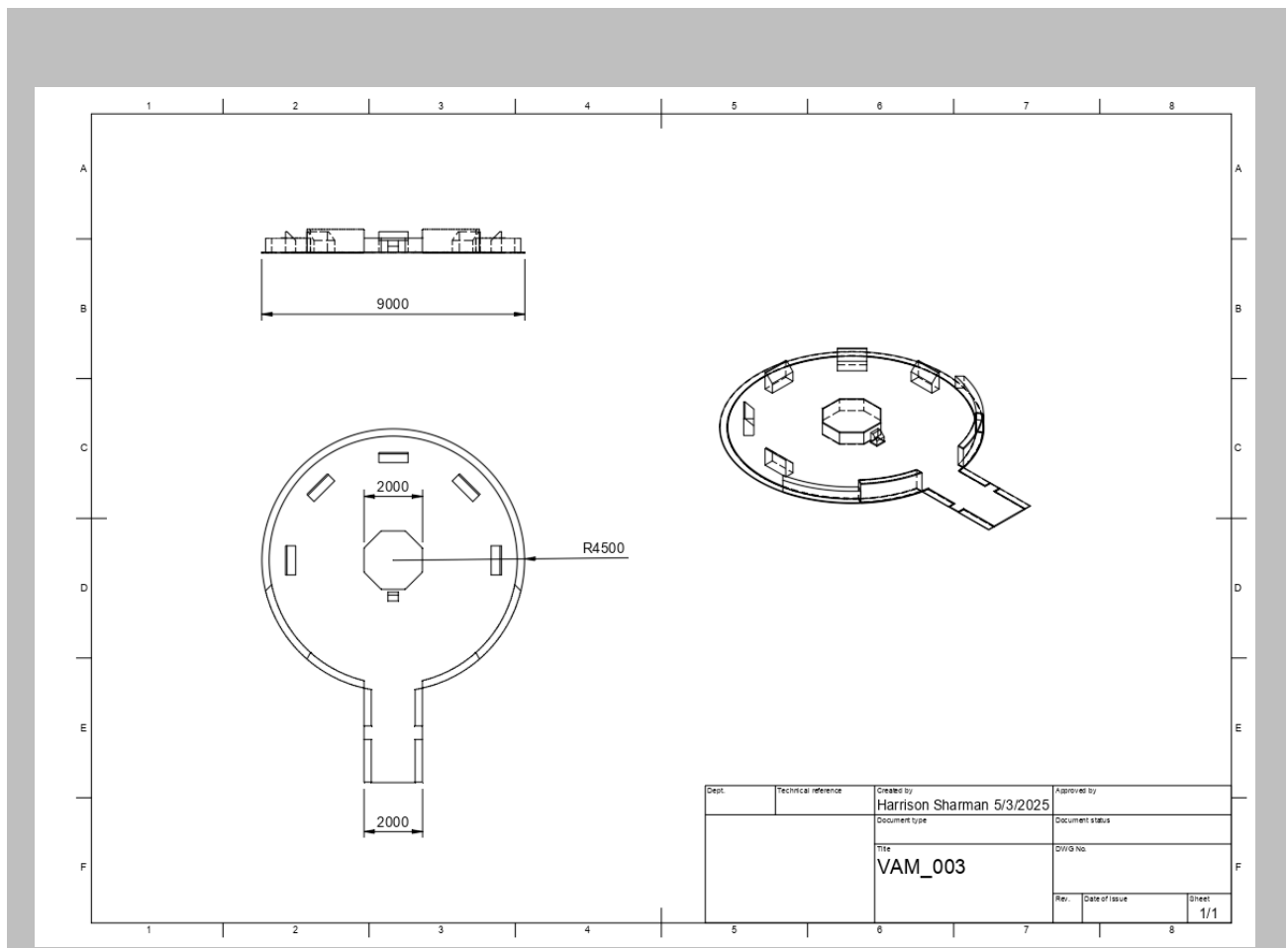


Location: Carberry Park, Gundagai



Memorial Design concept





7 REPORTS FROM COMMITTEES

Nil

8 GENERAL MANAGER'S REPORT

8.1 GENERAL MANAGER OFFICE

Nil

8.2 BUSINESS

8.2.1 THE ARTS CENTRE COOTAMUNDRA S.355 COMMITTEE MEETING MINUTES

DOCUMENT NUMBER	433596
REPORTING OFFICER	Anne Chamberlain, Governance Officer
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.3 Actively engaged and supportive community
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	To comply with the Section 355 Committee Management Manual
ATTACHMENTS	<ol style="list-style-type: none"> 1. TACC Minutes - 15 August 2024 ↓ 2. TACC Minutes - 19 September 2024 ↓ 3. TACC Minutes - 17 October 2024 ↓ 4. TACC Minutes - 21 November 2024 ↓

RECOMMENDATION

The Minutes of The Arts Centre Cootamundra s.355 Committee Meeting held 15 August 2024, 19 September 2024, 17 October and 21 November 2024 attached to the report, be received and noted.

Introduction

The attached Minutes of The Arts Centre Cootamundra s.355 Committee meeting held on 15 August 2024, 19 September 2024, 17 October and 21 November 2024, is submitted for the information of Council and the community.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

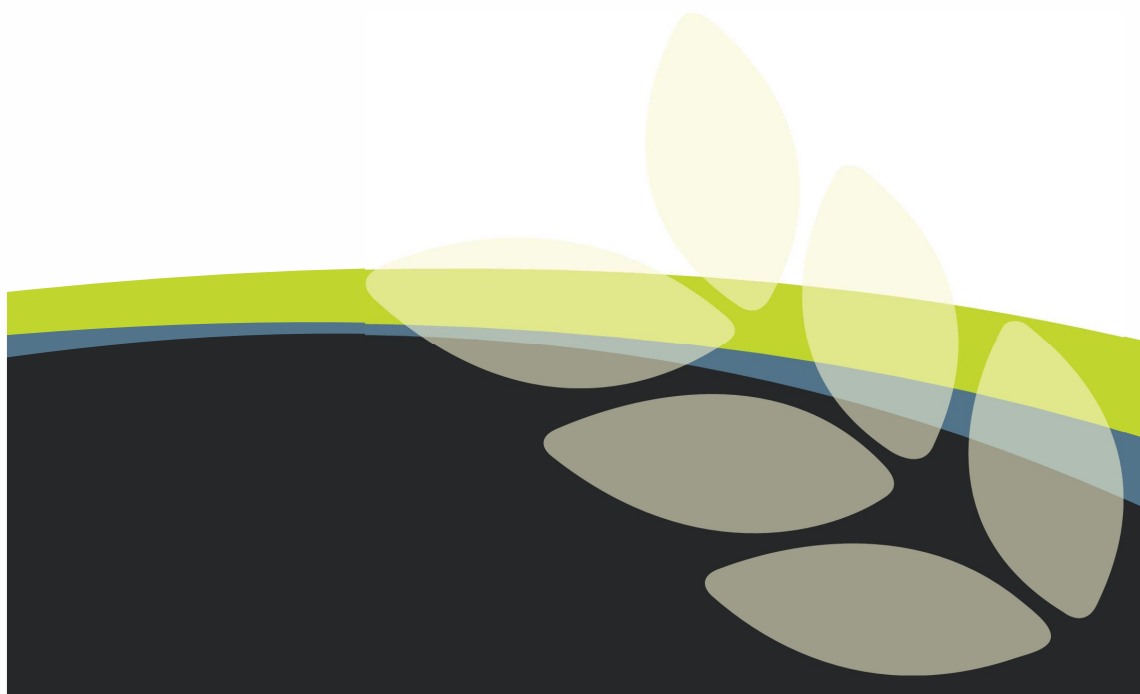


Minutes

THE ARTS CENTRE COOTAMUNDRA SECTION 355 COMMITTEE

THE ARTS CENTRE COOTAMUNDRA, 18 WALLEDOON STREET

THURSDAY 15 AUGUST 2024



Agenda

1	AGENDA ITEMS.....	2
1.1	Attendance and Confirmation of Quorum	2
1.2	Apologies.....	Error! Bookmark not defined.
1.3	Disclosure of Interests	2
1.4	Confirmation of previous meeting Minutes	2
1.5	Correspondence in/out.....	2
1.6	WHS.....	2
1.7	Reports.....	3
1.7.1	Financial Report	3
1.7.2	Report for Visual Arts	3
1.7.3	Report from Performing Arts.....	3
1.7.4	Report for Administration & Movies	3
1.8	Business Arising from previous Minutes	4
1.9	New/General Business.....	4
1.10	Date and Time of Next Meeting	5
1.11	Time Meeting Closed	5

1 AGENDA ITEMS

Sign on in the Volunteer Attendance Register

1.1 Attendance and Confirmation of Quorum

Attendance: President/Chairperson: Natalie Cowled

Vice Chairperson: Julie Cowell

Secretary: Eric Steinke

Treasurer: Rosie Fowler-Sullivan

Council Representative:

General Members: Hannah Northey, Mackenzie Bird,

Confirmation of a Quorum: There are [10] Members appointed to this Committee.
Quorum numbers are met **yes**

Note: If quorum numbers are not met no actions can be made at this meeting. An informal discussion on items on the agenda can only take place. All agenda items from this meeting will be transferred to the next meeting for determination. Notes on the informal discussion can be made for reference at the next meeting. See Section 355 Committee Manual to identify if quorum numbers are met.

We acknowledge the Traditional Custodians of the land on which we live, work, and create. We pay respects to Elder's past, present and emerging.

1.2 Apologies

Isabel Scott, Leigh Bowden, Amanda-Lee Boatswain, Rachael McGrath

1.3 Committee election

Isabel Scott, Leigh Bowden, Amanda-Lee Boatswain, Rachael McGrath

Lyn Cameron attended the meeting with intentions of joining the committee. Nominated by Natalie and seconded by Rosie Lyn has been elected unanimously.

1.4 Disclosure of Interests

None disclosed.

1.5 Confirmation of previous meeting Minutes

Due to secretary error the minutes were not dispersed in time for the August meeting. The minutes of general meeting dated July 18 2024, will be distributed along with August minutes to be confirmed at the September meeting.

1.6 Correspondence in/out

Twomeys have returned the details of the arts trust to reception; currently the trust is inactive due TAC losing its not-for-profit status. The trust has been sent over to Dawson's to determine a potential path forward.

1.7 WHS

-Piano was moved from the theatre restricting movement and creating a potential hazard in studio 7, it has since been moved back into the theatre, awaiting manpower to move it into the exhibition room sept 4th.
-on the August 15th a technician came into the red shed to test the alarm system, all in working order.

1.8 Reports

1.8.1 Financial Report

- Profit & Loss and Balance sheet are attached (Appendix F).

1.8.2 Report for Visual Arts

- Annabel is running open nights in the visual arts room on Wednesday nights.

1.8.3 Report from Performing Arts

- **Cyclorama:** P.A people sent us through maintenance/upkeep instructions for the cyc/curtain setup. In concern with maximizing the effective lifespan of the structures, for the committees input on how we "enforce" correct usage?
- Recruitment proposal (Appendix D)

1.8.4 Report for Administration & Movies

- Chirstine Wishart had recital concert Saturday 10 Aug. the piano was in the way of the stage entry door (and is now in the exhibition room). She was unhappy with the stage floor not being black painted.
- Dale Gilders will talk to Steven about the ramp form theatre - council has agreed to DJG Concreting quote.
- Woodies the handyman cannot do the wall in the studio 2. Coota Property Maintenance is the only one - at \$2,500
- Tod Basham is booked to do the electricity box moving early September, but no date set on yet.
- Wild Things Run - has not confirmed for 24 Aug
- Fanny Lumsden is confirmed for Sat 16 November
- Prestige Classical coaching (ballet) is sharing hire cost for ballet exam day Tues 10 Sept. She has also booked two days for Nov 24 (dress rehearsal) and Dec 8 for concert "Nutcracker"
- Theatre stage legs and seats were cleaned and fireproofed on Mon 29 July
- Rachael Magrath took office time on Wed 31 July - thank you (while I was at the Co-op)
- CHS has booked a movie fundraiser for Friday 25 October Mamma Mia sing & dance-along. 6:30pm for 7pm start \$25pp (TACC t take \$12pp)
- Possible movie fundraiser for hospital auxiliary Saturday 24 or 31 Aug "It Ends with Us" Saturday 24 (or 31) August
- Choir has resumed. I do need a person on the spot as I have been unable to fit it into my schedule right now. Denise perhaps to chase non-payers?
- I have written a couple of letters of support for Sydney groups (dance and theatre) who want to apply for grants to tour here. I stressed the fact that we need to be paid venue hire to be a part of their tours.

- **Movies**

Garfield and Fly me to the Moon = total takings (gst inclusive) = \$850

Cost - \$550 (plus admin, marketing and Eric)

(Moved: Rosie, seconded Hannah)

1.9 Business Arising from previous Minutes

- IT updates & changes
 - Event proforma- Julie has received successful applications via proforma, it is however a manual process that is currently sent out to potential hires on request.
 - Review pricing: executive committee to review price guide for centre hire with Hannah sitting in as general hire representative.
- Subcommittee formed to discuss website, style guide, marketing & social media – On Hold
 - Natalie speaking to Amanda lee on the progress she has made before we move on to new avenues.
- Grants
 - Subcommittee – Natalie to reconvene with committee members that are interested in joining. Step 1. Seek pro-bono structural engineer/draftsperson/architect.
 - Laneway decision (Julie)
 - Draft plans
 - Bar Upgrade - bar design (possibility of movable, definitely lockable)
- Centre manager position; Natalie and Julie convening for a meeting august 19th to propose the centre manager position to Council
- Marketing/Comms updates (Lucy)
- Outside front and side wall refresh of paint (Isabel)
- Meeting time to remain at 5:15pm on the third Thursday of the month
- Future Planning
 - 1 year plan: compliance (sliding doors, bio box, fireproofing, electrical, egress, etc. as per report), roller door in kitchen, ~~clean up~~, paint, foyer lighting
- Items on hold
 - Photos of various layouts for website (Nat) – For 2024
 - Refresh/painting – after building/compliance changes.
 - Signage in car park
 - 2 year plan: ceilings, furniture refresh
 - 3 year plan: secure storage, bar area
 - 4 year plan: Men's shed rebuild
 - 10 year plan: theatre rejig
 - Registered volunteer organisation for pensioners (revisit august meeting 2025)
 - Dance with Miss Em space issues.(awaiting written correspondence from DWME)
- Actionable items
 - Sending centre manager job description to council (Nat)
 - Completion of centre inventory for hire before September meeting (Eric)
 - Determining how we reconcile sponsorships and donations in xero (Rosie)
 - Lino floor resealing, Natalie to check with carpet court, Eric checking with Clark rubber
 - Developing terms and conditions as well as positioning signage on cyclorama and curtain usage and maintenance (Eric)
 - Place high vis on theatre riggings (Eric)

1.10 New/General Business

- Michael Van-baast looking for a replacement subwoofer for the theatre.
- Volunteer/member social networking and social working bee idea put forward by Lucy, Natalie recommended that Rachael may be a good fit to take on the role of organising such a network.
- Exhibition usage, Natalie conversing with Amanda Lee to determine how we can promote more regular usage of the exhibition space (quarterly exhibitions potentially) for volunteer/member run internal exhibitions.
- Hannah asking at Dawson's who they get to maintain their automatic doors
- Staging: to be removed either returned to Isabel intact or dismantled and stored as recycled parts
- Hosting market days for local crafters (Hannah has put her hand up to run a mother's day market stall in 2025)
- Halloween event of some description, haunted house, maze, movie night (rocky horror picture)
- Committee requested to get their hands dirty with an internal event of their own choice that they organise and run themselves

1.11 Date and Time of Next Meeting

5:15pm 19 sept 2024

1.12 Time Meeting Closed

6:43pm

Sign Off in the Volunteer Attendance Register

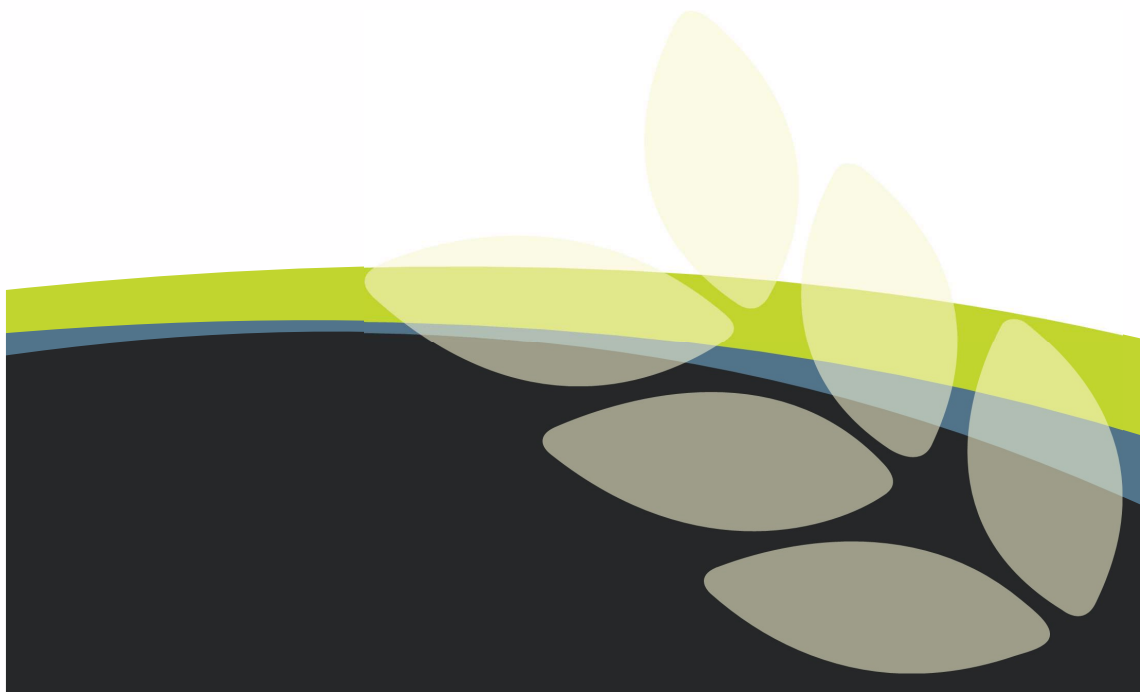


Minutes

THE ARTS CENTRE COOTAMUNDRA SECTION 355 COMMITTEE

THE ARTS CENTRE COOTAMUNDRA, 18 WALLEDOON STREET

THURSDAY 19 SEPTEMBER 2024



Agenda

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1.1	Attendance and Confirmation of Quorum	2
1.2	Apologies.....	2
1.3	Disclosure of Interests	2
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1.10	Date and Time of Next Meeting	9
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1 AGENDA ITEMS

Sign on in the Volunteer Attendance Register

1.1 Attendance and Confirmation of Quorum

Attendance: President/Chairperson: Natalie Cowled

Vice Chairperson: Julie Cowell

Secretary: Eric Steinke

Treasurer: Rosie Fowler-Sullivan

Council Representative: unknown

General Members: Hannah Northey, Mackenzie Bird, Lynn Cameron, Denise Bradely, Rachael McGrath, Isabel Scott

Confirmation of a Quorum: There are **[10]** Members appointed to this Committee.
Quorum numbers are met **yes**

Note: If quorum numbers are not met no actions can be made at this meeting. An informal discussion on items on the agenda can only take place. All agenda items from this meeting will be transferred to the next meeting for determination. Notes on the informal discussion can be made for reference at the next meeting. See Section 355 Committee Manual to identify if quorum numbers are met.

We acknowledge the Traditional Custodians of the land on which we live, work, and create. We pay respects to Elder's past, present and emerging.

1.2 Apologies

Julie Cowell, Isabel Scott

Amanda-Lee stepped down from the committee due to family and work commitments

1.3 Disclosure of Interests

None disclosed.

1.4 Confirmation of previous meeting Minutes

Moved by Hannah Northey, seconded by Mackenzie Bird

1.5 Correspondence in/out

Notice of change of traffic conditions received from council in regards to Hovel Lane becoming a one-way road.

1.6 WHS

- Strong winds caused a tree on the grass verge outside the parking lot to drop a limb, council came to remove the branch promptly. No further issue has arisen thus far.
- Trouble locking the door to the red shed. Has been a user error the door does lock.
- Risk assessment for Ivy Hills exhibition has been completed and filed by Julie
- Staging: to be dismantled (Eric)

1.7 ReportsFinancial Report

- Profit & Loss and Balance sheet are attached (Appendix B).
- Donation contributions for 2023- 2024 financial year (Appendix C)
- Determining how we reconcile sponsorships and donations in Xero (Rosie) WIP Rosie is still adjusting to Xero
- Due to discussion on donation in the finance report an old idea was brought up on the community chest which would set aside a portion of TACC profits to provide access to facilities for community/charity events. terms and conditions are yet to be set

1.7.2 Report for Visual Arts

- Annabel is running open nights in the visual arts room on Wednesday nights.

1.7.3 Report from Performing Arts

- Recruitment proposal (Appendix D)

1.7.4 Report for Administration & Movies

(Appendix E)

- Printed donations entered in Xero - for Rosie/Maree to accept or not. Paid in includes GST, paid out does not.
- Sent Hannah booking enquiry form links Sunday 18 Aug
- Emailed supporter members info about Ivy Hill goes West to see if we can gather more helpers for Carolyn (she is copied in for people to reply to her)
- Rocky Horror Picture Show requested to screen Thursday 31 October. Nat working on the details, Eric has agreed to project that night.
- **Other notes**
- Laneway has been made one way from Wallendoon to Mackay streets. Steven Lowe and Dale Gilders have been working on the exit ramp from the theatre. We still need to get trades for the hand railing and access for trucks into the theatre. CGRC sent a letter stating the cause of lane change to be TACC access, so we might get some flak.
- Emailed volunteers/committee/members who do not have up to date Working with Children check on file here. Tues 20 August. Just a few have replied. Please forward yours if you have it, or do it if you don't!!
- The red shed is alarmed with a code, both Eric and I know it, as well as the leaders of the pottery group. Please do not go in to the back of the red shed via the sliding door as it will set off the alarm. Sorry about this annoying step, but it keeps the building safe from vandalism and theft.
- MVB found a new subwoofer for the theatre - yay or nay at \$2,439.00
<https://brisound.com.au/products/yamaha-dxs18xlf-18-powered-bass-reflex-subwoofer-black>
- Nomination for community organisation in Coota Business awards. I have answered the questions and returned info. I hope you all trust me!!
- Tues 10 - Fri 13 Sept Todd Basham and co have worked on moving the electricity meter. They are not doing any upgrades of the electricity system, so when we want to pull down the switch board room and put the fixtures in metal cupboards, we will need to sort out the theatre requirements and get an electrician back. The only hiccups were that they worked on the outside corner of the theatre during RAD ballet exams, and I was remiss in contacting Tamara Fallon in studio 3 about the power outage and have apologised to her for that.
- During the power out Wednesday, Eric, Peter, Andy, Anne and I rolled up the tarket and arranged the storage of it better. We also put the baby grand in the theatre - unfortunately it is near the outside wall, but it now interferes with the back curtain and access to the stage if it is on the

same side as the stage doors. Thursday Eric and Anne and I removed everything from the exhibition room to prepare for cleaning on Wed 18th, then Ivy Hill art exhibition bumping in Thursday 19 Sept. Please do not forget that the opening is Saturday 21 Sept at 5pm and Simon and Carolyn would love for the majority of the committee to attend - to show support for a stack of artists coming to town just for it (at least 56 visitors!) Carolyn and Simon are providing all of the food and drink. Mackenzie is on the bar, and Annabel will be there - me too.

- Jeff of Barrington Property maintenance called in and will do a quote for the locked room in studio 2. His company is also interested to quote on anything else that we might have. Yay!

Movie report

OK month - propped up by a really good single screening of It Ends with Us on Saturday 24 August.

Sun 4 Aug	Fly Me To the Moon (Sony)	6	12	1	2	\$257.00
Wed 7 Aug	Fly me to the moon	0	10	0	1	\$130.00
Sun 11 Aug	Kinds Of Kindness (Disney)	0	2	0	0	\$26.00
Wed 14 Au	Kinds of Kindness	0	1	0	0	\$13.00
Sun 18 Au	The Colour Purple (Universal)	2	12	0	1	\$186.00
Wed 21 Aug	The Colour Purple	0	3	0	0	\$39.00
Sat 24 Aug	It Ends With Us	76	0	0	4	\$1,064.00
Sun 25 Aug	Deadpool & Wolverine (Disney)	15	6	0	1	\$303.00
Wed 28 Aug	Deadpool & Wolverine (R)	2	13	0	7	\$199.00

Total income including GST = \$2217

Total cost of movie hire = \$1323.35

Doesn't include my six hours per week, Lucy's marketing or Eric's projection set up.

- Natalie Moved that we accept the quote for a new subwoofer plus installation from Michael VanBaast (as included above). Which was accepted unopposed

1.7.5 Marketing/comms report

TACC Comms Report – as at 16 September 2024 (Appendix F)

TACC Facebook

Followers as at 16 Sept 2024 = 1,511 (up from 1,485 on 17 July)

86% Women, 14% Men

713 in Coota, 140 in Sydney, 75 in Wagga, 55 in Young, 40 in Canberra

In the last 28 days the most popular FB post was "Lots of great movies showing @ TACC in

September” with a reach of 3,032 people and engagement of 211 people.

FYI - In May, the FB post “Not long now until Fibre Fest 2024!” had a reach of 6,013 and engagement of 128 people.

TACC Instagram

Followers as at 16 Sept 2024 = 463

84% Women 16% Men

Most Insta followers are based in Sydney (21.4%) followed by Coota (18.1%) and then Wagga (9.1%)

In the last 28 days the most popular post on Insta was about the office being closed due to a power outage! It had a reach of 55 and 3 people liked it.

The second most popular Insta posts were about the Ivy Hill Gallery Exhibition and the Midnight Oil movie. They both had a reach of 44. Ivy Hill was liked by 7 people and 4 people liked Midnight Oil.

TACC Mailchimp

Total email subscribers as at 16 Sept 2024 = 623

One email sent each Friday.

On average, 250 people open the emails each week.

Most popular links for the last 4 Mailchimps:

- 13 Sept = 200% Wolf Trailer & Ivy Hill Exhibition (4 clicks each).
- 6 Sept = Titanic Trailer (11 clicks)
- 30 August = Midnight Oil Trailer (9 clicks)
- 23 August = It Ends with Us Trailer (10 clicks)

TACC Website

In the last 30 days (as at 16 Sept 2024) there were 681 visits to the website. 55% of the visits were from a mobile device. 300 visits were direct (i.e. typing in the TACC website), 291 came via google and 23 visits came via FB. The most viewed page was the “What’s On” page with 428 visits. NOTE: This data could be skewed by the number of times I visit the website to check the update I have made in the back end has gone live in the front end. If you take me out if it, I’d guess that most people would get to the TACC website via Google.

Promotional Materials Created – Movies

Each month I create:

- an A3 poster (also printed at A4) for each movie
- a TST ad for each movie which is on the screen before a movie starts to promote

upcoming movies

- a page on the website for each movie
- a combined monthly flyer promoting all movies showing that month (and sometimes I use a small portion at the bottom to promote another activity e.g. Mr SnotBottom).
- multiple FB / Insta posts
- I also include movie info in each mailchimp and feature the next movie prominently as well as movies coming the following month.
- I sometimes set up the StickyTicket booking links as well.

** The Musicals have had a specially designed info flyer / poster and a different style of TST ad. They have had extra social media posts as well.

Some movie distributors request they see and approve all printed materials (ie posters, monthly flyer) before they are printed (interestingly, they do not request to see digital materials!). This involves lots of emails.

Each distributor has a different process for distributing materials. The bigger ones (eg Disney and Universal) have their own online password protected databases, which involves logging in, finding the correct movie, searching for and downloading the individual promotional materials (sometimes harder than it sounds). Sometimes they provide an Insta ready image, sometimes they don't (the normal A4 portrait images don't work on Insta).

Other recent promotional activities

All activities have:

- a page on the website.
- multiple FB / Insta posts
- mentions in the Friday Mailchimps
- A3 / A4 posters.
- TST ads (to be shown before movies)

For some events I am provided with images, for others I need to create images.

I sometimes set up the StickyTickets booking links as well.

Some activities are mentioned in the Stock Newsletter ad and / or have a dedicated Coota Times ad.

Recent activities promoted:

- Ivy Hill Gallery Goes West! (While Carolyn had a flyer created, I made a new one with more info about what Ivy Hill Gallery is and why it is in Coota. This is up in the display boards, at the Library and the Coota Info Centre. More to come for this event)

- Viking Knit Workshop

- Mr SnotBottom

- Watercolour Workshop

- TACC AGM

- A Feast for the Ears

- Matt Arthur “Unplugged” Tribute Show

- Fibre Fest

o The Batik workshop had a separate promotion.

- Festival of Turtles

- TACC Membership (This involved a new page on the website, formatting of the terms and conditions, creation of a promotional flyer, creation of a logo.)

- TACC Rooms for Hire

Media

- Stockinbingal Newsletter: Ad created once a month.

- Coota Times: Ad created on an ad hoc basis.

Leah at the Council also includes TACC info in the monthly “What’s On” emails. I have been emailing posters directly to Leah and she sometimes gets the info from the website.

Coming Up

Web - I will be changing the “News” page to “Friendship Groups” and will update the “Partners” page with people like DWME, Janelle Noack, etc.

Events – Ivy Hill Exhibition, Rocky Horror Picture Show, Fanny Lumsden performance, End of Year Performance Season promo.

Movies and Musicals.

Please Note: For a few months now, the CGRC Front Office staff have been printing the A3 full colour posters for the TACC poster boards (and sometimes A4 flyers as well). This is very much appreciated!

I have also been providing the Library with an A3 copy of the upcoming movies which Penny has been including on the A-Frame. This is also very much appreciated.

(Reports moved: Rosie Fowler-Sullivan, seconded: Denise Price)

1.8 Business Arising from previous Minutes

- IT updates & changes

- Review pricing: executive committee to review price guide for centre hire with Hannah sitting in as general hire representative.
- Subcommittee formed to discuss website, style guide, marketing & social media – On Hold
 - Natalie spoke to Amanda lee on the progress she has made and has received no word it as such we are moving on to new avenues.
 - Action: Natalie to contact ERA to follow up on offers of support in regards to marketing and style guide in reference to audience builders grant.
- Grants
 - Subcommittee reshuffled. Includes, Natalie Julie, Denise, Rosie and remains open for committee members to join. To convene to organise and prioritise projects for grant approvals and seek pro-bono structural engineer/draftsperson/architect.
 - Laneway decision (Julie)
 - Draft plans
 - Bar Upgrade - bar design (possibility of movable, definitely lockable)
 - Lino floor resealing; Natalie checking with local carpet cleaners Eric checking with electro-dry
- Centre manager position; after the meeting both Julie and Natalie came to the conclusion that maintaining the role as a contractor will be more beneficial to TACC. The flexibility of a contract role will lend to the nature of the position. Planning on a 12 month hire with scope to extend.
- Electricity box has been streamlined, making the electrical room far safer to access. Also the meter has been moved outside which with a digital reader will allow meter-readers to record our power usage.
- Outside front and side wall refresh of paint (Isabel)
- Volunteer/member social networking and social working bee idea has been offered to Rachel, she accepted the idea, her and Natalie working together in the near future to set up a Facebook group to facilitate the network.
- regular Exhibition usage volunteer/member run internal exhibitions wanted visual arts coordinator to head the program. As the role is currently wanting decided instead to focus on promoting member inclusion/ social networking, fostering the volunteers to hopefully take charge of the events.
- Automatic doors: Hannah asked at Dawson's who they get to maintain their automatic doors found out it was part of a grant installation. Mackenzie noted he could ask Woolies who maintains their doors. Denise mentioned council has their automatic doors maintained by waters doors in Wagga. (WIP)
- Halloween events whittled down to an interactive movie as the most feasible event. Julie has already acquired rights for rocky horror picture show, playing Halloween night. Natalie to make up packs for the interactive parts of the movie. Potential for catwalk/photobooth, Eric to set up.
- Future Planning
 - 1 year plan: compliance (sliding doors, bio box, fireproofing, electrical, egress, etc. as per report), roller door in kitchen, ~~clean up~~, paint, foyer lighting
- Items on hold
 - Photos of various layouts for website (Nat) – For 2024
 - Refresh/painting – after building/compliance changes.
 - Signage in car park
 - 2 year plan: ceilings, furniture refresh
 - 3 year plan: secure storage, bar area
 - 4 year plan: Men's shed rebuild
 - 10 year plan: theatre rejig
 - Registered volunteer organisation for pensioners (revisit august meeting 2025)
 - Dance with Miss Em space issues. (awaiting written correspondence from DWME)

1.9 New/General Business

- Mackenzie has brought up an ice-cream fridge he has acquired, to donate to TACC so patrons can see when we have ice-creams for sale.

1.10 Date and Time of Next Meeting

5:15pm 17 oct 2024

1.11 Time Meeting Closed

6:21pm

Sign Off in the Volunteer Attendance Register

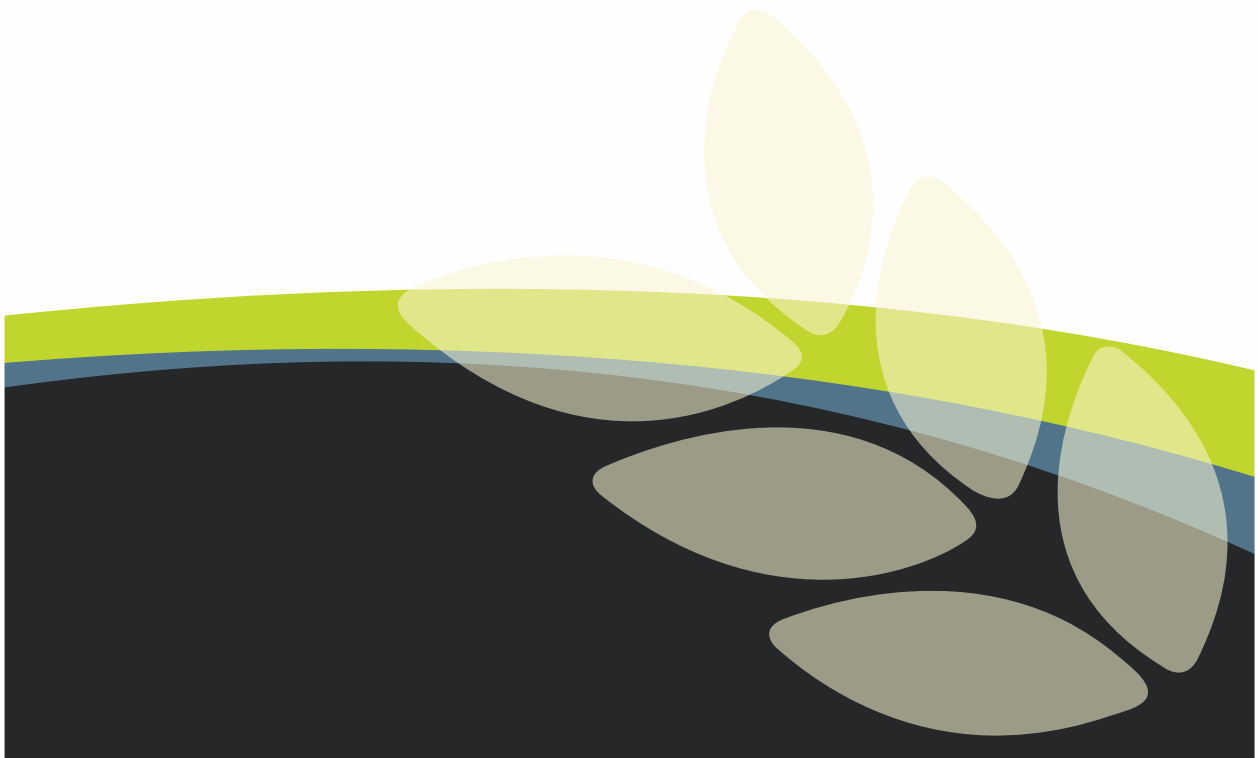


Minutes

THE ARTS CENTRE COOTAMUNDRA SECTION 355 COMMITTEE

THE ARTS CENTRE COOTAMUNDRA, 18 WALLENDON STREET

5.20PM, THURSDAY 17 OCTOBER 2024



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MINUTES

1.1 Attendance and Confirmation of Quorum

Attendance: President/Chairperson: Natalie Cowled

Vice Chairperson: Julie Cowell

Secretary:

Treasurer: Rosie Fowler-Sullivan

Council Representative:

General Members: Lyn Cameron, Isabel Scott, Rachael McGrath, Denise Bradley

Other attendees: Lucy Main, Remy Chadwick (ERA)

Confirmation of a Quorum: There are **[10]** Members appointed to this Committee.
Quorum numbers are met **yes**

Note: If quorum numbers are not met no actions can be made at this meeting. An informal discussion on items on the agenda can only take place. All agenda items from this meeting will be transferred to the next meeting for determination. Notes on the informal discussion can be made for reference at the next meeting. See Section 355 Committee Manual to identify if quorum numbers are met.

We acknowledge the Traditional Custodians of the land on which we live, work, and create. We pay respects to Elder's past, present and emerging.

1.2 Apologies

Mackenzie Bird, Eric Steinke, Hannah Northey

1.3 Disclosure of Interests

None disclosed.

1.4 Confirmation of previous meeting Minutes

The minutes of the last **The Arts Centre Cootamundra** Section 355 Committee meeting dated 19 September 2024 be confirmed as true and correct. (Appendix A).

(Moved: Natalie. Seconded: Rosie)

1.5 Event discussion with ERA

Event scheduled for Saturday 15th March 2025

\$40 per ticket catered by Cootamundra High School

Recommended for ages 10 and up - due to some themes in performance, but family friendly event

Offer special for groups of 10 tickets for cost of 9

Remy from ERA joined via zoom to discuss works leading up to 'Banjo' performance. Remy spoke about using the event to create community connections and expanding outreach and visitors to the Arts Centre

- Television and radio advertising in the works
- Possible local performance in the lead up to the event?
- Possible musical performances from local children?
- Letterbox drop of A5 flyers involving volunteers (2000 flyers?)
- Banner across the town centre advertising Banjo performance

- Play the movie Man from Snowy River beforehand (Australia Day)
- Pop Up poetry at Australia Day Event?
- Extended trailer of Banjo performances to be played before community movies (Remy scheduled to receive trailer in November - Arts Centre to play from January?)
- Possible pop up poetry readings of Banjo's works in the weeks leading up.
- Pop-up poetry performance at Christmas Street party?
- Possible ticket offering on Banjo performance on Australia Day with Man from Snowy River movie screening
- Possible second performance if first performance sells out?

Specifics to be given to Remy by November:

Link to ticketing page (include question asking where they heard about performance)

Details for back of flyer

Planned supporting events/community outreach

1.6 Correspondence in/out

- Letter In: South West Slopes - Annual General meeting Thursday 21st November 2024. No volunteers are attending the meeting.
- Letter Out: Julie to write letter of thank you to council for their quick action on sorting out the tree near the parking lot.
- Letter Out: Julie to write letter of thanks and congratulations to Carolyn and Ivy Hill Gallery for recent exhibition.

1.7 WHS

- Tree branch came down on Anne Steinke's car in car park. Council attended quickly and dealt with the issue. The tree has now been removed completely.
- Tree outside the Red Shed is growing new branches towards the main entrance. Julie to contact council about trimming the branches.
- Julie to send email to all key holders with a reminder about the alarm procedure when the alarm is accidentally triggered.

1.8 Reports

1.8.1 Financial Report

- Profit & Loss and Balance sheet are attached included with agenda
- Fallon Excavation is leaving at the end of November (20th) as they have made new arrangements for their business (a home office). The Arts Centre room will be vacant.
- Renaming accounts to distinguish between donations coming in (Donation) and donations going out (Sponsorships)
- Julie to work on creating terms and conditions for the community chest. Julie to create form for application to access

1.8.2 Report for Visual Arts

- Friendship Groups - Wednesday nights have become combined arts and fibre, everyone welcome

1.8.3 Report from Performing Arts

- Isabel to contact people interested in Performing Arts to create subcommittee. PA subcommittee to spend time future planning to create calendar of events. Isabel keen to create a printed monthly newsletter of upcoming events in addition to online advertising. Isabel to liaise with Lucy to discuss options for future advertising.

1.8.4 Report for Administration & Movies

- Called Mark Campbell about liaising with Steven Lowe and Dale Gilders to organise ramp hand rails
- Spoke to Michael van Baast and Dale Allison about sub woofer for theatre - not available in stock, can be ordered for two month delivery. It is ordered
- Ivy Hill all packed up - very good exhibition to have here. They did get a grant to travel and Simon tells me that they broke even (probably a bit over). Keys returned, four plinths and one sculpture remain Wed 9 Oct
- Council has removed the tree in Wallendoon st that shed two limbs (one onto Anne Steinke's car in the car park - it was scratched but otherwise undamaged).
- School presentation donations - mostly agreed upon - 8 schools at \$50 each. Discussion held and it was agreed to include membership in addition to \$50 for one student at Cootamundra High School and Sacred Heart aged over 16.
 - Natalie made a motion to offer sponsorships to all local schools – All agreed
 - Lucy to create certificates, Julie to contact schools and withdraw cash for prizes

Movies

		Adults	Concessi	Children	Comp	Door
Sun 1 Sept	Midnight Oil The Hardest Line (Roadshow)	5	3	0	1	\$114.00
Wed 4 Sept	Midnight Oil The Hardest Line	1	3	0	0	\$54.00
Sat 7 Sept	Titanic (CinemaLive)	2	2	0	0	\$90.00
Sun 8 Sept	Titanic	9	6	0	2	\$345.00
Sun 15 Sept	200% Wolf (Studiocanal)	3	3	14	0	\$238.00
Wed 18 Sept	200% Wolf	0	0	0	0	\$0.00
Sun 22	Fabulous Four (Transmission)	7	9	0	1	\$222.00
Wed 25	Fabulous Four	1	29	0	8	\$392.00
Friday 27 Sept	Grease (Roadshow)	32			0	\$384.00
Sun 29 Sept	Runt (Studiocanal)	9	16	12	1	\$475.00
	Totals	69	71	26	13	\$2,314.00

1.8.5 Report for Marketing and Communications

TACC Facebook

Followers as at 10 Oct 2024 = 1,518 (up from 1,485 on 17 July)

In the last 28 days

- The post with the largest reach was "Movies @ TACC in October" – 2.6K
- The post with the most 'likes and reactions' was "Ivy Hill Gallery Goes West Art Exhibition opens this weekend" – 25 reactions.
- The post with the most comments was "Movie Fundraiser @ TACC Mamma Mia" – 6 comments.

TACC Instagram

Followers as at 10 Oct 2024 = 462 (down from 463 on 16 Sept 2024)

In the last 28 days

- The post with the largest reach was “Ivy Hill Gallery Goes West Art Exhibition opens this weekend” – 96
- The post with the most ‘likes and reactions’ was “Visit Ivy Hill Gallery Goes West Art Exhibition this weekend” – 13 reactions.
- The post with the most comments was “Final Day of the Ivy Hill Gallery Goes West Art Exhibition” – 1 comment.

TACC Mailchimp

Total email subscribers as at 10 Oct 2024 = 625 (Up from 623 at the last meeting) Promotional Activities –

Movies

This month we have 4 regular movies, 1 musical, 1 movie fundraiser (CHS P&C) and 1 Halloween special. The fundraiser and Halloween special have different designs for the posters and TST ad. The monthly flyer was also changed to accommodate these.

Promotional Activities – Events and other items.

Recent activities promoted: Ivy Hill Gallery Goes West, TACC Rooms for Hire, Fanny Lumsden Performance in November.

Art Friendship Groups have been added to the “What’s On” page. “Art Larks” on a Tuesday and “After Hours Art” on a Wednesday evening.

Promotional Activities – Coming Up

Web - I am still working on the dedicated “Friendship Groups” page and the “Partners” page. Events – End of Year Performance Season promo. Also working with Julie on a Christmas gift idea of a ticket that covers 3 musicals next year.

Discussion had about paying to boost Facebook posts for some events – to be decided on per event.

(Moved: Rosie, Seconded Denise)

1.9 Business Arising from previous Minutes

- Review pricing: Executive Team and Hannah (representing users) met to discuss Hire Fee structure. New fees tabled during meeting. New prices to come in to effect 1 July 2025 – if needed, can be reviewed before this date but Julie will start to discuss new fees with regular users and will create comparisons for various hires so they will have an understanding how it will affect their hire costs in 2025.
 - Can hire any room in the Arts Centre (offices are the exception) for an hourly rate (\$22), a day rate (up to 8 hours)
 - New prices are to begin on 1st July 2025
 - Catering, tables, etc are an added cost.
 - Hiring for a week brings one discount of 25%
 - Security deposit (deducted from remaining balance) and Bond is fully refundable as long as there are no mishaps.
 - Compulsory technical support to be included in the fees for first hire, or any groups that are unfamiliar with the setup.
 - Callout Fee if volunteers are required to attend premises during hire to be deducted from the Bond.
 - 10% of profits fee if hiring parties want the Arts Centre to manage ticket sales.
 - Promotions of events are referred to Lucy Main on a contract basis which Lucy then determines.
 - Quick review in the new year to ensure prices are consistent.
- Subcommittee formed to discuss website, style guide, marketing & social media
 - Natalie no response to email to Narelle at ERA. Natalie to chase up.
- Compliance, Infrastructure and Grants subcommittee met. Next steps:
 - Comprehensive plan from a drafts person, designer, architect in relation to building repair/maintenance needed before any grants are applied for.

- Priority to make centre accessible
- Exception to kiln to be removed after forklift is arranged and kiln shed to be removed
- Two or three quotes to go to counsel regarding establishing a wall for Baptist Care storage. Studio will be for hire.
- Removing the evaporative coolers - \$500 - \$600 each. Possible that the contractor can install a reverse cycle air conditioner and remove the evaporative coolers at the same time.
- Resealing exhibition room floors – Eric chasing quotes from local cleaners
- Centre manager position: Job description for the centre manager position to Council – Not discussed.
- Centre inventory: Eric to complete inventory of items for hire by next meeting – Not discussed.
- Developing terms and conditions as well as positioning signage on cyclorama and curtain usage and maintenance (Eric) – Not discussed.
- Place high vis on theatre riggings (Eric) – Not discussed.
- Eric to dismantle staging – Not discussed.
- Facebook Group for Volunteer Members (Rachael) – WIP
- Regular exhibitions – It was suggested that Sara from Blackbird Photography may have an interest as a volunteer member to help with running regular exhibitions.
- Halloween Event – Rocky Horror Picture Show has 12 prebooked tickets.
- Mothers Day Market (Hannah) - not discussed.
- FibreFest 2025 (Natalie) – Natalie to speak to Lucy about creating Save The Date posts.
- Items on hold
 - Photos of various layouts for website (Nat) – For 2024
 - Refresh/painting – after building/compliance changes.
 - Registered volunteer organisation for pensioners (revisit august meeting 2025)
 - Dance with Miss Em space issues.(awaiting written correspondence from DWME)

1.10 New/General Business

- Festival of Turtles - possibly to be held every second year - possible funding as we are building on previously held event
- Large exhibition signage required for events on corner near parking lot – look at banner than can be hung as required.
- Piano - needs to come off an outside wall - tuning will be affected otherwise – Julie explained this was a one off due to multiple users and Ivy Hill Exhibition. Piano since moved.
- Floor needs to be painted in theatre – Julie chasing volunteers.
- Rachael raised possibly showing movies more times during school holidays or maybe a Saturday evening session, with notice. Julie and Lucy to work on this for next school holidays.

1.11 Date and Time of Next Meeting

5:15pm 21 Nov 2024

1.12 Time Meeting Closed

7.28pm

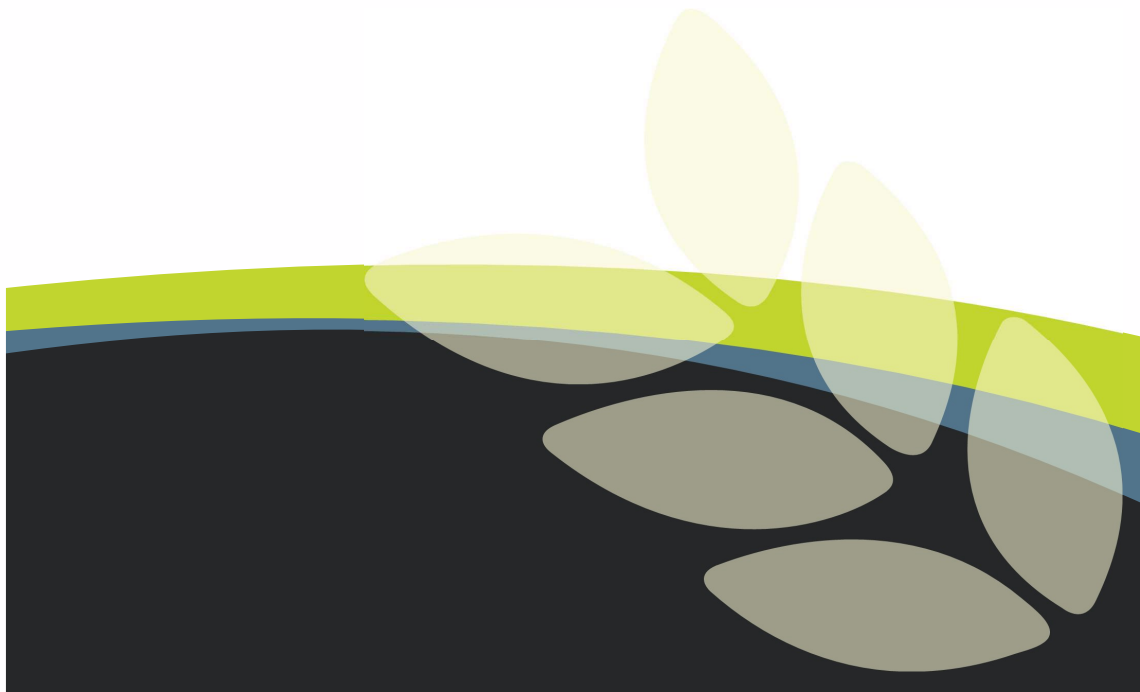


Minutes

THE ARTS CENTRE COOTAMUNDRA SECTION 355 COMMITTEE

THE ARTS CENTRE COOTAMUNDRA, 18 WALLENDON STREET

THURSDAY 21 NOVEMBER 2024



Agenda

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1 AGENDA ITEMS

Sign on in the Volunteer Attendance Register

1.1 Attendance and Confirmation of Quorum

Attendance: President/Chairperson: Natalie Cowled

Vice Chairperson: Julie Cowell

Secretary: Eric Steinke

Treasurer: Rosie Fowler-Sullivan

Council Representative: unknown

General Members: Hannah Northey, Mackenzie Bird, Lynn Cameron, Denise Price, Rachael McGrath, Isabel Scott

Confirmation of a Quorum: There are **[10]** Members appointed to this Committee.
Quorum numbers are met yes/no

Note: If quorum numbers are not met no actions can be made at this meeting. An informal discussion on items on the agenda can only take place. All agenda items from this meeting will be transferred to the next meeting for determination. Notes on the informal discussion can be made for reference at the next meeting. See Section 355 Committee Manual to identify if quorum numbers are met.

We acknowledge the Traditional Custodians of the land on which we live, work, and create. We pay respects to Elder's past, present and emerging.

1.2 Apologies

Lyn Cameron

1.3 Disclosure of Interests

None disclosed.

1.4 Confirmation of previous meeting Minutes

The minutes of the last The Arts Centre Cootamundra Section 355 Committee meeting dated 17 October 2024 to be confirmed as true and correct. (Appendix A). moved Julie Cowell; seconded Rosie Fowler-Sullivan

1.5 Correspondence in/out

- Request received from Steven Lowe to display "Tim McLaren" a restored Quad Skull rowing boat plus historical diatribes on the eponymous sportsman
- invited to the council's s355 committees Christmas Party. RSVP is by Friday 22 Nov

1.6 WHS

- Overflowing bins from dance concerts

1.7 ReportsFinancial Report

- Profit & Loss and Balance sheet are attached (Appendix B).

1.7.2 Report for Visual Arts

- Ongoing fibre and visual arts nights running on Wednesday evenings.

1.7.3 Report from Performing Arts

- CGRC has agreed in principle to having pop-up poetry at the sparkling streets Cootamundra Christmas party shopping/entertainment evening. Thursday 19 December with advertising for 'Banjo' awaiting an organizer to step-up.
- Isabel standing down as performing arts coordinator due to family commitments

1.7.4 Report for Administration & Movies

Admin report

- The theatre ramp in the laneway is cemented. Awaiting rails and bollards. Probably some door work to do so that the escape door push direction doesn't obstruct the ramp. Steven is on it.
- Simon Thompson has agreed to the use of Jo (Thompsons Rural Employee) and the forklift the day that we need to move the kiln YAY! - Looking at Saturday 21 Dec and Tania is organising a truck for that day. - Now, we need to clear a space through the red shed for the forklift to drive all the way through, then get some hands to pull down the shed in the week leading up to it.
- Eric - can you please nominate a day/days to move stuff in the red shed? I will ask the members about people to attack the shed. Nat, Lina (husband!) and Mackenzie have volunteered so far. Kiln removal is tentatively organised for Saturday 21 Dec (Thompson's forklift and Tania's truck) - Now, we need to clear a space through the red shed for the forklift to drive all the way through, then get some hands to pull down the shed in the week leading up to it. **Eric - can you please nominate a day/days to move stuff in the red shed?**
- James Smith came in to quote on the studio 3 wall as well as the room divider legs repair. Thursday 24 Oct
- Thankyou email to CRGC received and appreciated 23/10/24
- Letter arrived from CGRC to notify that trimming the walnut tree at the front of the red shed (obstructing door entrance) is on the list of works.
- Thank you letter to Carolyn Killen & Simon Bragg written by Julie, printed, signed and sent by Nat 24 Oct
- Street banner for Banjo booked with council 15 Feb - 16 March. Member vols to get the stickers off to make it easier (cheaper) to sign write. Simon Sutherland from Nxt Signs came to look at the banner and asked that we remove the stickers in the centre and he will quote for the printing on both sides for Banjo.
- School awards money withdrawn Thurs 24 Oct. Certificates sent to Atlas for Printing (29.10.24) Done and in the safe - I just need the opportunity to get them all delivered. Any volunteers to do that?
- Coota Christmas promotion (shop local) \$80 withdrawn and paid to Cathy Manwaring CW Jewellers Thurs 24 Oct. Tickets are here and need to be given out to all buyers of anything at TACC (forgot for Lee movie)
- Sarah Hughes agreed in principle to organise two art exhibitions each year while she is a member. Will discuss with Anne and maybe Annabel.
- Spoke with Michael Hoffman regarding drafting plans and he is happy to have a go if there is no-one else, but suggested Graeme Nixon who did many of the original plans. Graeme will come in Wed 30 Oct and will look through the fire services report by Brian Tredinnick. Draftsman Peter Gailey to come to quote for a plan drafting Tuesday 29 Oct. He will get back to us. Graeme Nixon came in and had a walk-through Wed 30 Oct - he will get back to us
- Leah Sutherland (Tourism & Economic Development office CGRC) has offered a time slot of 8pm for the choir to sing at the Christmas Street party, and a spot for Banjo display and poetry reading. Choir cannot do performance (Mark is elsewhere) and I have booked a 3m stall for poets/ gift / Banjo sales.

- Lucy and I had a conversation about screening the Man From Snowy River for Aus Day, but it is a Sunday (and during the school holidays) we thought a 2pm on the public holiday Monday might work better? Requested at \$13pp - Roadshow doesn't have access to it as of 31 Dec - so I'm not sure if we scrub that idea - please help?
- New booking for hire of theatre by Australia blues musician Ash Grunwald for 27 March 2025 - that's exciting! - Probably on the back of Fanny Lumsden performing this weekend - show was sold out & only had good reports. Justine Spencer and Sarah Hughes were the members who helped me on the night (& Lilian who has an RSA and happened to ask me if I needed help when she came to see the show!!) Fanny, Dom, Martin (& Tom?!) were really great to deal with and so easy. Eric bumped them in Saturday after lunch then headed home and they did not have any issues. Were very grateful for the centre, the cool theatre and the flowers dropped in by Lindsey. There were people from Wagga, Junee, Ipswich QLD (Fanny followers!) & many people said the venue was great, they hadn't been before and etc. Great night.
- Question - now that council is providing the hand towels, can we please buy 4 hand towel dispensers? I am sick of the waste when people open a package all the way they proceed to pull the paper about and put half of it in the bin. About \$90each at Officeworks seems to be the most reasonable cost. **Decision?**
- I forgot to ask if I can have next week off! If any members or volunteers can cover the open hours, that would be great - or perhaps we can pay Eric? **Decision?**

Movies

<u>Date</u>	<u>Movie name</u>	<u>adults</u>	<u>seniors</u>	<u>children</u>	<u>comp & n/c</u>	
<u>Wed</u> <u>2 Oct</u>	<u>Runt</u>	<u>14</u>	<u>17</u>	<u>81</u>	<u>4</u>	<u>\$1,322.00</u>
<u>Sun 6</u> <u>Oct</u>	<u>The Wild Robot</u> <u>(Universal)</u>	<u>9</u>	<u>1</u>	<u>24</u>	<u>1</u>	<u>\$412.00</u>
<u>Wed</u> <u>9</u>	<u>The Wild Robot</u>	<u>8</u>	<u>8</u>	<u>37</u>	<u>0</u>	<u>\$631.00</u>
<u>Sun</u> <u>13</u> <u>Oct</u>	<u>Miss Saigon</u> <u>(CinemaLive)</u>	<u>20</u>				<u>\$500.00</u>
<u>Wed</u> <u>16</u> <u>Oct</u>	<u>Miss Saigon</u> <u>(CinemaLive)</u>	<u>7</u>				<u>\$175.00</u>
<u>Sun</u> <u>20</u> <u>Oct</u>	<u>Book Worm</u> <u>(Rialto)</u>	<u>2</u>	<u>7</u>	<u>1</u>	<u>1</u>	<u>\$132.00</u>
<u>Wed</u> <u>23</u>	<u>Book Worm</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>\$0.00</u>
<u>Sun</u> <u>27</u> <u>Oct</u>	<u>My Freaky</u> <u>Family (Kismet)</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>\$60.00</u>
<u>Wed</u> <u>30</u>	<u>My Freaky</u> <u>Family</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>6</u>	<u>\$169.00</u>

COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

Thurs 31 Oct	<u>The Rocky Horror Picture Show (Roadshow)</u>	<u>18</u>				<u>\$180.00</u>
<u>Total income for Oct = \$3581</u>						

1.7.5 Marketing/comms report

<u>TACC Comms Report</u>

(Reports moved: Hannah Northey seconded: Isabel Scott)

1.8 Business Arising from previous Minutes

- Subcommittee formed to discuss website, style guide, marketing & social media – On Hold
 - Action: Natalie to contact ERA to follow up on offers of support in regards to marketing and style guide in reference to audience builders grant.
- Grants
 - Subcommittee formed to discuss website, style guide, marketing & social media
 - Natalie no response to email to Narelle at ERA. Natalie to chase up.
- Compliance, Infrastructure and Grants subcommittee met. Next steps:
 - Comprehensive plan from a draftsman, designer, architect in relation to building repair/maintenance needed before any grants are applied for.

COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

- Priority to make centre accessible
- kiln removal slated for Saturday 21 Dec
- Two or three quotes to go to counsel regarding establishing a wall for Baptist Care storage.
- Studio will be for hire.
- Removing the evaporative coolers - \$500 - \$600 each. Possible that the contractor can install a reverse cycle air conditioner and remove the evaporative coolers at the same time.
- Resealing exhibition room floors – Eric chasing quotes from local cleaners
- Developing terms and conditions as well as positioning signage on cyclorama and curtain usage and maintenance (Eric).
- Eric to dismantle staging
- Facebook Group for Volunteer Members (Rachael) – WIP
- Regular exhibitions – It was suggested that Sara from Blackbird Photography may have an interest as a volunteer member to help with running regular exhibitions.
- Mother's Day Market (Hannah) - not discussed.
- Fibre Fest 2025 (Natalie) – Natalie to speak to Lucy about creating Save The Date posts.

- Future Planning
 - 1 year plan: compliance (sliding doors, bio box, fireproofing, ~~electrical~~, egress, etc. as per report), roller door in kitchen, ~~clean up~~, paint, foyer lighting

- Items on hold
 - Photos of various layouts for website (Nat) – For 2024
 - Refresh/painting – after building/compliance changes.
 - Signage in car park
 - 2-year plan: ceilings, furniture refresh
 - 3-year plan: secure storage, bar area
 - 4-year plan: Men's shed rebuild
 - 10-year plan: theatre rejig
 - Registered volunteer organisation for pensioners (revisit august meeting 2025)
 - Dance with Miss Em space issues. (awaiting written correspondence from DWME)
 - Centre manager position: currently receiving expressions of interest.
 - possibly showing movies more times during school holidays or maybe a Saturday evening session, with notice. Julie and Lucy to work on this for next school holidays.

1.9 New/General Business

- Foot path at foyer entrance, email template for patrons who wish to petition council to action to be drafted by Nat
- New trees outside the carpark, requires a request to council
- Awnings in the carpark remaining grape vines to be removed, potential to repurpose corrugated tin from kiln shed
- Isabel revoking the donation of pavers/ tiles to council that are sitting unused, requiring a letter of retrieval (Nat)
- Pizza oven: Isabel to claim the pizza oven
- Narrelle from ERA has returned from family struggles, she's meeting up with Natalie and Isabel in the near future to discuss our ongoing marketing efforts
- Sarah from Black bird photography has agreed in principle to curate 2 exhibitions at the centre
- Mother's Day market 2025, a date to be set in April, potential for kids workshops to make gifts

1.10 Date and Time of Next Meeting

19 Dec 2024; cancelled due to proximity to Christmas

1.11 Time Meeting Closed

6:25pm

Sign Off in the Volunteer Attendance Register

8.2.2 MUTTAMA HALL MANAGEMENT S.355 COMMITTEE MEETING MINUTES

DOCUMENT NUMBER	433610
REPORTING OFFICER	Anne Chamberlain, Governance Officer
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.3 Actively engaged and supportive community
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	To comply with the Section 355 Committee Management Manual.
ATTACHMENTS	1. Minutes - 19 February 2025 ↓ 2. Minutes - 19 March 2025 ↓

RECOMMENDATION

The Minutes of the Muttama Hall Management s.355 Committee Ordinary Meetings held, 19 February 2025 and 19 March 2025, attached to the report, be received and noted.

Introduction

The attached Minutes of the Muttama Hall Management s.355 Committee Ordinary Meetings held, 19 February 2025 and 19 March 2025, attached to the report, are submitted for the information of Council and the community.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.



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Minutes

MUTTAMA HALL MANAGEMENT COMMITTEE SECTION 355 COMMITTEE

MUTTAMA HALL

6.45 PM WEDNESDAY, 19TH FEBRUARY, 2025.

1 MINUTES

1.1 Attendance and Confirmation of Quorum

Present: President/Chairperson: Robert Flint

Secretary: Cathy Last

Treasurer: Lien Puddicombe

Councillor:

General Members: Eliza Butt, Bill Buckley, Hilary Connors, Emily Flint, Trevor Glover, Sarah Ingold, Anne Last, Sam Puddicombe.

Cootamundra-Gundagai Regional Council representatives:

Confirmation of a Quorum: There are **13** Members appointed to this Committee.

Quorum numbers are met **yes**

Note: If quorum numbers are not met no actions can be made at this meeting. An informal discussion on items on the agenda can only take place. All agenda items from this meeting will be transferred to the next meeting for determination. Notes on the informal discussion can be made for reference at the next meeting.

1.2 Apologies

Kaede Ingold, Kate Last, Abb McAlister, Darrell Edwards.

1.3 Disclosure of Interests

There were **no** Disclosures of Interest.

1.4 Confirmation of previous meeting Minutes

The minutes of the last **Muttama Hall Management Committee** Section 355 Committee meeting dated **29th January, 2025** are confirmed as true and correct.
Moved by Sam Puddicombe seconded by Trevor Glover.

Business Arising from previous Minutes:

1.5 Correspondence in/out: (as per agenda)

1.6 Report from the Treasurer/President/Secretary

\$8,687.55 (Balance includes tickets for dinner 17th May)

1.7 General Business (List Agenda Items)**100 Year Anniversary opening of the Muttama Hall 18th & 18th May, 2025.****Special Guests**

A list of special guests was submitted at the meeting.

Moved by Trevor Glover seconded by Anne Last

List approved by the Committee.

Official Flag. The only flag to be flown at the official opening is the National Flag.

Guest speakers for Dinner on Saturday night.

Action: Committee to decide on guest speakers. Special guests will be on stage when speaking.

Robert Flint will welcome guests to the dinner at 6:50pm.

Trevor Glover will be the MC for the evening.

The Committee to speak to Belinda what time food will be served.

The guest speaker will be asked to speak before the dinner reference to the Honour Roll and both World Wars and the tragic loss of life in 1987 bushfires.

Sunday official opening luncheon.

Anne Last and Hilary Connors have volunteered to provide light luncheon for the dignitaries on Sunday. Thank you Anne & Hilary.

Catering for Dinner.

The cut-off date for dinner bookings will be Friday 4th May, 2025.

Raffle prizes. Door prize for the dinner on Saturday night.

BBQ Sunday 18th May. The BBQ to be set up near the tennis courts.

Activities on Sunday Fun Day.

Sarah Ingold advised that the following activities will be held on Sunday 18th:-
Face painting, sand pit, dance group, jumping castle, straw maze, petting zoo, coffee van, market stalls.

Entertainment at Recreation Ground on Sunday. Eliza Butt advised the committee that an entertainer has been booked at a cost of \$150.00 for one and half hours.

Moved by Robert Flint seconded by Sarah Ingold that the booking be approved.

Entry to Sunday Fun day will be by gold coin donation.

Disabled parking will be in Armstrong street.

Funds for expenses incurred organising Dinner & Sunday Fun Day.

Moved by Robert Flint and seconded by Anne Last that an amount of \$1,500.00 be allocated to the Sunday Fun Day for expenses incurred, and the same for the Dinner on Saturday night.

Fund raising. Sarah Ingold spoke about the trivia night planned in the very near future.

Advertising

Action: Flyers to be distributed in March advertising 100 Year celebration. Flyers to be placed in shop windows if businesses are agreeable, need to be laminated and the size to be larger than A4.

Purchase of banners.

Lien and Sam informed the committee that the banners will be available in the next three weeks.

Electronic signs.

Action: Anne Last will speak to Council regarding advertising on electronic signs.

Time capsule.

Time capsule to be buried after the official opening.
Re-opening of the time capsule in 30 years.

Toilets. Trevor will speak to Elouera regarding hire of toilets, cool room and Lighting.

History of Muttama

Time line history on Muttama Maps will be displayed at the hall.

1.8 **Maintenance**

Equipment for the kitchen. Re: grant from Council.

Report on Air conditioning and Council's decision regarding approval.

Light at the back of the hall.

Action: Bill Buckley to check light.

Water tank

Action: Robert Flint and Bill Buckley will connect tank as soon as possible.

Working Bee

There will be a working bee at the Hall and Recreation ground on Sunday 16th March at 2:00pm.

1.9 Internet Banking

Action: There have a few issues with the setting up of internet banking.

1.10 Wednesday 12th March at 6:30pm

1.11 Time Meeting Closed 8:10 pm.

CHAIRPERSON'S REPORT

Good evening all thank you for attending this meeting.

Over the last 12months we have seen an increase in the number of members on the committee which is great to see especially the number of younger members in the community becoming involved.

A number of big improvements have been made to the Hall in the past 12months.

Construction of a new kitchen including lining of the kitchen area.

Construction of paths from the kitchen door to the toilets, path from the front door to side door.

New water tank and refrigerator.

New vacuum cleaner.

Grants from Community War Memorials Funds. Grant application for \$10,000.00 was successful.

Work is being carried out at present - sealing of the kitchen ovens, repairs to chimneys, repairs to back wall.

Grant from Cootamundra Gundagai Regional Council – Annua Community Donations.

The Muttama Hall Committee was successful in obtaining a grant from Council for \$1,1 75.00

This grant is to be used to purchase various items for the kitchen, within 12 months.

Fund raising event – Movie Night - \$1,300.00 was raised.

A very successful B-B-Q and Movie Night was held on Saturday 13th April with approximately 73 people in attendance. Not only a successful fund raiser but a coming together of the Muttama Community.

100 Year Celebration 17th & 18th May, 2025

It was decided to have a Dinner on Saturday 17th May and Fun Day 18th May.
A lot preparation is needed for this event to be a success.

Thank you to the Cootamundra Gundagai Regional Council especially Darrell Edwards and Andrew Bock for their many hours they both spent above and beyond their duties to help advise the Hall Committee on what repairs were needed to bring the building to a heritage status level.

Thank you, Trevor Glover, for being Council representative on the Hall Committee.

Thank you to **all** members of the Committee for their time and effort they have put into making the past year very successful.

Robert Flint
Chairperson
Muttama Hall Management Committee



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Minutes

MUTTAMA HALL MANAGEMENT COMMITTEE SECTION 355 COMMITTEE

MUTTAMA HALL

6.30 PM WEDNESDAY, 19TH MARCH 2025.

1 MINUTES

1.1 Attendance and Confirmation of Quorum

Present: President/Chairperson: Trevor Glover chaired the meeting in the absence of Robert Flint.

Secretary: Cathy Last

Treasurer: Lien Puddicombe

Councillor: Abb McAlister.

General Members: Eliza Butt, Bill Buckley, Hilary Connors, Emily Flint, Anne Last, Kate Last, Sam Puddicombe.

Cootamundra-Gundagai Regional Council representatives:

Confirmation of a Quorum: There are **13** Members appointed to this Committee.
Quorum numbers are met **yes**

Note: If quorum numbers are not met no actions can be made at this meeting. An informal discussion on items on the agenda can only take place. All agenda items from this meeting will be transferred to the next meeting for determination. Notes on the informal discussion can be made for reference at the next meeting.

1.2 Apologies

Robert Flint, Kaede Ingold, Sarah Ingold, Darrell Edwards.

1.3 Disclosure of Interest

There were **no** Disclosures of Interest.

1.4 Confirmation of previous meeting Minutes

The minutes of the last **Muttama Hall Management Committee Section 355** Committee meeting dated **19th February, 2025** are confirmed as true and correct.
Moved by Sam Puddicombe seconded by Trevor Glover.

Business Arising from previous Minutes:

1.5 Correspondence in/out: (as per agenda)

1.6 Report from the Treasurer/President/Secretary**\$16,670.80 (Balance includes tickets for dinner 17th May)**

Moved by Bill Buckley seconded by Sam Puddicombe that the Treasurers report be accepted.

1.7 General Business (List Agenda Items)**100 Year Anniversary opening of the Muttama Hall 18th & 18th May, 2025.****Guest speaker for Dinner on Saturday night.**

Hilary will speak to the Gundagai RSL regarding guest speaker for Saturday night. Christine Thelander will not be guest speaker at the dinner due to other commitments.

Lucky Door Prize: Door prize for the dinner on Saturday night. Sam & Lien Puddicombe will donate the lucky door prize. The committee would like to thank you for your generous donation.

Raffles: A list of donations received so far for the raffle was presented at the meeting.

Action: The committee at its next meeting to decide how the prizes will be split up for each raffle.

Silent Auction: Members suggested that there be a silent auction on Saturday Night.

Fund Raising: Trivia night postponed until another time.

Activities on Sunday Fun Day.

A lengthy discussion was held regarding where market stalls will be situated either at the hall or recreation ground also GST on market stalls.

Action: A decision to be made at the next meeting.

Advertising

Action: Flyers have been distributed advertising 100 Year celebration in Cootamundra and Gundagai.

Flyers will be given to the local mail contractor for delivery to out of town residents.

Anne Last spoke about Council advertising through the website National Trust register.

Purchase of banners.

Lien and Sam showed the committee a sample of the advertising on the banners.

Action: It was decided that the information advertising the celebration be kept to

a minimum that is time, date and address where events will be held.

Time capsule.

Anne Last presented a draft which could possibly be used for Information to be put on paper and included in the time capsule. Items included in the time capsule could be history of Muttama, clippings from newspapers, photo of the hall committee members, photo of the hall before and after. Photos of movie night. A discussion was held on how to preserve the items placed in the capsule.

Celebration cake.

Action: Anne Last to speak to Mrs. Marie Willis regarding cutting of the cake.

History of Muttama

Hilary tabled maps of the district for the committee to view. Sam Puddicombe has done a wonderful job producing an engraved map of the Muttama Village.

Mementos for 100 Year celebration:

Sam and Lien showed the committee keys rings that will be for sale and key rings that will be given to businesses and individuals who have made donations.

Hire of toilets: Trevor informed the committee toilets will cost \$125.00 per toilet we will be charged for 4 and receive 6 toilets.

Wi-Sky

The owners of Wi-Sky have generously offered to install the internet at no cost as part of their sponsorship for the 100year celebration. Moved by Bill Buckley and seconded by Sam Puddicombe that the committee accept the offer to have the internet installed at no cost. We thank Jock Graham for his generous sponsorship to the Muttama Hall. **Action:** Bill Buckley will speak to Wi-Sky regarding installation.

Traffic signs – Closure of Armstrong Street. If the committee wants to have the street closed we will have to pay for a stop – go sign operator. Cootamundra-Gundagai Council have only one electronic sign for the committee to use. The electronic sign to be placed on the Cootamundra side before the 80k sign.

Skip Bin: Committee decided that the large skip bin 8 metre would be acceptable or two smaller bins one at the hall and at the recreation ground. **Moved:** by Sam Puddicombe & seconded by Trevor Glover that the committee ask Bellettes for two bins instead of one 8 metre bin.

Hire fees for hall. The committee decided to make a decision at next meeting.

Tickets for dinner: Hilary Connors purchased two tickets for dinner, \$200.00 was paid to the treasurer.

1.8 Maintenance

Equipment for the kitchen. Re: Grant from Council

Water tank

Action: Bill Buckley advised that the water tank has not been connected because the gutters are full of leaves, sticks, etc. needs to be cleaned out.

1.9 Meeting: The committee decided meetings will be held every fortnight.

1.10 Meeting Wednesday 2nd April 6:30pm

1.11 Time Meeting Closed 8:07 pm.

CHAIRPERSON'S REPORT

Good evening all thank you for attending this meeting.

Over the last 12months we have seen an increase in the number of members on the committee which is great to see especially the number of younger members in the community becoming involved.

A number of big improvements have been made to the Hall in the past 12months.

Construction of a new kitchen including lining of the kitchen area.

Construction of paths from the kitchen door to the toilets, path from the front door to side door.

New water tank and refrigerator.

New vacuum cleaner.

Grants from Community War Memorials Funds. Grant application for \$10,000.00 was successful.

Work is being carried out at present - sealing of the kitchen ovens, repairs to chimneys, repairs to back wall.

Grant from Cootamundra Gundagai Regional Council – Annua Community Donations.

The Muttama Hall Committee was successful in obtaining a grant from Council for \$1,175.00

This grant is to be used to purchase various items for the kitchen, within 12 months.

Fund raising event – Movie Night - \$1,300.00 was raised.

A very successful B-B-Q and Movie Night was held on Saturday 13th April with approximately 73 people in attendance. Not only a successful fund raiser but a coming together of the Muttama Community.

100 Year Celebration 17th & 18th May, 2025

It was decided to have a Dinner on Saturday 17th May and Fun Day 18th May. A lot preparation is needed for this event to be a success.

Thank you to the Cootamundra Gundagai Regional Council especially Darrell Edwards and Andrew Bock for their many hours they both spent above and beyond their duties to help advise the Hall Committee on what repairs were needed to bring the building to a heritage status level.

Thank you, Trevor Glover, for being Council representative on the Hall Committee.

Thank you to **all** members of the Committee for their time and effort they have put into making the past year very successful.

Robert Flint
Chairperson
Muttama Hall Management Committee

8.2.3 WALLENDBEEN MEMORIAL HALL S.355 COMMITTEE MEETING MINUTES, MEMBERSHIP AND FEES

DOCUMENT NUMBER	434738
REPORTING OFFICER	Anne Chamberlain, Governance Officer
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>4. Good governance: an actively engaged community and strong leadership team</p> <p>4.2 Active participation and engagement in local decision-making</p>
FINANCIAL IMPLICATIONS	There are no financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	To comply with the s.355 Committee Management Manual.
ATTACHMENTS	<ol style="list-style-type: none"> 1. AGM Minutes - 19 March 2025 ↗ 2. Committee Membership ↗ 3. Treasurers Report ↗ 4. Letter of thanks ↗

RECOMMENDATION

- 1. The Minutes and supporting documentation of the Wallendbeen Memorial Hall s.355 Committee Annual General Meeting (AGM) held on 19 March 2025, attached to the report, be received and noted.**
- 2. The office bearers and membership of the Wallendbeen Memorial Hall s.355 Committee as detailed in the report and attached AGM minutes, be endorsed.**

Minutes

The attached AGM Minutes, Treasurers Report and Confirmation of Committee Members of the Wallendbeen Memorial Hall s.355 Committee Annual General Meeting (AGM) held on 19 March 2025, are submitted for the information of Council.

The Committee wishes to express its thanks to Council for their continued support and financial assistance.

Membership

The Wallendbeen Memorial Hall s.355 Committee conducted their Annual General Meeting (AGM) on 19 March 2025. The details of office bearers and membership is provided for Council's consideration, as follows:

President:	Alex Baldry	Vice President:	Phillip McGeoch
Secretary/Treasurer:	Marcia Thorburn		
Other Members:	Margaret McGeoch, Helen Worland, Toby Bassingthwaighe, Ken Thorburn, Michael Baldry, Ken Clark, Wayne Trenning, Darrell Ceeney.		

Council's endorsement of the Committee's elected office bearers and membership is requested.

Schedule of Fees

The Committee has proposed no increase in their 2025/2026 schedule of hall hire charges for the Wallendbeen Memorial Hall. It is recommended that the Committees proposed fees be listed in Councils 2025/26 Operational Plan Fees and Charges for public consideration and subsequent adoption by Council.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

Annual - General Meeting - Wallendbeen Memorial Hall - 355 Committee of Council
7.30pm. Held Wednesday 19th March, 2025

Present: Council Representative Councillor Ethan Ryan
President Alex Baldry, Vice President Phillip McGeoch,
Secretary-Treasurer Marcia Thorburn.
Committee Members Toby Bassingthwaite, Ken Clark,
Michael Baldry, Margie McGeoch, Helen Worland,
Ken Thorburn (10)

Apologies: Committee Members (Hayne Trenning, Darrell Ceeney) Cathy Grove & Greg Hines.
Moved P. McGeoch sec K. Thorburn Apologies accepted.

Welcome: President Alex Baldry welcomed all present, particularly our 355 Committee rep Councillor Ethan Ryan in place of Councillor Logan Collins.

Minutes of the 2024 AGM: Read by Secretary Marcia Thorburn. Minutes accepted, moved by M. Baldry sec P. McGeoch (carried)

Matters arising from minutes: Nil.

President's Report: Alex Baldry thanked all the Committee Members, particularly Phillip McGeoch for spraying, Ken Thorburn for all his work at the hall, maintenance, mowing & caring for our front lawn, cleaning, garbage and assisting Marcia Thorburn who looks after the bookings, contact with Council. We also thank C.G.R.C. for all their assistance & financial support.

Small Community halls, especially our Memorial Hall provides such an excellent, low cost and available venue for the community. This report adopted by Alex Baldry sec by K. Thorburn (carried)

Treasurer's Report: Read & adopted by Marcia Thorburn sec by Alex Baldry (carried)

Credit Balance: as at 31st January, 2025 Bank Statement and Audited by Jenny Ceeney (a retired Bank Officer at Wallendbeen): \$7524.74:

Election of Executive and Committee 2025 - 26

Councillor Ethan Ryan took the chair for the elections.

President: Alex Baldry. Nominated by T. Bassingthwaite sec by M. Baldry

Vice-President: Phillip McGeoch nominated by M. Baldry sec by M. McGeoch.

Secretary-Treasurer: Marcia Thorburn nominated by A. Baldry sec M. McGeoch.

355 Committee of Council: Moved by H. Worland sec K. Thorburn that the following Committee Members for the Memorial Hall: Margaret McGeoch, Helen Worland, Toby Bassingthwaite, Ken Thorburn, Ken Clark, Wayne Trenning, Michael Baldry, Darrell Ceeney. (carried) (Total of 11 with the Executive.)

Auditor: Jenny Ceeney nominated by P. McGeoch sec K. Thorburn (carried)

Copy of AGM Minutes Treasurer's Report, Elected 355 Committee of Council & a letter of Thanks to Council

Changes - 355 Committee's - Money held by Council - NCA. payments - lease of P.O. @ \$50 per week, will be paid to our account. Moved by ^{Margaret} M. McGeoch sec by ^{Helen} H. Worland that the Wallendbeen Memorial Hall open a separate account for Maintenance. Meeting Closed 8pm.
Secretary: cm R Thorburn. President: Will be Signed.



**COOTAMUNDRA-
GUNDAGAI** REGIONAL
COUNCIL

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Wallendbeen Memorial Hall
14 King Street
Wallendbeen NSW 2588

WALLEDBEEN MEMORIAL HALL COMMITTEE

CONSTITUTED UNDER SECTION 355 OF THE LOCAL GOVERNMENT ACT – COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

MR Roger Bailey
Interim General Manager
C.G.R.C.

MARCH 27th 2025

The following list is the elected "355 Committee of Council": Wallendbeen Memorial Hall - 2025:

1. MR Alex Baldry - President.
2. " Phillip McGeech - Vice President.
3. Mrs Marcia Thorburn - Secretary - Treasurer.
4. " Margaret McGeech.
5. " Helen Worland.
6. Mr Toby Bassingthwaite.
7. " Ken Thorburn.
8. " Michael Baldry.
9. " Ken Clark.
10. " Wayne Trenning.
11. " Darrell Leeney.

Yours Sincerely
MR Thorburn OAM.

President:

Mr A Baldry
"MALDOON"
110 WALLANDBEEN LANE
WALLEDBEEN 2588
Ph: 0427 432 660

Secretary:

Mrs Marcia Thorburn OAM
10 George Street
Wallendbeen NSW 2588
Ph: 0404 068 868
69432546



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WALLEDBEEN MEMORIAL HALL COMMITTEE

CONSTITUTED UNDER SECTION 355 OF THE LOCAL GOVERNMENT ACT – COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

CREDIT BALANCE - A.G.M.

JANUARY 31, 2024

\$ 7267.84

RECEIPTS:

HIRING FEES : 1377.00

FUND RAISING : 563.00

PAYMENTS:

EL GAS : 1114.75

PURCHASES HALL : 188.95

PETTY CASH : 80.00

HONOURARIUM FEE : 300.00

CREDIT BALANCE:

AGM MARCH 19, 2025: 7524.14

\$ 9207.84

\$ 9207.84

BALANCE AS PER STATEMENT :
JANUARY 31, 2025

\$ 7524.14

President:

Mr A Baldry
"MACDOON"
10 WALLANDOOD LANE
Ph: 0427 432 660

WALLEDBEEN 2588

Secretary:

Mrs Marcia Thorburn DAM
10 George Street
Wallendbeen NSW 2588
Ph: 0404 068 868

69432544

M. R. Thorburn DAM



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WALLENDBEEN MEMORIAL HALL COMMITTEE

CONSTITUTED UNDER SECTION 355 OF THE LOCAL GOVERNMENT ACT – COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

Interim General Manager
C.G.R.C.
Mr Roger Barley,

March 29th 2025,

Dear Sir,

The Wallendbeen Memorial Hall, 355 Committee of Council, held their Annual Meeting March 19th 2025, with Council Representative Ethan Ryan, standing in for Council Rep Logan Collins.

Committee members again expressed their thanks and appreciation to C.G.R.C. for their continued financial assistance, to their hall at Wallendbeen. Special thanks to Mr Steve Howe & his staff, arranging a plumber for Septic Tank replacement & repairs to Grease trap. Also thank him for working towards the repairs of the three sets of solid timber ^{doors} in the supper room.

Members of our community & our Committee are very proud of the facility we have at Wallendbeen.

Yours Sincerely
Mrs Marcia Thorburn
OAM.

President:
Mr A Baldry
"MACDOON"
10 WALLANDDOON LANE
Ph: 0427 432 660
WALLENDBEEN 2588

Secretary:
Mrs Marcia Thorburn OAM.
10 George Street
Wallendbeen NSW 2588
Ph: 0404 068 868
694325464

8.2.4 MUTTAMA CREEK REGENERATION GROUP S.355 COMMITTEE MEETING MINUTES

DOCUMENT NUMBER	435285
REPORTING OFFICER	Anne Chamberlain, Governance Officer
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.3 Actively engaged and supportive community
FINANCIAL IMPLICATIONS	There are no financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	To comply with the Section 355 Committee Management Manual.
ATTACHMENTS	1. MCRG Meeting Minutes - 10 February 2025 ↓

RECOMMENDATION

The Minutes of the Muttama Creek Regeneration Group s.355 Committee meeting held, 10 February 2025, attached to the report be, received and noted.

Introduction

The attached Minutes of the Muttama Creek Regeneration Group s.355 Committee meeting held on 10 February 2025, is submitted for the information of council and the community.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

The objective of this report does not conflict with guidelines.

Muttama Creek Regeneration Group

Minutes: Monday 10 February, 2025

Muttama Creek



Regeneration
Group

Present: Graeme Johnson, Di Pearton, Lin Chaplin, Paulina Butler, Doug Butler, Betti Punnett, Wendy Griffiths, Anthony Meyer, Annette Haines.

Apologies: Mark O'Connor, Marilyn Cooper.

Welcome: Meeting opened at 5.00 pm. Welcome to new members.

GJ presented the evacuation plan for the building as required prior to every meeting.

GJ read the 9 December 2024 meeting minutes and they were accepted by Paulina Bultler, seconded by Wendy Griffiths.

BUSINESS ARISING:

- **Exotic Removal-** Council action- apparently there has been no further Council removal of exotics since our last meeting. Our group has been calling for a program of management for the creek since we were established. Spring may be the most effective time for poisoning, as uptake is strongest.
- **Attending Councillor, improving communication-** New Council member, Rosalind Wight, and Stuart Moorby, CGRC Operations Supervisor, did not attend today's meeting.
- **Water Testing-** Water testing was done regularly by MCRG members led by a representative from the CMA, now LLS. Stuart Moorby was to ask if there is any water testing done, carried over.
- **Working bees-** Three working bees were held since December, less weeding due to dry weather, mulching, planting grasses and watering, removing dead stumps, branches and removing general rubbish- Mackay St entrance to Bird Walk, Betti's Happy Wanderer garden, Pat's seat, Casuarina Walk. Some redgums replaced behind the pool on River Redgum Walk

Many thanks to Doug, Paulina and Graeme who have been watering new plants.

- **Bird Walk brochure, Expo-** Paulina and Doug, Di, and Linley will compile an updated brochure in time for the Volunteer Expo, 26 March, and request that CCGRC print copies- 'Muttama Creek Walk' with walk directions and emphasis on local birdlife.

GENERAL BUSINESS:

- Working Bee dates- Saturday 8.30 am, 22 Feb- Pat's seat, Casuarina Walk.
Saturday 8.30m, 8 March- Mackay Street Bird Walk.

Meeting closed at 6.00pm.

Next Meeting: Monday, 7 April at 5pm, Stephen Ward Rooms

8.2.5 DRAFT PUBLIC ARTS POLICY

DOCUMENT NUMBER	435473
REPORTING OFFICER	Linda Wiles, Manager Business
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.4 Recognised as a premier local government Council that represents and advocates for community needs
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. Draft Public Art Policy ↓

RECOMMENDATION

That the Draft Public Art Policy, attached to the report, be adopted.

Introduction

The Cootamundra-Gundagai Regional Council (CGRC), Public Art Policy aims to deliver dynamic, contemporary public art to our diverse communities in a creative celebration of place, culture, heritage, and environment.

The purpose of this policy is to outline the principles that govern the development, acquisition, management, and disposal of public art in the Cootamundra-Gundagai Regional Council.

This Policy applies to all public artworks currently in Council's public art collection and new or proposed public artworks created using Council resources (not including Council Grants). It applies to projects and decision-making processes within Council. Aspects of the policy apply to public artworks created by external parties on Council owned or managed property.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Does not conflict with guidelines



Draft Public Art Policy

Policy Approval and Distribution

Approved by	Council resolution
Responsible Officer	Manager Business
Council Service Unit	Business
Next Review Date	22 April 2029
Relevance to Community Strategic Plan	4. Collaborative and progressive leadership 4.4 Recognised as a premier local government Council that represents and advocates for community needs

Version Control

Ref	Date	Description	Resolution Number
0.1	22 April 2025	<i>Presented to council for Adoption</i>	

1 PURPOSE

The Cootamundra-Gundagai Regional Council (CGRC), Public Art Policy aims to deliver dynamic, contemporary public art to our diverse communities in a creative celebration of place, culture, heritage, and environment.

The purpose of this policy is to outline the principles that govern the development, acquisition, management, and disposal of public art in the Cootamundra-Gundagai Regional Council.

2 SCOPE

This Policy applies to all public artworks currently in Council's public art collection and new or proposed public artworks created using Council resources (not including Council Grants). It applies to projects and decision-making processes within Council. Aspects of the policy apply to public artworks created by external parties on Council owned or managed property.

3 POLICY STATEMENT

3.1 What is Public Art?

Public art includes items created by artists located in a space that has public visibility, use and access. It can act as a significant artistic temporal marker for a community or societal issues. It can connect a community, create a community, and create an identity for space.

Public art can be permanent, like a sculpture or mural; temporary, like an installation; or ephemeral, like a performance or event-based work. Public art brings art out of a gallery or performance space and into the public, for our community to access at any time.

4 COUNCIL'S ROLE IN PUBLIC ART

The Cootamundra-Gundagai Regional Council understands the benefits of public art and is committed to the development of public art that enhances landscape. From a policy perspective, Council has many roles in relation to public art, it is both manager and regulator but also a facilitator and creator that may develop public art either independently or in collaboration with other stakeholders.

4.1 Council as Public Art Manager

Management of public art involves ownership and/or legal responsibility to care for public art. This may include but is not limited to scheduled maintenance, repairs, insurance, copyright, de-accessioning, relocation or any other decisions relating to the use and care of the artwork. CGRC is responsible for the management and care of Council owned/commissioned public art that is listed on its asset register. Arrangements can be made with Council to manage artworks on behalf of other parties, but this is at the discretion of Council.

4.1.1 Ownership of Public Art

In all cases, the party responsible for developing the artwork is the owner for the life of the artwork unless a transfer of ownership takes place by mutual agreement. A transfer of ownership may involve Council, or another party and any transfers should be noted on Council's Asset Register. If the developing party includes multiple partners, ownership of the artwork must be nominated during project development and indicated on any planning applications that have been submitted to Council.

A memorandum of understanding (MOU) may be established detailing each party's responsibilities in relation to the ongoing management of the artwork.

Council reserves the right to take responsibility for the management of existing public artworks on Council property that were developed by other parties prior to the adoption of this policy, where the ownership and management arrangements were not addressed. For example, if a service club created an artwork 20 years prior and Council has managed the artwork including insurance, maintenance and repairs in that time, Council will be considered the owner of the artwork.

4.2 Council as Public Art Regulator

The development of public art by the Cootamundra-Gundagai Regional Council or external developing parties will be subject to Planning and Design Code. Detailed applications must be submitted for the installation of public art within the public realm to Council, either as an independent project or as part of a larger development. Council will regulate this process accordingly and provide approval for the construction and installation of the artwork if it meets the necessary planning and building standards.

The installation, repair or removal of public art on public land must adhere to Council's policies and processes, particularly in relation to safety. Council may provide advice and will regulate matters relating to traffic, engineering standards and workplace health and safety requirements during the build and installation of the artwork within the public realm.

4.3 Council as Public Art Facilitator/Developer

The Cootamundra-Gundagai Regional Council may, as part of its role as a local government authority choose to develop public art within its community. This could be led by Council independently or in partnership with other stakeholders. For example, Council may choose to develop artwork in conjunction with schools or community groups that beautify the landscape but also acknowledge local culture, history, icons or stories or it may work with local businesses or recreational groups to develop public art that enhances retail strip, civic spaces or parks and gardens.

As a developer or commissioning agent of public art, Cootamundra-Gundagai Regional Council will adhere to the requirements outlined in part 5 of this policy. It will ensure planning and building approvals are in place and the project is delivered in accordance with best practice principles for developing public art, commissioning artwork and working with artists.

5 ACQUIRING AND COMMISSIONING PUBLIC ART

When developing public art either independently or in collaboration with others, Cootamundra-Gundagai Regional Council will adhere to all relevant Council policies and procedures.

5.1 Developing Permanent Public Art

When developing new permanent public art, Cootamundra-Gundagai Regional Council will utilise an "Open Procurement Process". Council may also from time to time choose to mentor a young and/or emerging artist(s) through this process to facilitate the development of public art skills within the local region.

5.1.1 Artist Contract and Commissioning Fees

Cootamundra-Gundagai Regional Council will enter into contracts with artists and pay fees for the development of public art in accordance with national industry standards.

5.1.2 Other Considerations

When developing public art projects Cootamundra-Gundagai Regional Council will consider a range of things detailed in the list below and indicate the expectations of the artist and of Council as the Commissioning Agent in relation to management and/or inclusion of these items/needs. This includes but is not limited to:

- Community Consultation and Engagement
 - This includes the role of community members or specific stakeholders and the level of participation that is anticipated during the conception, design, fabrication and/or installation of the artwork. For example, the artist may be expected to engage with specific stakeholders to collect or research stories that inform the design or alternatively they may be expected to recruit community members who will participate in the making of the artwork or specific components. Council may choose to undertake community consultation and engagement on behalf of or in collaboration with the artist.
- Site Preparation
 - This may include substantial earthworks or the installation of a concrete pad(s) where the artwork will be installed.
- Transport and Installation
 - This needs to be negotiated with the artist within the context of Council's capacity to provide in-kind support for the transport and installation of the artwork.
- Traffic Management
 - This may be required during the development, installation and/or launch of the artwork.
- Timelines/Schedules of Other Construction Work
 - If the location of the work is part of a broader construction or development any relevant deadlines or happenings that either need to be adhered to or avoided should be articulated.
- Lighting and Landscaping Around the Artwork
 - This includes consideration of the public safely interacting with the work both night and day, ease of mowing maintaining the artwork and the potential need or value of being able to see the work after dark.
- Engineering Standards and Reporting
 - Artwork will need to meet appropriate engineering standards and specialist expertise may be required to verify that the work will be strong and is safe for its anticipated life expectancy.

5.1.3 Community & Third-Party Engagement

Council may consider engaging community and/or third-party engagement on an "as needs" basis, based on individual requests from community groups/organisations.

5.2 Commissioning Temporary Public Art

Council may contract artists to create temporary or ephemeral public art for a specific purpose or event.

An artist or arts group may be directly selected or invited to submit proposals that respond to the requirements of Council in relation to the event or purpose. This may be for a specific event or festival or relate to an educational or promotional activity.

5.3 Unsolicited Public Art

External parties including individuals, community organisations or other private or commercial entities, may offer unsolicited public art to Council outside of any planned commissioning or acquisition processes. This may include a proposal to create a permanent or temporary public artwork or to donate or sell an existing artwork for installation by Council or other party in the public realm. Upon receipt of unsolicited public art proposals, Cootamundra-Gundagai Regional Council will consider the proposal and assess if acquisition of the work is in keeping with Council's current public art strategy, collection development or other relevant program and services.

Council will consider the following in relation to unsolicited artworks:

- The nature and relevance of the artwork in relation to community needs and values
- The alignment of the artwork in relation to Council's existing public art collection
- Cost of installation and management of the work for the duration of its life and the availability of funds in Council's budget to accommodate these needs
- Partnership opportunities, particularly for the development of new public artworks
- The significance of the artwork or artist and the benefit for Council and/or the community if the work is acquired

Council may either accept or decline the donation and/or proposal and make recommendations in relation to the artwork for the party donating / offering the work to Cootamundra-Gundagai Regional Council. The Arts Focus Group may assist with the assessment.

6 FUNDING PUBLIC ART

6.1 Grants and Funding

A range of public and private funds are available throughout Australia that can support Public Art projects. To reduce the cost to Council and/or potentially increase the overall budget for the project, funding and/or sponsorship will be sought by Cootamundra-Gundagai Regional Council to support Public Art Projects wherever possible. This will leverage Council's contribution to the project, which includes cash and in-kind contributions. During the project development stage, Council will indicate if the development of specific artworks is contingent on the receipt of external funding or donations prior to proceeding.

7 MAINTENANCE AND DE-ACCESSIONING PROCESS

Over time, for a range of reasons, permanent public artwork will need to be maintained/ repaired or removed, which is referred to as de-accessioning.

7.1 Repair of Damaged Artwork

If artwork is damaged or in a state of disrepair, Cootamundra-Gundagai Regional Council staff will make a full assessment of the damage and formulate a report with suitable recommendations to repair, relocate or remove the artwork and estimated funds required to do so. If Council staff do not have the appropriate expertise, outside contractors will be sought to undertake the assessment and prepare a report in collaboration with Council Staff.

- The nature and severity of the damage and complexity of the process for repair. For example, the repair may involve the use of replacement materials that are unavailable or difficult to source and issues relating to the use of alternatives and the impact on the artwork's aesthetic needs to be considered.
- The likelihood of further deterioration or repeated damage regardless of repair.
- Community expectations. For example, the work may be very popular and highly regarded by the community or it may be very old and no longer considered relevant or desirable.

7.2 De-Accessioning Artwork

The following process will be undertaken prior to officially de-accessioning an artwork.

- a) A recommendation for de-accessioning of an artwork is made by Council staff, community members, or an organisation for one of the following reasons:
 - The artwork is irreparable, or restoration is not viable
 - The artwork is causing an unacceptable risk to public safety
 - The site is being redeveloped, and relocation is not appropriate/possible
 - The environment is no longer suitable for the artwork and relocation is not appropriate/possible
 - The artwork is no longer relevant or valued by the community
 - The artistic merits of the work has diminished
 - The ownership of the artwork cannot be ascertained, and Council are unable to effectively manage the artwork in an ongoing capacity for a range of reasons
 - Council will prepare a report which will include:
 - Reason for de-accessioning along with evidence to support the decision
 - The process undertaken to evaluate the artwork and its relevance
 - Relevant Damage Assessment Reports
 - The history and provenance of the artwork, including its original purpose and the parties involved with its development
 - Results of the community consultation
 - Re-location or long-term storage options that have been considered
 - Potential financial impact including the cost of repair, ongoing maintenance, removal, storage and relocation that influenced the decision
 - A timeline for de-accessioning and the practical requirements for this
- b) If Council chooses to accept a recommendation to de-accession the artwork the decision will be publicised through local media and the community will be provided with 28 days to object to the decision in writing. If no objections are made, the work will be removed as per Council's report.
- c) If objections are received, Council will consider these at its earliest convenience and review the decision considering any further information that has been provided before making a final decision.
 - g) If the artwork is deemed to pose an unacceptable risk to public safety, measures may be taken by Council to secure the artwork until the matter has been addressed and a course of action determined. This may include cordoning off the artwork or removing it temporarily until a decision to repair, replace, re-locate or de-accession has been made.

8 AVAILABILITY OF THE POLICY

This policy will be available for inspection at the Cootamundra-Gundagai Regional Council Administration offices. Located in Cootamundra at 81 Wallendoon Street and in Gundagai at 255 Sheridan Street during ordinary business hours and on Council's website: www.cgrc.nsw.gov.au. Copies will also be provided to interested members of the community upon request, and upon such payment of the fee set by Council.

COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL

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8.3 FINANCE

8.3.1 FINANCE UPDATE - MARCH 2025

DOCUMENT NUMBER	435229
REPORTING OFFICER	Peter Smith, Interim Finance Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.1 A clear strategic direction that is delivered upon
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 Finance Update report, be received and noted.

Report

The March Finance Update has been reviewed and no issues have been detected.

Operations

Income

The operational income is at 79% when comparing actual to budget, with the annual rates already being recognised as income but becoming due and payable quarterly throughout the year.

Department	Income Actual	Income Budget	Variance	Result	Comment
Building Department	\$557,591	\$647,616	86%	😊	Fees from new development in Cootamundra received
Business Department	\$65,025	\$311,600	21%	😊	
Engineering Cootamundra	\$4,094,100	\$6,642,489	62%	😊	
Engineering Gundagai	\$116,936	\$2,654,988	4%	😊	
Executive Department	\$62,720	\$223,600	28%	😊	
Finance Department	\$7,782,199	\$10,517,795	74%	😊	
Rates Cootamundra	\$6,801,789	\$7,028,139	97%	😊	
Rates Gundagai	\$4,407,916	\$4,532,162	97%	😊	
Services Cootamundra	\$3,447,216	\$3,633,750	95%	😊	
Services Gundagai	\$1,255,522	\$1,610,000	78%	😊	
Sewer Cootamundra	\$2,574,551	\$2,910,807	88%	😊	

Department	Income Actual	Income Budget	Variance	Result	Comment
Sewer Gundagai	\$629,601	\$768,442	82%	😊	
Water Cootamundra	\$3,104,950	\$3,267,356	95%	😊	
Water Gundagai	\$1,542,593	\$1,629,444	95%	😊	
Total	\$36,442,709	\$46,378,188	79%	😊	

Expenditure

Operational Expenditure is at 68% when comparing actual to budget.

Department	Expense Actual	Expense Budget	% Spent	Result	Comment
Building Department	\$1,211,301	\$1,763,671	69%	😊	
Business Department	\$2,684,032	\$3,499,004	77%	😊	
Engineering Cootamundra	\$8,510,972	\$9,576,544	89%	😊	
Engineering Gundagai	\$4,681,287	\$5,210,819	90%	😊	
Executive Department	\$1,540,690	\$2,348,537	66%	😊	
Finance Department	\$10,833,101	\$20,447,706	53%	😊	
Services Cootamundra	\$4,164,767	\$5,744,946	72%	😊	
Services Gundagai	\$1,829,810	\$2,608,305	70%	😊	
Sewer Cootamundra	\$551,941	\$1,581,693	35%	😊	
Sewer Gundagai	\$463,086	\$784,319	59%	😊	
Water Cootamundra	\$1,906,887	\$2,812,625	68%	😊	
Water Gundagai	\$497,174	\$1,210,655	41%	😊	
Total	\$38,875,049	\$57,588,824	68%	😊	

Capital

Income

Capital income is at 20% of budget when comparing actual to budget.

Asset Category	Total YTD.	Budget	%Received	Result	Comments
Plant & Equipment - Cootamundra	\$222,535	\$473,550	47%	😊	
Plant & Equipment - Gundagai	\$164,974	\$498,950	33%	😊	
Property Disposal – Cootamundra	\$0	\$1,000,000	0%	😊	
Property Disposal – Gundagai	\$0	\$0	0%	😊	
TOTAL	\$387,509	\$1,972,500	20%	😊	

Expenditure

Capital expenditure is at 45% of budget when comparing actual to budget.

Asset Category	Total YTD	Budget	% Spent	Result	Comments
Cootamundra Land	(83,497.29)	\$301,785	-28%	😊	Reimbursement received from insurance for the Oliver Selwyn purchase. Part of the original expenditure was incurred in the prior financial year.
Cootamundra Plant	1,916,407.01	\$2,142,264	89%	😊	
Cootamundra Roads	946,431.41	\$3,697,854	26%	😊	Works schedule to be completed by EOFY
Cootamundra Building	430,589.21	\$1,059,556	41%	😊	
Cootamundra Recreation	422,810.47	\$594,117	71%	😊	
Cootamundra Waste	196,426.58	\$242,000	81%	😊	
Cootamundra Bridges	-	\$0	0%	😊	
Cootamundra Water	739,355.99	\$1,036,527	71%	😊	
Cootamundra Sewer	699,411.08	\$3,070,300	23%	😊	
Gundagai Building	334,054.31	\$931,858	36%	😊	
Gundagai Recreation	504,032.55	\$1,071,273	47%	😊	
Gundagai Waste	-	\$720,000	0%	😊	
Gundagai Bridges	1,381,599.01	\$1,480,757	93%	😊	
Gundagai Plant	968,689.67	\$1,300,000	75%	😊	
Gundagai Roads	2,091,740.03	\$2,815,746	74%	😊	
Gundagai Water	341,361.57	\$3,241,336	11%	😊	
Gundagai Sewer	174,265.77	\$633,000	28%	😊	
IT	-	\$50,000	0%	😊	
Total	\$11,063,677	\$24,388,373	45%	😊	

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

8.3.2 RESTRICTED CASH RECONCILIATION - MARCH 2025

DOCUMENT NUMBER	435277
REPORTING OFFICER	Peter Smith, Interim Finance Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.1 A clear strategic direction that is delivered upon
FINANCIAL IMPLICATIONS	*Refer to note at Financial below.
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 Restricted Cash Reconciliation report, be received and noted.

Report

The restricted cash figures have been reconciled to 31 March 2025 as shown in the below table.

Internally Restricted Reserves	Bal 30 June 2024	Transfers To	Transfers From	Bal 31 March 2025
Aerodrome Bitumen Resurfacing	\$165,588			\$165,588
Bradman's Birthplace	\$94,337		\$18,000	\$76,337
Cootamundra Caravan Park	\$213,037	\$0	\$8,399	\$204,638
Heritage Centre	\$27,490	\$1,215	\$84	\$28,621
Development - Land & Buildings	\$1,767,204			\$1,767,204
Employee Leave Entitlements	\$1,798,460			\$1,798,460
Quarries & Pit Restoration	\$476,387		\$157,526	\$318,861
Bangus Landfill	\$329,938	\$181,311		\$511,249
Plant Replacement	\$3,720,480	\$3,251,815	\$3,924,482	\$3,047,813
Cemetery	\$133,710	\$223,983	\$239,065	\$118,628
Southern Phone	\$586,464		\$29,905	\$556,559
Waste Management	\$500,000			\$500,000
Total Internal	\$9,813,095	\$3,658,324	\$4,377,461	\$9,093,958

Externally Restricted Reserves				
Domestic Waste	1,334,928	1,822,582	1,335,452	1,822,058
Water Supply	7,826,732	4,603,085	3,505,603	8,924,214
Sewerage Service	5,172,930	2,977,959	1,567,715	6,583,174
Stormwater Infrastructure Renewal	389,985	96,001		485,986
Developer Contributions	1,310,465	128,910		1,439,375
General Fund Unspent Grants & Contributions	5,633,377		2,181,826	3,451,551
Total External	21,668,417	9,628,536	8,590,596	22,706,356
TOTALS	31,481,512	13,286,860	12,968,057	31,800,314

Restricted Cash Reconciliation

Restricted Cash	31,800,314
Cash at 31 Mar 2025	31,360,874
Unrestricted Balance	-439,440
Grant Debtors Outstanding	258,142
Balance	-181,299

Financial

There are financial implications associated with this report as a further review of General Fund Unspent Grants & Contributions is pending.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

8.3.3 INVESTMENT REPORT - MARCH 2025

DOCUMENT NUMBER	434819
REPORTING OFFICER	Peter Smith, Interim Finance Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.1 A clear strategic direction that is delivered upon
FINANCIAL IMPLICATIONS	Council's cash and investment portfolio increased \$1,451,122.13 from \$29,909,751.93 as at 28th February 2025. to \$31,360,874.06 as at 31 st March 2025.
LEGISLATIVE IMPLICATIONS	Council investments comply fully with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2021.
POLICY IMPLICATIONS	Investments comply fully with the Council's Investment Policy.
ATTACHMENTS	Nil

RECOMMENDATION

The report detailing Council Cash and Investments as at 31st March 2025, be received and noted.

Introduction

A report on Council's Investments is required to be presented for Council's consideration in accordance with Clause 212 of the Local Government (General) Regulation 2021.

Financial

Council's cash and investment portfolio increased \$1,451,122.13 from \$29,909,751.93 as at 28th February 2025 to \$31,360,874.06 as at 31st March 2025.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

Cash and Investment Portfolio

Type	Long Rating	Short Rating	Issuer	Frequency	Purchase	Maturity	Days	Rate	Benchmark*	Principal
TD	A-	A2	BOQ	At Maturity	10-09-24	08-04-25	210	4.90	4.12	\$2,000,000.00
TD	AA-	A1+	NAB	At Maturity	10-09-24	08-04-25	210	5.00	4.12	\$2,000,000.00
TD	AA-	A1+	NAB	At Maturity	15-10-24	13-05-25	210	5.00	4.12	\$3,000,000.00
TD	BBB	A2	Beyond Bank Australia	At Maturity	12-11-24	13-05-25	182	5.10	4.12	\$2,000,000.00
TD	A-	A2	BOQ	At Maturity	10-12-24	10-06-25	182	5.15	4.12	\$3,000,000.00
TD	BBB+	A2	AMP	At Maturity	17-12-24	16-09-25	273	5.10	4.12	\$3,000,000.00
TD	BBB+	A2	AMP	At Maturity	15-01-25	15-07-25	181	5.10	4.12	\$4,000,000.00
TD	BBB	A2	JUDO	At Maturity	04-02-25	05-08-25	182	4.85	4.12	\$3,000,000.00
TD	AA-	A1+	NAB	At Maturity	19-03-25	19-08-25	153	4.75	4.12	\$1,000,000.00
TD	BBB	A2	JUDO	At Maturity	19-03-25	16-09-25	181	4.80	4.12	\$1,000,000.00
CASH	AA-	A1+	CBA	Monthly				3.90	4.10	\$1,022,888.48
CASH	AA-	A1+	CBA	Monthly				3.90	4.10	\$6,202,454.14
CASH	AA-	A1+	NAB	Monthly				3.10	4.10	\$135,531.44
Total										\$31,360,874.06

*Benchmarks

On Call - RBA Cash

Floating Rate Deposit - 3m BBSW

Term Deposit - BBSW

Performance

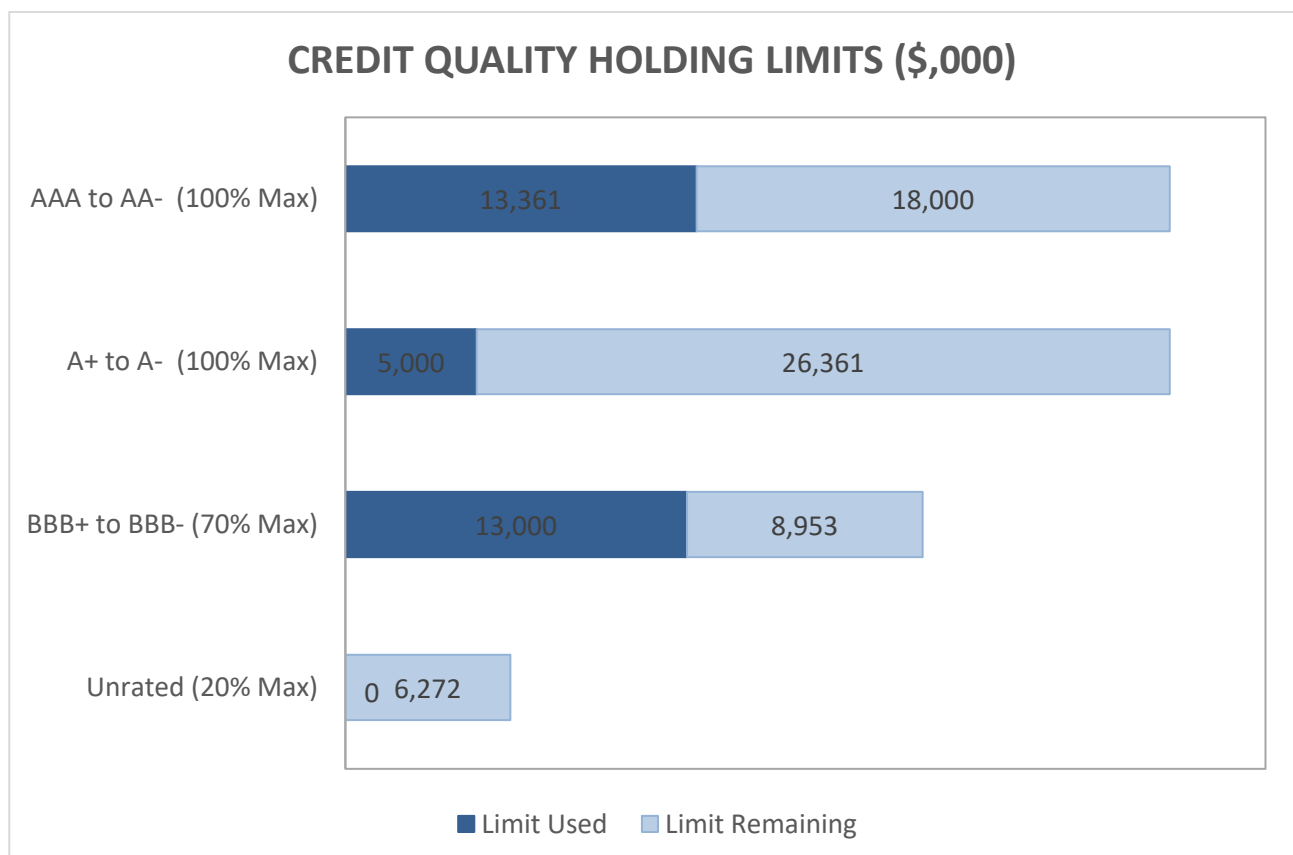
Cootamundra-Gundagai Regional Council's investment portfolio outperformed the relevant BBSW Index benchmark by 17.83%. The average weighted yield for February was 4.85%, over an average weighted term of 90 days, with a benchmark of 4.12%.

Please note that Council have tried to invest in longer term investments, but the rate is far below the required benchmark and it isn't a financially viable alternative.

Total Cost 31,360,874	Monthly Interest Received 118,203	Weighted Average Term 90 Days
Total Value 31,360,874	Yearly Interest Received 1,127,574	Weighted Average Yield 4.85%

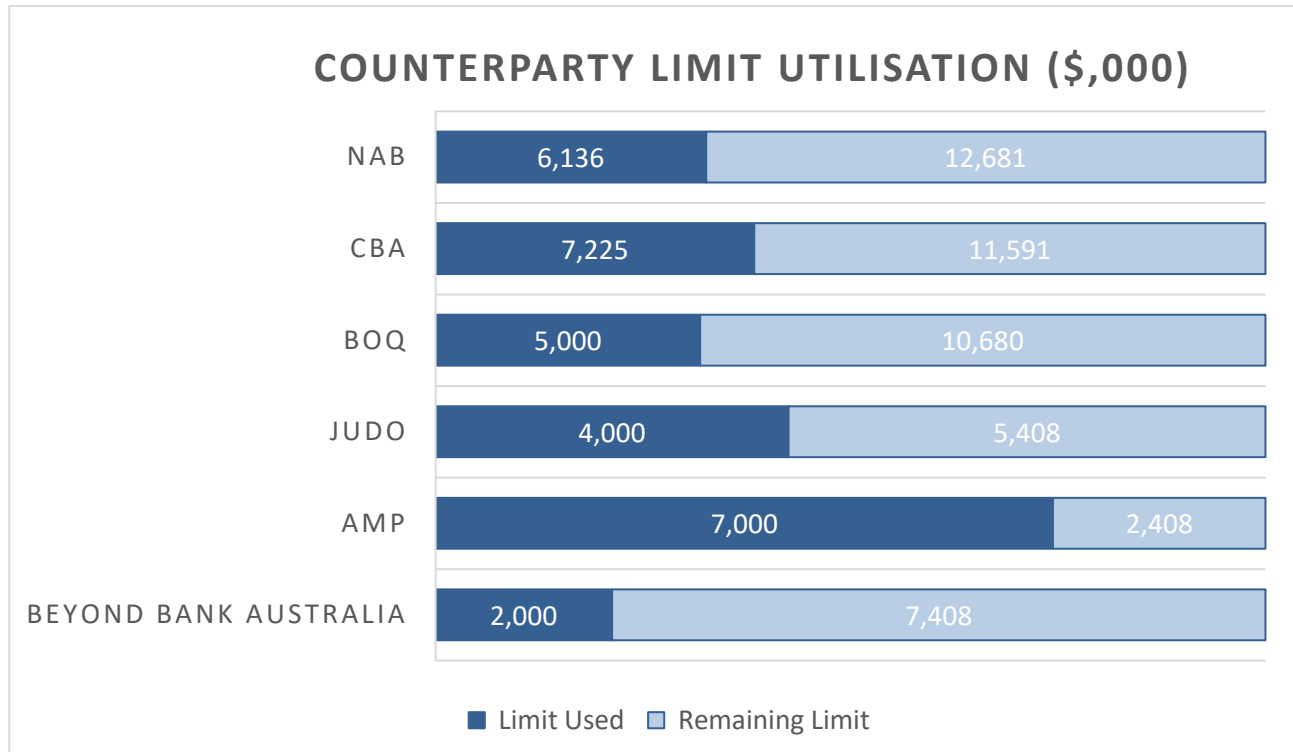
Credit Quality Compliance

Council's investment portfolio was compliant with policy in terms of S&P long term rating credit quality limits, as displayed below.



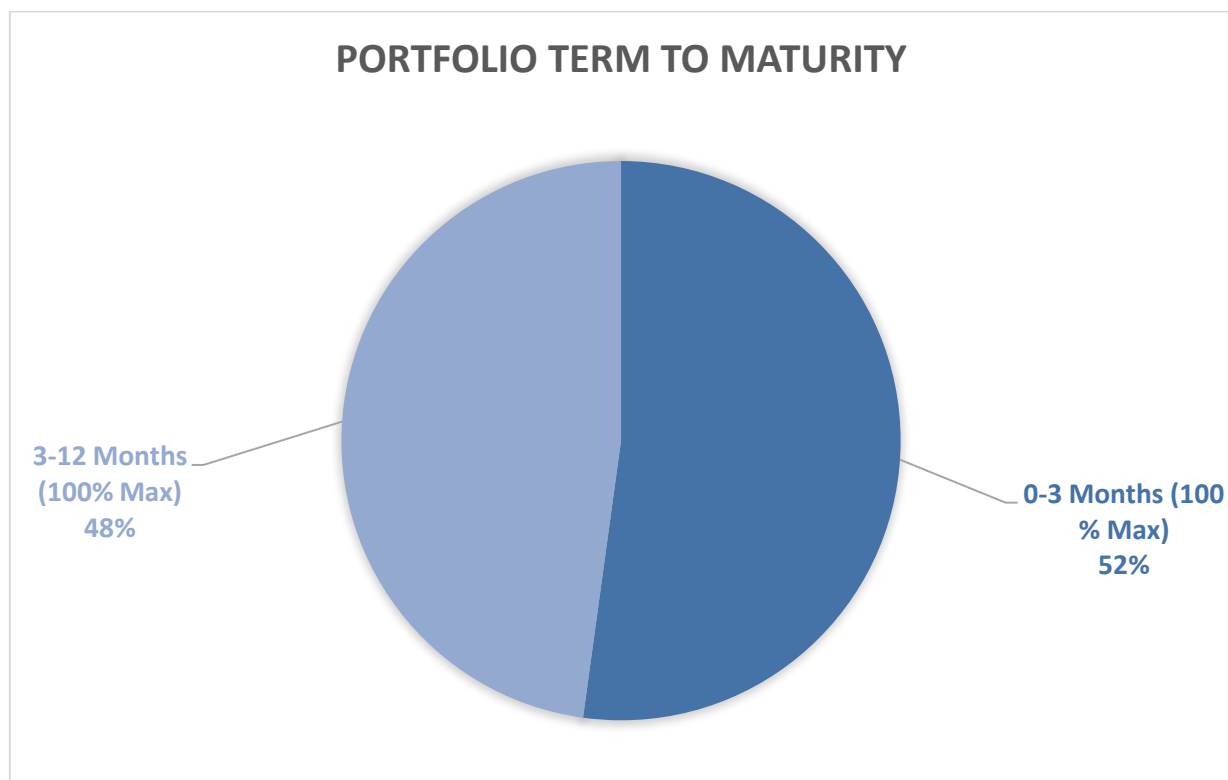
Counter Party Compliance

As at the end of February, Council was compliant with policy. It is worth noting that capacity limits are affected by changes in the on-call account balance compared to the total portfolio balance.



Term to Maturity

Council's investment portfolio maturities shown graphically below were also compliant with policy requirements. All of the investments are short term to deal with liquidity and to be prepared for the demerger split.



Declaration

I hereby certify that investments listed in the report have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2021 and Council's Investment Policy.

Signed

Peter Smith
Responsible Accounting Officer

8.3.4 QUARTERLY BUDGET REVIEW STATEMENT - DECEMBER 2024

DOCUMENT NUMBER	435536
REPORTING OFFICER	Peter Smith, Interim Finance Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.1 A clear strategic direction that is delivered upon
FINANCIAL IMPLICATIONS	Increase of net operating result of \$573K predicting a \$11.2m deficit at 30 June 2025. Increase in Capital expenditure of \$641k, sourced from grants and reserves except for \$46.2k for grant jobs that require a co-contribution..
LEGISLATIVE IMPLICATIONS	Compliance with Clause 203(1) of the Local Government (General) Regulation, 2005 requires that, not later than 2 months after the end of each quarter, excluding the June quarter, the responsible accounting officer must submit a budget review statement to Council. The format of the review must be consistent with the minimum requirements contained in the Quarterly Budget Review Statement Guidelines provided by the Office of Local Government.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. December 2024 Quarterly Budget Review ↓

RECOMMENDATION

- 1. The December 2024 Quarterly Budget Review be received and noted.**
- 2. The budget variations listed in the report be adopted.**

Introduction

The purpose of this report is to present a summary of Council's financial position at the end of the quarter, and to report on progress made against the original budget adopted by Council in its 2024-25 Operational Plan. A summary of operating budget variances, together with details of capital projects expenditure, are included in the December 2024 Quarterly Budget Review documents attached to the report.

Discussion

Details of the budget variations are included in the attached report below. There have been adjustments made to the capital and operational budget to accurately reflect the expected actual

result at 30 June 2025. Council is projecting an operating deficit of 11.2m based on current figures due to the prepayment of the 2024 financial assistance grant of 5.5m in June 2024

Financial

Increase of net operating result of \$573k predicting a \$11.2m deficit at 30 June 2025. Increase in Capital expenditure of \$641k, noting this the majority of this is offset by grant and reserve funding

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

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Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Report by Responsible Accounting Officer

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

It is my opinion that the Quarterly Budget Review Statement for Cootamundra-Gundagai Regional Council for the quarter ended 31/12/24 indicates that Council's projected financial position at 30/6/25 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:



Danlian Smith
Acting - Manager Finance

Date:

Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Income & Expenses

Budget review for the quarter ended 31 December 2024

Income & expenses - Council Consolidated

(\$000's)	Original budget 2024/25	Carry Forwards	Sep QBRS	Revised budget 2024/25	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
Income								
Rates and annual charges	19,820			19,820			19,820	17,179
User charges and fees	10,227		(40)	10,187			10,187	4,295
Other revenues	679		23	702			702	531
Grants and contributions - operating	8,155		(5,537)	2,618	2,328	2.1	4,946	2,235
Grants and contributions - capital	9,382		793	10,175	573	2.2	10,748	1,465
Interest and investment revenue	1,000			1,000			1,000	769
Total income from continuing operations	49,263	-	(4,761)	44,502	2,901		47,403	26,474
Expenses								
Employee benefits and on-costs	14,012			14,012			14,012	8,095
Borrowing costs	109			109			109	44
Materials and contracts	17,815		350	18,165	2328	2.3	20,493	10,026
Depreciation and amortisation	12,500			12,500			12,500	6,250
Other expenses	1,032		(280)	752			752	514
Total expenses from continuing operations	45,468	-	70	45,538	2,328		47,866	24,929
Net operating result from continuing operations	3,795	-	(4,831)	(1,036)	573		(463)	1,545
Discontinued operations - surplus/(deficit)				-			-	
Net operating result from all operations	3,795	-	(4,831)	(1,036)	573		(463)	1,545
Net Operating Result before Capital Items	(5,587)	-	(5,624)	(11,211)	-		(11,211)	80

Cootamundra-Gundagai Regional Council

Income & expenses budget review statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	Details	
2.1	Regional Emergency Road Repair Fund (RERRF)	\$2,328,200
	TOTAL	\$2,328,200
2.2	Capital Grant Funding	\$572,896
	TOTAL	\$572,896

Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

Income & Expenses

Budget review for the quarter ended 31 December 2024

Income & expenses - General Fund

(\$000's)	Original budget 2024/25	Approved Changes		Revised budget 2024/25	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
		Carry forwards	Sep QBRS					
Income								
Rates and annual charges	14,833			14,833			14,833	14,471
User charges and fees	6,638		(40)	6,598			6,598	2,323
Other revenues	679		23	702			702	530
Grants and contributions - operating	8,155		(5,537)	2,618	2,328		4,946	2,235
Grants and contributions - capital	9,044		793	9,837	573		10,410	1,465
Interest and investment revenue	580			580			580	446
Total income from continuing operations	39,929	-	(4,761)	35,168	2,901		38,069	21,470
Expenses								
Employee benefits and on-costs	12,843			12,843			12,843	7,417
Borrowing costs	11			11			11	5
Materials and contracts	12,694		350	13,044	2,328		15,372	8,508
Depreciation and amortisation	10,882			10,882			10,882	5,441
Other expenses	1,032		(280)	752			752	514
Total expenses from continuing operations	37,462	-	70	37,532	2,328		39,860	21,885
Net operating result from continuing operations	2,467	-	(4,831)	(2,364)	573		(1,791)	(415)
Discontinued operations - surplus/(deficit)				-			-	
Net operating result from all operations	2,467	-	(4,831)	(2,364)	573		(1,791)	(415)
Net Operating Result before Capital Items	(6,577)	-	(5,624)	(12,201)	-		(12,201)	(1,880)

Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

Income & Expenses

Budget review for the quarter ended 31 December 2024

Income & expenses - Water Fund

((\$000's))	Original budget 2024/25	Carry forwards	Sep QBRS	Revised budget 2024/25	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
Income								
Rates and annual charges	1,987			1,987			1,987	1,210
User charges and fees	2,910			2,910			2,910	1,466
Other revenues	-			-			-	1
Grants and contributions - operating	-			-			-	
Grants and contributions - capital	338			338			338	
Interest and investment revenue	260			260			260	200
Total income from continuing operations	5,495	-	-	5,495	-		5,495	2,877
Expenses								
Employee benefits and on-costs	577			577			577	373
Borrowing costs	59			59			59	23
Materials and contracts	3,386			3,386			3,386	1,117
Depreciation and amortisation	568			568			568	284
Other expenses	-			-			-	
Total expenses from continuing operations	4,590	-	-	4,590	-		4,590	1,797
Net operating result from continuing operations	905	-	-	905	-		905	1,080
Discontinued operations - surplus/(deficit)				-			-	
Net operating result from all operations	905	-	-	905	-		905	1,080
Net Operating Result before Capital Items	567	-	-	567	-		567	1,080

Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

Income & Expenses

Budget review for the quarter ended 31 December 2024

Income & expenses - Sewer Fund

(\$000's)	Original budget 2024/25	Carry forwards	Sep QBRS	Revised budget 2024/25	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
Income								
Rates and annual charges	3,000			3,000			3,000	1,498
User charges and fees	679			679			679	506
Other revenues				-			-	
Grants and contributions - operating	-			-			-	
Grants and contributions - capital	-			-			-	
Interest and investment revenue	160			160			160	123
Total income from continuing operations	3,839	-	-	3,839	-		3,839	2,127
Expenses								
Employee benefits and on-costs	592			592	-		592	305
Borrowing costs	39			39			39	16
Materials and contracts	1,735			1,735			1,735	401
Depreciation and amortisation	1,050			1,050			1,050	525
Other expenses	-			-			-	
Total expenses from continuing operations	3,416	-	-	3,416	-		3,416	1,247
Net operating result from continuing operations	423	-	-	423	-		423	880
Discontinued operations - surplus/(deficit)				-			-	
Net operating result from all operations	423	-	-	423	-		423	880
Net Operating Result before Capital Items	423	-	-	423	-		423	880

Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

Capital Budget Review Statement

Budget review for the quarter ended 31 December 2024

Capital budget - Council Consolidated

(\$000's)	Original budget 2024/25	Carry forwards	Sep QBRS	Revised budget 2024/25	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
Capital expenditure								
- Plant & equipment	2,650	808	34	3,492			3,492	1583
- Land & buildings	721	1,172	642	2,535	4	3.1	2,539	774
- Roads, bridges, footpaths	9,333	825	(2,163)	7,995	406	3.2	8,401	2070
- Waste Network	720			720			720	185
- Stormwater Drainage	-			-			-	
- Open Space and Recreational	524	470	671	1,665	232	3.3	1,897	622
- Water Network Infrastructure	3,240	1,038		4,278			4,278	753
- Sewer Network Infrastructure	4,578	292	(1,167)	3,703			3,703	503
Loan repayments (principal)	1,145			1,145			1,145	568
Total capital expenditure	22,911	4,605	(1,983)	25,533	641		26,174	7,058
Capital funding								
Rates & other untied funding	2,403	150	14	2,567	46		2,613	
Capital grants & contributions	9,082	2,442	(1,618)	9,906	573		10,479	1,465
Reserves:								
- External restrictions/reserves	8,801	992	(1,136)	8,657			8,657	4,010
- Internal restrictions/reserves	2,625	1,021	757	4,403	22		4,425	1,583
Receipts from sale of assets								
- Plant & equipment	-			-			-	
- Land & buildings	-			-			-	
Total capital funding	22,911	4,605	(1,983)	25,533	641		26,174	7,058
Net capital funding - surplus/(deficit)	-	-	-	-	-		-	-

Cootamundra-Gundagai Regional Council

Capital budget review statement**Recommended changes to revised budget**

Budget variations being recommended include the following material items:

Notes	Details	
3.1	Cootamundra Pool - Replacement Dosing System	\$40,000
	Building Capital - Cootamundra	-\$40,000
	Muttama Memorial Hall - Community War Memorial Grant Work	\$13,596
	Buildings - Capital Budget Only	-\$10,000
	TOTAL	\$3,596
3.2	Ursula Street Kerb Replacement, Hurley to Southee Circle (LRCI R	\$130,000
	Bus Shelters Cootamundra - Country Passenger Transport Infrastr	\$44,500
	(Above work orders grant funded adjustments)	
	FMP/0057 - Cootamundra flood warning system review	\$88,000
	FMP/0058 - Cootamundra Turf Club Detention Basin and McGowa	\$143,000
	(Above work orders part grant funded adjustments - council co-contribution 20%)	
	Footpath Replacement - Thompson St	\$15,000
	Footpath - Morris St, Cooper to Sutton, Sacred Heart Cootamundra	\$30,000
	Mackey St Drainage Investigation - Phase 1	\$30,000
	Gundagai Road Berthong St Corner Safety Upgrade Investigation	\$30,000
	Florence Gardens Concrete Open Drains Investigation - Phase 1	\$30,000
	Cootamundra Roads - Capital Works Budget	-\$135,000
	Gravel Resheeting - Long Tunnel Rd	\$40,000
	Gravel Resheeting - Coggans Rd	\$139,000
	Gravel Resheeting - Bundarbo Rd	\$130,000
	2024-2025 Reseal - Muttama Rd Ch 7.31-8.31	\$33,750
	2024-2025 Reseal - Edwardstown Rd Ch 4.78-5.88	\$49,500
	2024-2025 Reseal - Nangus Rd	\$45,000
	2024-2025 Reseal - Coolac Rd Ch 0-2	\$135,000
	2024-2025 Reseal - Wee Jasper Rd Ch 5.09-6.75	\$74,700
	2024-2025 Reseal - Burra Rd Shoulders	\$105,600
	2024-2025 Reseal - Burra Rd Ch 6.47-7.32	\$40,500
	2024-2025 Reseal - Burra Rd Ch 5.47-6.47	\$48,000
	2024-2025 Reseal - O'Briens Rd Ch 0-1.13	\$48,307
	2024-2025 Reseal - Happy Valley Rd Ch 0.1-1.11	\$41,662
	2024-2025 Reseal - Darbalara Rd Ch 6.08-7.08	\$43,500
	2024-2025 Reseal - Darbalara Rd Ch 5.08-6.08	\$45,750
	2024-2025 Reseal - Three Ways Rd Ch 5.58-6.71	\$51,697
	Gundagai Roads - Capital Works Budget	-\$1,071,966
	TOTAL	\$405,500
3.3	Bradman Birthplace Painting and fence	\$22,000
	(Funded from reserve)	
	Muttama Creek Master Plan	\$210,000
	(Above are new grant funded projects)	
	TOTAL	\$232,000

Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

Cash & investments budget review statement

Budget review for the quarter ended 31 December 2024

Cash & investments - Council Consolidated

(\$000's)	Original budget 2024/25	Approved changes		Revised budget 2024/25	Variations for this Dec Qtr		Projected year end result	Actual YTD figures
		Carry forwards	Sep QBRS			Notes		
Externally restricted ⁽¹⁾								
- Domestic Waste Management	1,684		(242)	1,442			1,442	1,074
- Water Fund	5,151	(292)		4,859			4,859	7,306
- Sewer Fund	1,018	(699)	1,167	1,486			1,486	5,292
- Stormwater Management	646		(31)	615			615	453
- Developer Contributions - General	2,250			2,250			2,250	1,360
- Specific Purpose Unexpended Grants - General Fund	3,000			3,000			3,000	4,169
Total externally restricted	13,749	(991)	894	13,652	-		13,652	19,654
(1) Funds that must be spent for a specific purpose								
Internally restricted ⁽²⁾								
- Cootamundra Aerodrome	166			166			166	166
- Bradmans Birthplace	94			94	-	22 4.1	72	94
- Cootamundra Caravan Park	180			180			180	208
- Development - Land & Buildings	1,792	544	(180)	2,156			2,156	1,767
- Employee Leave Entitlements	1,800			1,800			1,800	1,799
- Quarries & Pit Restoration	500			500			500	365
- Heritage Centre	28			28			28	28
- Plant Replacement	2,500	(808)		1,692			1,692	2,938
- Bangus	650	-	(335)				-	477
- Cemetery	189	(77)		112			112	103
- Southern Phone	516	(70)		446			446	586
- Waste Management	1,000			1,000			1,000	500
Total internally restricted	9,415	(411)	(515)	8,174	(22)		8,152	9,031
(2) Funds that Council has earmarked for a specific purpose								
Unrestricted (ie. available after the above Restrictions)	(326)	1,402	(379)	697	22		1,034	3,532
Total Cash & investments	22,838			22,838			22,838	32,217

Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Cash & Investments Budget Review Statement

Investments

Investments have been invested in accordance with Council's Investment Policy.

Cash

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 31/12/24

The YTD cash & investment figure reconciles to the actual balances held as follows:

\$ 000's

Cash at Bank (as per bank statements)	4,059
Investments on Hand	27,000

less: unpresented cheques	(Timing Difference)	1,264
add: undeposited funds	(Timing Difference)	(106)
less: receipts not yet updated	(Timing Difference)	-

Reconciled cash at bank & investments	32,217
--	---------------

Balance as per Review Statement:	32,217
---	---------------

Difference:	-
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Recommended changes to revised budget

Budget variations being recommended include the following material items:

- 4.1 Bradman Birthplace Fence and Painting - additional works required.



Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 31 December 2024

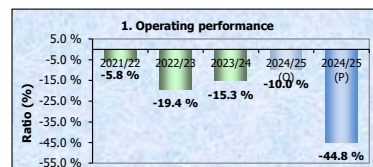
(\$000's)	Current projection		Original budget 24/25	Actuals prior periods	
	Amounts 24/25	Indicator 24/25		23/24	22/23

NSW local government industry key performance indicators (OLG):

1. Operating performance

Operating revenue (excl. capital) - operating expenses	-11211	-44.8 %	-10.0 %	-15.3 %	-19.4 %
Operating revenue (excl. capital grants & contributions)	25009				

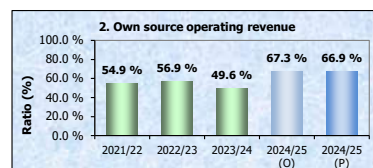
This ratio measures Council's achievement of containing operating expenditure within operating revenue.



2. Own source operating revenue

Operating revenue (excl. ALL grants & contributions)	31709	66.9 %	67.3 %	49.6 %	56.9 %
Total Operating revenue (incl. capital grants & cont)	47402.9				

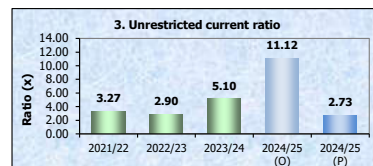
This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions.



3. Unrestricted current ratio

Current assets less all external restrictions	12563	2.73	11.12	5.10	2.90
Current liabilities less specific purpose liabilities	4596				

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.

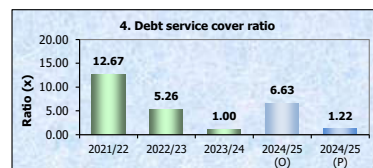


NSW local government industry key performance indicators (OLG):

4. Debt service cover ratio

Operating result before interest & dep. exp (EBITDA)	1398	1.22	6.63	1.00	5.26
Principal repayments + borrowing interest costs	1145				

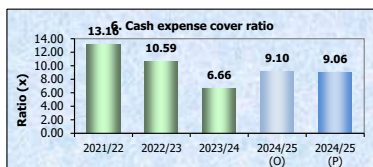
This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.



6. Cash expense cover ratio

Current year's cash & cash equivalents (incl. term deposits)	22838	9.06	9.10	6.66	10.59
Operating & financing activities cash flow payments	2520				

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.



Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

Contracts budget review statement

Budget review for the quarter ended 31 December 2024

Part A - Contracts listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract value	Start date	Completion date	Budgeted (Y/N)	Notes
N/A						

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

Cootamundra-Gundagai Regional Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24**Consultancy & legal expenses budget review statement**

Consultancy & legal expenses overview

Expense	YTD expenditure (actual dollars)	Budgeted (Y/N)
Consultancies	7,328	Y
Legal Fees	28,131	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Expenditure included in the above YTD figure but not budgeted includes:

Details

N/A

8.4 SUSTAINABLE DEVELOPMENT

8.4.1 DRAFT GUNDAGAI HOUSING AND EMPLOYMENT LAND STRATEGY TO GO ON PUBLIC EXHIBITION

DOCUMENT NUMBER	435488
REPORTING OFFICER	Craig Perrin, Town Planner
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	2. A region for the future 2.3 A region that can accommodate and support strategic growth
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	<ol style="list-style-type: none"> 1. Background Report - Gundagai Housing and Employment Strategy ↓ 2. Draft Strategy - Gundagai Housing and employmeny Strategy ↓

RECOMMENDATION

That:

1. Council endorse the draft Gundagai Housing and Employment Strategy for the purpose of public exhibition.
2. A further report be presented to Council following the conclusion of the public consultation period, detailing the outcomes of community consultation and presenting the final Gundagai Housing and Employment Strategy for formal adoption.

Introduction

Council has engaged Habit Planning Pty Ltd to assist in the preparation of the **Gundagai Housing and Employment Strategy** - a strategic document designed to guide land use planning and future amendments to the Gundagai Local Environmental Plan (LEP). These amendments may include updates to land zonings, land use tables and minimum lot size provisions.

The draft Strategy is presented to Council prior to being placed on public exhibition. Public consultation is expected to be conducted on Thursday 1 May 2025, providing residents and stakeholders with an opportunity to review the document and offer feedback. As part of this process, the consultant will also facilitate dedicated workshops with both community members and Councillors to review and further refine the document, ensuring broad engagement before finalising the strategy for Council adoption.

Once adopted, this Strategy will supersede the *Local Environmental Profile and Planning Strategy 2008*, originally commissioned by the former Gundagai Shire Council. That earlier document informed the development of the *Gundagai Local Environmental Plan (LEP) 2011*, which was the first LEP for Gundagai to meet the requirements of the *Standard Instrument-Principal Local Environmental Plan (2006 EPI 155a)*.

Council has already adopted the *Cootamundra 2050 Strategy*, and a Cootamundra Land Use Strategy will be developed following the completion of the Gundagai Strategy. The Final Gundagai Housing and Employment Strategy is anticipated to be finalised in June 2025.

Discussion

The accompanying Gundagai Housing and Employment Land Strategy Background Report provides a comprehensive analysis of the demographic, environmental, and policy context shaping land use planning in Gundagai, NSW.

Prepared for the Cootamundra-Gundagai Regional Council, the report identifies key challenges and opportunities for future development. It highlights the need for adaptive and progressive planning responses to issues such as shifting population dynamics, housing supply and diversity, and resilience to climate change.

The background report serves as the research-driven foundation for consultation with the community and government agencies. It will inform the development of the final **Gundagai Housing and Employment Land Strategy**, which will guide long-term land use planning in the area.

Key themes and findings from the report include:

- **Demographic Shifts:** Gundagai population is stable but ageing, with younger residents leaving for education and work opportunities. Current housing is dominated by detached dwellings, which do not align with the needs of smaller households, older residents, and more vulnerable community members. This mismatch points to a need for greater housing diversity.
- **Affordability Pressures:** Like many regional areas, Gundagai has experienced post-pandemic housing price increases, creating affordability issues for both homebuyers and renters. There is a need for more diverse and affordable housing options that can meet the changing needs of the community.
- **Employment and Land Use:** The report notes the importance of ensuring access to adequately serviced industrial land to support local businesses and employment opportunities. Gundagai's location along major transport routes present strong potential for growth in freight and tourism sectors. Balancing residential and industrial land uses is essential to avoid land use conflicts and ensure opportunities for economic development.
- **Environmental Constraints and climate Resilience:** Key environmental challenges include flood risk from the Murrumbidgee River and Jones Creek, as well as increasing bushfire risks due to climate change. The report emphasises the need for careful planning to avoid high-risk areas to incorporate sustainable, climate-resilient design into future developments.

The Gundagai Housing and Employment Strategy document will be a critical planning tool for guiding Gundagai's future growth. The Background Report positions Gundagai as a town in transition, requiring strategic planning to respond to demographic, economic and environmental changes. The upcoming community and stakeholder consultation will play a critical role in shaping a final strategy that reflects the needs and aspirations of Gundagai's residents and businesses.

Land strategies for both Gundagai and Cootamundra townships are required, regardless of the outcome of the Minister's pending demerger decision.

Financial

Funding for the Gundagai Housing and Employment Land Strategy has been sourced from unspent Council merger funds, originally allocated for projects aiming at improving Council's LEP. A subsequent land strategy for Cootamundra will also be financed from these remaining merger money.

OLG 23a Guideline consideration

Does not conflict with guidelines.

habitat

Gundagai Housing and Employment Land Strategy
Background Report

MARCH 2025

Prepared for Cootamundra-Gundagai Regional Council

Contact

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Project Number 24341

Document Control			
REVISION NO	DATE OF ISSUE	AUTHOR	APPROVED
DRAFT	24/02/2025	AM	

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Executive Summary

This background report serves as the research led foundation for community and government agency consultation on land use planning issues in the town of Gundagai, within the Cootamundra-Gundagai Local Government Area. The report identifies Gundagai as a changing place and emphasises the importance of addressing demographic shifts, housing demands, climate change considerations, employment and housing relationships, affordability concerns, and the impacts of seasonal and temporary workforces.

It is a place defined by its physical and environmental constraints as much as its demographic ones.

The demographic composition of Gundagai is undergoing changes, with a stable population that has the potential for growth through temporary and seasonal workers. Notably, there is a shift towards an aging population, requiring specific attention to their unique needs. Other vulnerable community groups identified include low-income individuals dependent on Commonwealth assistance, migrant groups, and Aboriginal and Torres Strait Islanders.

There is a mismatch between the existing housing stock, predominantly consisting of larger separate dwellings, and the evolving needs of the population. To address this, it is crucial to develop diverse housing options that align with the community's composition and promote more efficient land use patterns.

Climate change considerations are of utmost importance, and the report stresses the need for conversations at all levels of the community and government regarding land use planning. Such discussions can lead to informed choices that help avoid and mitigate the effects of climate change.

Housing affordability is a growing concern in Gundagai, mirroring regional and nationwide trends.

The COVID-19 pandemic has contributed to regional housing price increases, rising construction costs, and workforce instability. These factors highlight the need to adapt land use planning strategies to ensure the long-term resilience of Gundagai.

The Gundagai Land Use Strategy will look at the strategic advantage of Gundagai's proximity to the national road transport network.

By aligning community expectations and vision with the objectives of the Strategy, land use planning in Gundagai can address housing provision and affordability, access to amenities, and employment opportunities. This report underscores the evolving nature of Gundagai LGA and the necessity for proactive strategic planning to foster a sustainable and prosperous future for the community.

1. Introduction

This Background Report is a foundational document prepared to inform the Gundagai Housing and Employment Zone Strategy, complying with the NSW Government *Local Housing Strategy Guideline*.

The Strategy will build upon the *Cootamundra-Gundagai Council Local Strategic Planning Statement 2020* and will direct a process for review and any relevant updates to the Gundagai Local Environmental Plan 2010 ("the LEP"), local strategies and policies.

1.1. Purpose

The purpose of the Background Report is to summarise the key demographic issues, environmental and physical constraints, policy context and opportunities and constraints. It sets out a sound technical base from which the detailed Strategy and recommendations will be developed. This sets the background context, key issues, and framework for the rest of the Strategy.

The Background Report will also identify the key planning issues that need to be addressed in formulating a subsequent Strategy and ultimately updates to the LEP.

This document is also a basis for community and government agency consultation and is intended to act as a catalyst for debate and information sharing on planning issues. It will be reviewed and finalised following the completion of the consultative phase of the process.

1.1.1. Study Area

The Study Area for this Strategy is the town of Gundagai, the southernmost town in the Cootamundra-Gundagai Regional LGA.

Gundagai's zoned urban area is approximately 9km², on either side of the Murrumbidgee River, Mount Parnassus, a large foothill to the north-east of the town and the Hume Highway.

By road, Gundagai is approximately 166km north west of Canberra, 374km south west of Sydney and 500 kilometres north of Melbourne. Nearby regional centres include Wagga Wagga and Albury.

Cootamundra Gundagai Urban Centres and Village

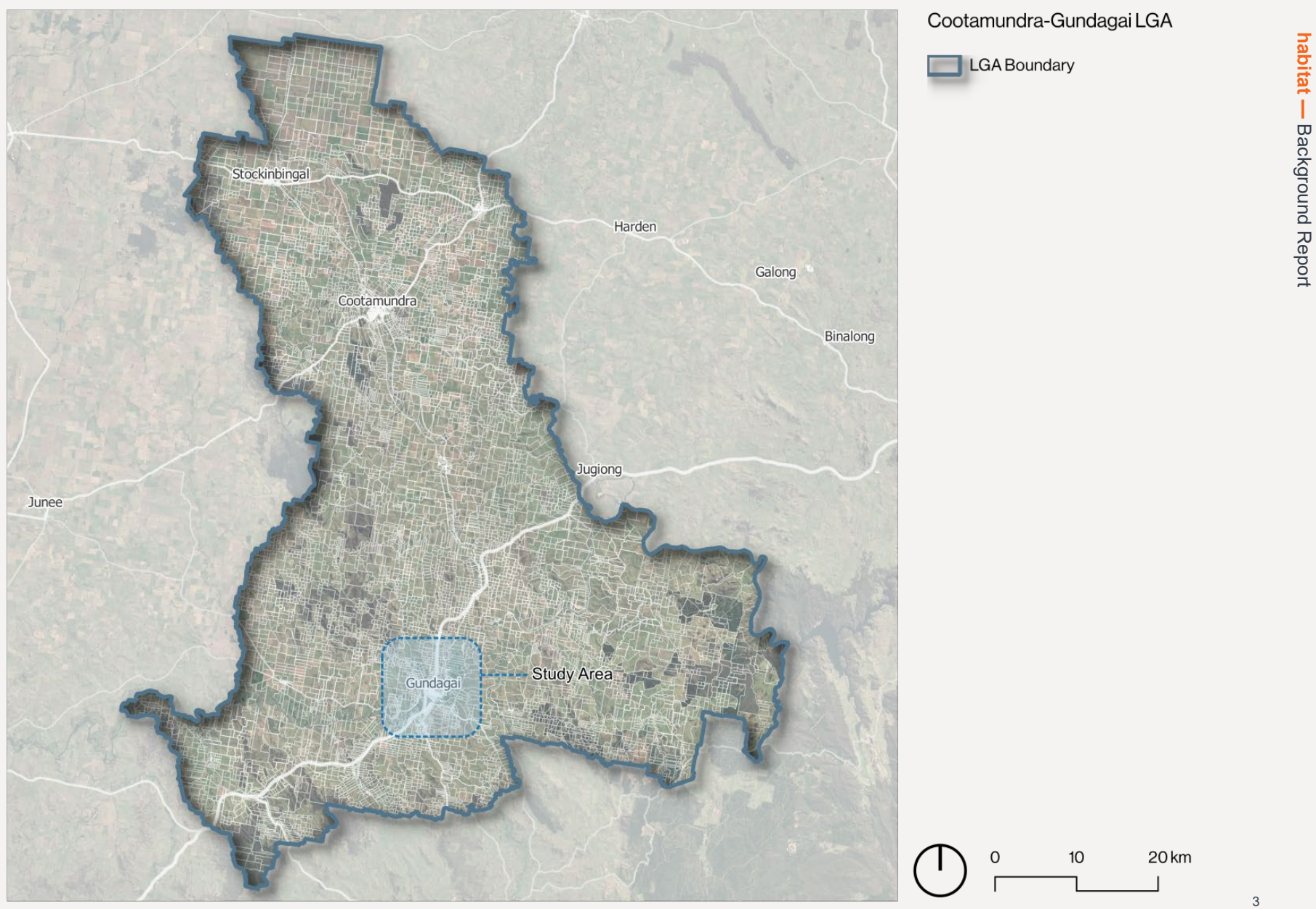
Towns

- Cootamundra
- Gundagai

Villages

- Stockinbingal
- Coolac
- Wallendbeen
- Nangus
- Tumblong
- Muttama
- Adjungbilly

Rural Lands





1.1.2. Riverina Murray Region

For the purposes of land use planning and administration, regional NSW is split into nine planning regions. Cootamundra Gundagai LGA is situated in the Riverina Murray region.

It includes the local government areas (LGAs) of Albury, Berrigan, Bland, Carrathool, Coolamon, **Cootamundra-Gundagai**, Edward River, Federation, Greater Hume, Griffith, Hay, Junee, Leeton, Lockhart, Murray River, Murrumbidgee, Narrandera, Snowy Valleys, Temora and Wagga Wagga.

The Riverina Murray comprises diverse natural environments, bioregions and is defined by the extensive waterways and river systems, including the Lachlan, Murrumbidgee and Murray Rivers.

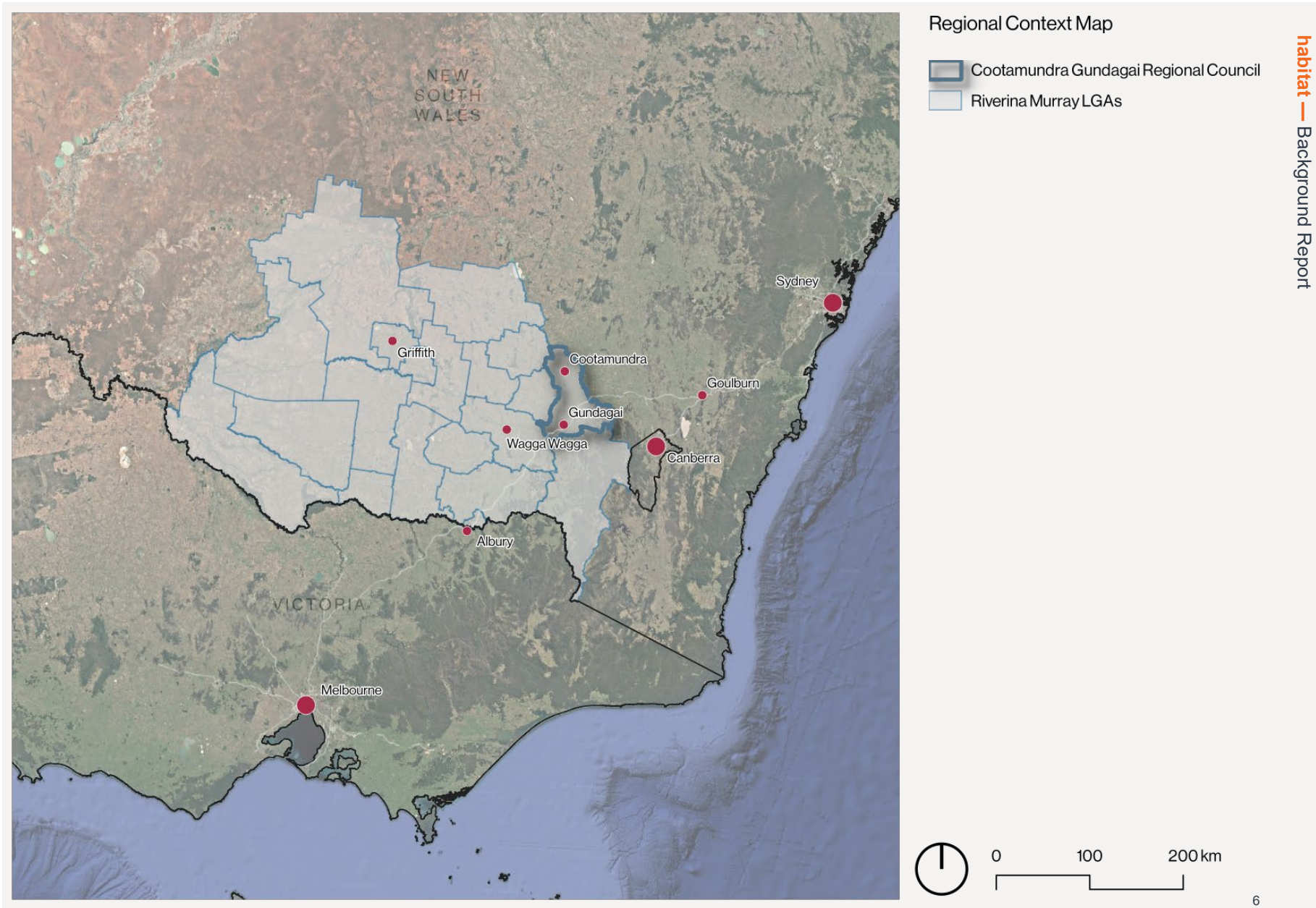
Consideration of the policies set out in the Riverina Murray 2041 strategic plan contained within section 2.2.1 of this report.

A diversified economy founded on Australia's food bowl, iconic waterways and a network of vibrant connected communities

The Riverina Murray's environment – including major rivers, waterways and wetlands – are protected and managed for the ongoing enjoyment of residents and visitors. Adaptation and resilience to a changing climate and natural hazards has made the region a renowned leader in sustainable and equitable water management for industries, communities and the environment.

The region is connected, attractive, healthy, safe and prosperous. Regional places have a strong sense of community identity, resilience and respect for Country. People can access a range of jobs, housing, events, festivals, education, health, recreational and other community services, all within beautiful natural and rural environments. The region is a major freight and transport distribution hub with investment in essential infrastructure generating more efficient and higher capacity freight routes, better access to air and sea ports, competitive freight costs and higher regional productivity.

-Murray Riverina Regional Plan 2041 - Vision



1.2. Objectives

Land use planning is one of the structures that underpins a thriving community. It encompasses strategic, regulatory and spatial frameworks for the way we interact with our living and built environment.

At a broad level, the objective of the background report is to assess the current land use planning environment in regards to housing, balancing demographic research and forecasts with the aims of the community, giving consideration to:

- Policy Settings
- Environment and Climate Change
- Social structures
- The local economy, industry and employment
- Tourism
- Education
- Housing
- Health and amenity
- Cultural and Built Heritage

This will be achieved by:

- Understanding and analysing the context of Cootamundra-Gundagai LGA's current planning framework.
- Identifying the key demographic themes to address.
- Identifying opportunities for future innovation and growth.
- Establishing the principles to guide a housing strategy and any future planning proposals.

1.3. Methodology and Structure

The development of a Housing Strategy is expert led and collaborative, with key input from the community and key stakeholders, Council and a planning consultant team.

It will be informed by the outcomes of this Background Report, strategies developed by Council, community consultation and an iterative development and feedback schedule which will work to refine the final outcomes. At key milestones throughout its development, the project will be publicly exhibited, and submitted to the NSW State Government for review.

1.3.1. Information Sources

This Background Report has been informed by a wide range of resources and data sets, to accurately reflect Gundagai, its community and establish them in a contemporary planning context.

Information for the purposes of the report has been obtained from a wide range of sources including:

- NSW State Environmental Planning Policies
- NSW Environmental Planning and Assessment Act (1979)
- State Environmental Planning Policy (SEPPs)
- Riverina Murray Regional Plan 2041
- Cootamundra Gundagai Local Strategic Planning Statement (LSPS)
- Cootamundra Gundagai Community Strategic Plan (CSP)
- Gundagai Local Environmental Plan (2011)
- Cootamundra Development Control Plan
- NSW Department of Planning, Housing and Infrastructure
- NSW Department of Communities and Justice
- NSW Department of Primary Industries
- NSW Department of Climate Change, Energy, the Environment and Water
- Australian Bureau of Statistics
- Informed Decisions
- Regional Development Australia
- Regional Institute Australia
- CoreLogic

2. Statutory & Strategic Policy Context

Local strategies, policies and legislation are informed and governed by policies and strategies at State and Local levels. This section will review relevant policy and legislative documents, informing the Strategy.

2.1.1. Strategic Planning Line of Sight

To ensure consistency across different levels of government, geography and community, strategic planning policies in NSW should fit into a “Line of Sight”.

Conceptually, lines can be drawn between the different scales of policy, and the rationale of any document should be clearly understood and contextualised within the broader framework.

The Gundagai Land Use Strategy will fit between the Local and Site specific, informed by broader global and national outlooks, State and Regional policy on one side and the local conditions on the other.

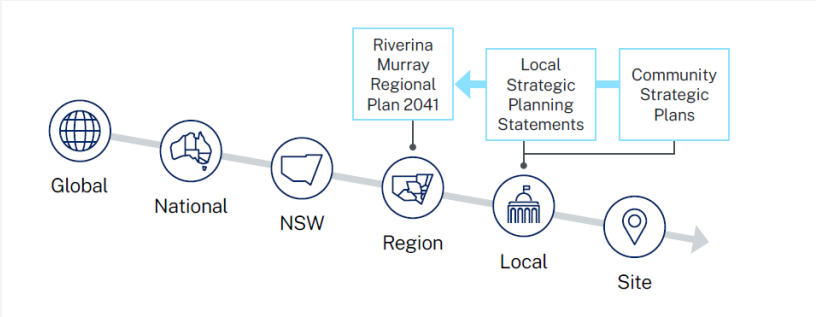


Figure 1 - Strategic Planning Line of Sight

2.1.2. State

The State planning context is provided by way of legislation, policies, directions (both under the EP&A Act and at a more general level) as well as guidelines and practice notes.

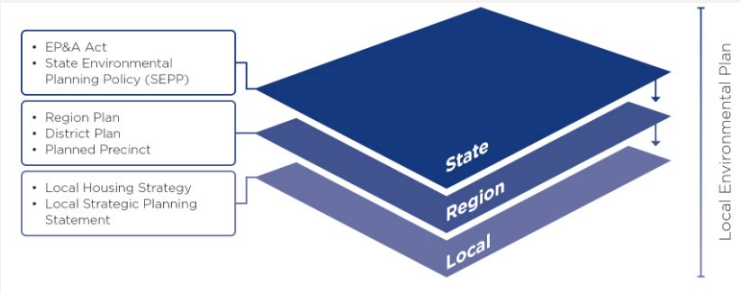


Figure 2 - LEP Application (NSW Dept of Planning and Environment)

2.1.3. Legislation

The principal planning legislation in NSW is the Environmental Planning and Assessment Act 1979 (EP&A Act), the objectives of which are:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *to promote the orderly and economic use and development of land,*
- (d) *to promote the delivery and maintenance of affordable housing,*
- (e) *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *to provide increased opportunity for community participation in environmental planning and assessment.*

Any planning document, statutory or otherwise, needs to be consistent with these objectives.

Crown Land Management Act

The Crown Land Management Act 2016 (NSW), sets out:

- (a) *to provide for the ownership, use and management of the Crown land of New South Wales, and*
- (b) *to provide clarity concerning the law applicable to Crown land, and*
- (c) *to require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land, and*
- (d) *to provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of New South Wales, and*
- (e) *to facilitate the use of Crown land by the Aboriginal people of New South Wales because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land, and*
- (f) *to provide for the management of Crown land having regard to the principles of Crown land management.*

Council is responsible for the principled management of some Crown land reserves, particularly to protect and maintain the environment and natural resources of the land, to enhance its public use and enjoyment in a sustainable way.

Biodiversity and Land Management

The *Biodiversity Conservation Act 2016* ("the BC Act") is the principal legislation that identified and protects threatened species and threatened ecological communities in NSW. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

The *Local Land Services Act 2013* (LLS Act) operates alongside the BC Act and regulates the clearing of native vegetation on rural land when the activity is permitted without Council consent.

The *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (formerly known as the *State Environmental Planning Policy – Vegetation in Non-Rural Areas 2017*) regulates the clearing of native vegetation in non-rural zones across the state, where clearing does not otherwise require development consent under the Environmental Planning and Assessment Act.

Heritage

The *Heritage Act 1977* contains provisions to ensure that environmental heritage is properly identified and conserved. The Heritage Act established the Heritage Council of NSW, which makes recommendations to the Minister about whether to make conservation orders over places.

A heritage item that is protected by a conservation order cannot be demolished, redeveloped or altered without permission from the Heritage Council. The Heritage Act is used to protect buildings, relics, works or places.

Cultural Heritage

The protection and management of Aboriginal cultural heritage in NSW is administered via the National Parks and Wildlife Act 1974 ("the NPW Act") and managed jointly by Heritage NSW and the Department of Planning and Environment (DPE). Part 6 of the NPW Act provides specific protection for Aboriginal objects and declared Aboriginal places by establishing offences of harm, which includes destroying, defacing or damaging an Aboriginal object or place, or moving an Aboriginal object from the land.

Some items of Aboriginal cultural heritage value are also afforded protection via listings in the State Heritage Register under the Heritage Act 1977.

Water Resources

The *Water Management Act 2000* ("the WMA Act") provides for the integrated and sustainable management of the State's waters. The principles and objectives of the Act are to provide for:

- improved environmental health;
- shared government and community responsibility; and
- greater economic benefits for individuals and communities.

Water Management Plans are now to become statutory plans, i.e. plans with a legal standing. Plans can be developed on any aspect of water management – such as water sharing, environmental protection, drainage management and floodplain management – for a proclaimed water management area.

The *Fisheries Management Act 1994* is relevant for consideration in areas where development is proposed along watercourses, such as the Murray River and associated waterways, as well as the use of the water for recreational purposes.

Environmental protection

The *Protection of the Environment Operations Act 1997* (PEO Act) commenced in 1999 and consolidated existing environment protection legislation as well as focusing on environmental management and strengthening the powers of authorities.

2.1.4. Ministerial Directions

Section 9.1 of the EP&A Act allows the Minister for Planning to give directions to councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of draft LEPs

Whilst it is not mandatory to address these directions during preparation of strategic documentation, it is considered appropriate to ensure that any recommendations made throughout the project have proper consideration for the directions.

Any relevant Ministerial Directions will be addressed in detail at the time of preparation of recommendations for land use changes in Cootamundra-Gundagai Council.

2.1.5. NSW State Environmental Planning Policy

State Environmental Planning Policies (SEPPs) are guidelines and controls relating to specific issues significant to the State. Commencing in March 2022, the 45 existing SEPPs were consolidated into new “thematic” SEPPs. The following are applicable to the Cootamundra-Gundagai LGA.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022

2.1.6. State Plans

NSW State Plan 2011-2021

In planning for their community's future, councils must give due regard to other existing strategic plans including the NSW State Plan and relevant regional plans in order to identify issues that may affect the local area.

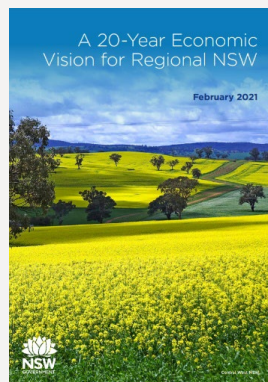
NSW 2021 is a ten year plan for NSW focussed on rebuilding the economy, providing quality services, renovating infrastructure, restoring government accountability and strengthening local government and communities.



A 20-Year Economic Vision for Regional NSW

The NSW Government first released A 20 Year Economic Vision for Regional NSW in July 2018 to set out the Government's priorities and plans to achieve long-term social and economic success for regional communities across the state. The Plan was reviewed and refreshed in 2021 following a number of natural and health emergency events that impacted the State and the region.

Cootamundra-Gundagai LGA is within the 'Inland' regional economy of NSW and specifically within the 'Murray' region, as defined by the Plan.



Future Transport 2056

Under the banner of Future Transport 2056, the NSW Government has prepared the *Regional NSW Services and Infrastructure Plan*, ("the Transport Plan") to guide infrastructure investment for the next 30-40 years. This includes the high-level objectives for the Riverina Murray Region

- Upgrade of Sturt Highway and Kidman Way
- Seamless cross-border travel to Victoria
- Rail and road connections to Inland Rail



NSW Right to Farm Policy 2015

The NSW right to farm policy relates to a desire by farmers to undertake lawful agricultural practices without conflict or interference arising from complaints from neighbours and other land users.

- Reinforcing rights and responsibilities
- Establishing a baseline and ongoing monitoring and evaluation of land use conflicts
- Strengthening land use planning » ensuring ongoing reviews of relevant environmental planning instruments include consideration of options to ensure best land use outcomes and to minimise conflicts
- Improving education and awareness on management of land use conflicts » considering potential future legislative options, should additional Government intervention be required.



Better Placed

Better Placed has been developed by the Government Architect to deliver the strategic approach needed to ensure that as our cities and towns grow bigger they get even better. It responds to the concerns of communities and those involved in the development of our built environments about the impact of poor design but also defines how we can make the most of the opportunities that will arise as we develop new spaces and places.

Urban Design for Regional NSW



The Urban Design Guide for Regional NSW has been prepared specifically for regional NSW and provides guidance for creating healthy built environments. The guide recognises and celebrates the diversity of urban environments, natural landscapes, climates and communities that exist across this vast area.

It also acknowledges that the unique conditions are being challenged by external factors such as climate which impacts the communities and natural environment. The Guide plays a role to assist in developing sustainable approaches to mitigate these impacts.

The guide plays an important role in implementing the nine Regional Plans for NSW by responding to actions to prepare regional urban design guidelines for planning, designing and developing healthy built environments. The Guide also builds on the seven design objectives of Better Placed.

The preparation of the guide has been a collaboration between the Government Architect NSW and the Department of Planning, Industry, and Environment, and has been informed by a survey of councils in regional NSW issued in late 2017.

Design Guide for Heritage

The Design Guide for Heritage offers a resource to help ensure we have good design in heritage places. This is a shared responsibility, with many shared benefits. This guide will assist owners, architects, consultants and builders who are working on the buildings, sites and precincts that contribute to our heritage. It will help government, organisations and members of the community to understand the value and opportunity in our existing built environment and outlines the steps to ensure that our heritage places are conserved, maintained and enhanced through good design.

Developed as a collaboration between the Government Architect NSW and the Heritage Council of NSW, the guide draws on earlier publications developed by the Australian Institute of Architects NSW Chapter and Heritage Council of NSW. This guide incorporates material from the previous documents, and supplements them with further information.

Draft Greener Places Design Guide



The Draft Greener Places Design Guide, produced by the NSW Government Architect, provides information on how to design, plan and implement green infrastructure in urban areas throughout NSW. The draft guide provides strategies, performance criteria and recommendations to assist planning authorities, and design and development communities to deliver green infrastructure.

2.2. Regional

The regional planning context is provided by way of relevant regional environmental plans, regional authorities and neighbouring LGA's.

The strategic planning framework for NSW has been broken down into District Plans relating to greater Sydney and Regional Plans which cover the remainder of the state.

2.2.1. Riverina Murray Regional Plan 2041

Cootamundra-Gundagai Regional LGA is included in the Riverina-Murray Region and is within the Riverina-Murray Regional Plan 2041 ("the Regional Plan").

The Regional Plan is the overarching guide to land use planning in the area. Divided into three parts (Environment, Communities and Places, Economy), the Regional Plan contains 18 Objectives, related strategies and actions.

While most of the directions and actions have some relevance to this Strategy, the most instructive have been listed here.



Part 1 - Environment

Objective 1 – Protect, connect and enhance biodiversity throughout the region

Strategy 1.1

Strategic and statutory planning will:

- identify the broad biodiversity attributes/values of zoned and/or strategy-identified urban investigation areas
- identify existing zoned urban areas that may be difficult to develop due to biodiversity values
- protect high environmental value land through conservation zones and conservation agreements
- ensure land uses adjacent to high environmental value land and land containing regional and locally significant corridors are compatible with conservation outcomes or have adequate buffers to separate incompatible land uses
- integrate biodiversity values into new and existing developments through water sensitive urban design, green infrastructure and walking and cycling networks
- consider biodiversity certification for precinct-scale developments and rezonings
- review and update biodiversity mapping and best practice provisions in the LEP.

Objective 2 - Manage development impacts within riverine environments

Strategy 2.1

Strategic and statutory planning for riverine environments will be consistent with the department's waterfront development guidelines to:

- ensure adequate building and development setbacks from waterways to accommodate natural river processes and reduce the need for future hazard protection
- take account of natural hazards, including flooding and climate change
- ensure nearby land use intensification is sympathetic to riverine land values
- encourage opportunities for restoration of biodiversity values and strengthening landscape linkages
- integrate riverine land into new and existing developments through water sensitive urban design, cool green cities and walking and cycling networks.

Objective 3 – Increase natural hazard resilience

Strategy 3.1

Strategic and statutory planning will:

- be consistent with applicable NSW policies or guidelines
- take a risk-based approach that uses best available evidence in consultation with the NSW Government, emergency service providers, local emergency management committees and bush fire risk management committees
- ensure new development is located in a way that is commensurate to the risks of unacceptable bushfire, salinity and flooding
- encourage opportunities for co-location of compatible land uses such as open spaces, biodiversity conservation areas and nature-based visitor economy developments in high hazard risk locations
- design communities that:
 - provide public spaces that build community cohesion and interaction
 - include green infrastructure networks at precinct and landscape scales to help avoid hazards such as the urban heat island effect and exposure to air pollution
- provide easy to understand information to increase public awareness of potential natural hazard risks and climate change impacts when consulting on possible future developments.

Part 2 – Communities and places

Objective 4 – Support Aboriginal aspirations through land use planning

The land and environment are deeply entwined with Aboriginal culture and Aboriginal people's connection to Country.

“...strategic planning needs to reflect aspirations of Aboriginal people for Aboriginal land to aid progression through statutory planning processes such as rezonings and development approvals.

Collaboration Activity 4

The department will work with LALCs, native title holders, councils, the Commonwealth Government and state agencies to better reflect Aboriginal aspirations in plans by:

- involving LALCs and native title holders in strategic planning and improving consultation processes
- incorporating Aboriginal knowledge into planning considerations and decisions
- providing planning information to Aboriginal people to prioritise unresolved Aboriginal land claims on Crown land
- coordinating initiatives to improve cultural and economic opportunities associated with water resources.

Objective 5 - Ensure housing supply, diversity, affordability and resilience

Strategy 5.1

Councils are required to prepare local housing strategies (standalone or included in other strategic work) that will:

- identify the drivers of housing need
- analyse constraints and opportunities to the provision of housing
- identify future housing needs
- identify opportunities or initiatives to provide more resilient housing that responds to hazards and climate change
- identify the preferred type and location of housing
- identify the staging and release of new housing

- commit to timely and orderly provision of infrastructure to service housing and future populations.

Strategy 5.2

Councils should consider local affordable housing needs, either separately or as part of a local housing strategy, to identify potential community, council and State government solutions and actions that could support low-income renters and purchasers.

Strategy 5.3

New urban development will:

- avoid constraints and hazards
- minimise land use conflict with other uses, including agricultural land, freight corridors, industrial uses, and energy developments and corridors
- protect sensitive land uses from sources of air pollution such as major roads, freight routes, and railway lines, using appropriate development controls and design solutions
- protect areas of high environmental value and, ideally, avoid removal
- be integrated with existing urban areas
- provide a variety of housing that reflects community need
- integrate land use and transport planning, including outcomes that support public and active transport opportunities
- protect the viability of city and town centres
- protect and enhance local character
- consider access to existing, or provide new, services and infrastructure as an area is developed
- be designed to support walking and cycle-friendly neighbourhoods and connect to existing active transport networks
- accord with staging and release plans.

Objective 6 – Support housing in regional cities and their sub-regions

Strategy 6.1

Strategic and statutory planning for the regional cities will aim to:

- coordinate appropriate urban growth and development through structure and master planning, particularly in new urban release areas
- increase infill and residential densities within or close to the CBD, in consultation with relevant government infrastructure and service providers (such as schools and transport), where appropriate.
- where strategically justified, transition rural residential development to a standard residential product
- set targets, timeframes and staging for servicing urban land; identify infrastructure requirements and priorities; align infrastructure plans; and audit residentially zoned land to identify development barriers
- review the supply of zoned and strategy-identified land to understand constraints, priorities and development pathways.

Objective 7 – Provide for appropriate rural residential development

Strategy 7.1

New rural residential development areas must be identified in a local housing or other strategy, approved by the department, prepared in accordance with Objective 5 and:

- be near existing urban areas to maximise the efficient use of existing infrastructure and services, such as roads, water, sewerage and waste services, public transport and social and community infrastructure, (including access to education facilities)
- not reduce future urban development options
- protect the economic use of rural land and be located away from significant agriculture, forestry, extractive resources or energy production or distribution areas or other air pollution emission sources (see Objective 12)
- not be located on areas of high environmental value or areas of cultural or heritage significance or not adversely affect nearby land with those values

- avoid fragmentation of waterfront areas, and not proliferate additional water rights to water bodies
- avoid areas that could pose a risk to public safety, including flood, landslip, bushfires, proximity to hazardous or offensive industry uses or contaminated land
- be suitable for on-site effluent disposal (if required), or ensure treatment systems that can avoid overflow during storms
- avoid locations that could adversely impact surface water or groundwater resources
- Note: where onsite sewer is being proposed, the cumulative impacts on groundwater must be considered.
- provide an adequate water supply for domestic purposes
- offer permanent and safe all-weather access, avoid ribbon development along main roads and minimise access off major roads
- provide a lot size and zone that ensures a dwelling is the primary use of the land.

Objective 8 – Provide for short-term accommodation

Strategic and statutory planning should consider:

- the provision of housing for workers by employers, including state agencies, by providing flexible controls
- the capacity of existing and planned infrastructure to service accommodation for workers
- provision for workers' accommodation sites such as caravan parks, manufactured home estates, tiny homes and manufactured homes on land in or adjoining existing centres, new development areas and publicly owned land.

Objective 9 – Plan for resilient places that respect local character

Objective 9 is focused primarily on urban design and character, including:

- Engage with the history and culture of places
- Integrate with the natural environment and landscape

- Revitalise main streets and town centres
- Prioritise connectivity, walkability and cycling opportunities
- Balance urban growth
- Increase options for diverse and healthy living
- Respond to climatic conditions and their impacts

Strategy 9.4 –

Strategic and statutory planning should encourage retaining existing trees and planting new street trees along main streets.

Strategy 9.6

Major commercial, residential and community infrastructure developments should consider ways to enable and incorporate smart technology infrastructure, where appropriate.

Objective 10 – Improve connections between Murray River communities

While Gundagai LGA sits outside of the Murray River area, it does enjoy connections to higher order regional towns in Albury/Wodonga..

Objective 11 – Plan for integrated and resilient utility infrastructure

Strategy 11.1

Strategic and statutory planning will:

- focus development around existing infrastructure and/or promote co-location of new infrastructure, where appropriate
- undertake infrastructure service planning and cost-benefit analysis for land identified for development, to establish whether the land can be efficiently and feasibly serviced
- understand and identify necessary infrastructure upgrades to accommodate additional growth in the immediate to short-term
- include staging plans that:
 - identify the thresholds and timelines for major land release and infrastructure provision

- identify infrastructure capacity for growth and potential take-up scenarios, including a baseline assessment of extent, type and capacity of existing infrastructure
- evaluate the cost-effectiveness of the infrastructure required to service the area
- align with capital investment plans/priorities of infrastructure providers or public authorities, where possible
- consider resilience in infrastructure planning at a local, intra-regional and cross-border scale
- identify and assess appropriate sites and capacity to provide for water security, wastewater service capacity, electricity supply, and emergency services
- optimise development controls to ensure development does not hinder the ongoing operation of infrastructure
- consider and identify infrastructure funding and delivery arrangements such as cross-jurisdictional/sector funding, planning agreements or public private partnerships
- assist public and private providers in aligning infrastructure and service provision with strategically identified growth.
- identifying and protecting drinking water catchments and storages.

Strategy 11.2

Strategic planning will optimise water use by:

- considering water supply and quality issues and opportunities throughout the planning process in the context of climate variability and change, planned growth, integrated water cycle management (or equivalent), and water sensitive urban design and environmental needs
- locating, designing and managing new developments to minimise impacts on water, including downstream impacts and groundwater resources
- encouraging the re-use of water in existing and new development
- improving provision for stormwater management and green infrastructure
- ensuring sustainable development of higher water use industries by supporting more efficient water use and re-use in locations where water can be accessed without impacting other water users or the environment

Part 3 – Economy

Objective 12 – Strategically plan for rural industries

While there is not a direct application of Objective 12, this housing strategy should recognise the rural industries within Cootamundra-Gundagai LGA, consider the composition of the workforce and likely housing requirements.

Objective 13 – Support the transition to net zero by 2050

Strategy 13.2

Strategic planning and waste management strategies should align with relevant state strategies and guidelines and when planning for waste and resource recovery, including:

- identifying waste infrastructure required to support new industry specialisations, including renewable energy generation
- the safe management of waste including associated with large-scale disasters
- a focus on precincts that support circular economy activities and industries
- planning instrument amendments required to make it easier to develop waste and circular economy infrastructure.
-

Objective 14 – Protecting and promoting industrial and manufacturing land

Strategy 14.3

Strategic and statutory planning will protect industrial land from potential land use conflicts arising from inappropriate and incompatible surrounding land uses.

Objective 15 – Support the economic vitality of CBDs and main streets

Strategy 15.1

Strategic and statutory planning for centres will:

- encourage redevelopment and appropriate higher density residential development in the CBDs of regional cities
- encourage infill and appropriate medium density residential development close to main streets and centres of small and medium sized towns

Objective16 – Support the visitor economy

Objective 17 – Strategically plan for health and education precincts

Strategy 17.1

Councils and the NSW Government should work with social infrastructure and service providers on strategic planning that will:

- identify future health and education infrastructure and service needs, including appropriate locations for future facilities or impacts and issues for existing facilities
- determine when, where and what services are likely to be required in response to population growth
- include the growth and development identified in council strategies and plans, economic and employment forecasts, major project approval data and NSW population projections.

Strategy 17.2

Strategic planning and statutory planning should investigate opportunities to create mixed use precincts around locally significant health and educational facilities through planning controls that encourage co-location of complementary uses. The relevant NSW infrastructure and service providers should be consulted early in the planning process.

Objective 18 – Integrate transport and land use planning

Strategy 18.3

Strategic and statutory planning will strengthen connectivity and amenity in centres and across the region by:

- planning and designing streets that prioritise walking, cycling and public transport as attractive transport choices, especially in brownfield and greenfield sites
- establishing connected and accessible green walking and cycling networks supported by appropriate user facilities and integrated with public transport

- balancing the needs of pedestrians and cyclists, and vehicle traffic on main streets and prioritising pedestrians in town centres
- requiring major traffic-generating development proposals to demonstrate how the proposal will effectively integrate with existing walking, cycling and public transport networks, where appropriate
- promoting redevelopment and higher densities within walking distance to town centres, public spaces and transport interchanges
- ensuring land use planning creates opportunities for new and emerging transport technologies and services, such as autonomous and electric vehicles and on demand transport.

2.3. Local Statutory and Strategic Context

Local land use planning in NSW is generally administered by LEPs and supported by Development Control Plans (DCPs).

2.3.1. Local Environmental Plan

A Local Environmental Plan is a type of Environmental planning instrument (EPI) and a statutory plan. It is one of primary planning tools for a Local Government Area (LGA) which sets out the planning regulations as well as the criteria to assess any proposed development. It is written in a standardised format, common to all LGAs across New South Wales.

The LEP is an instrument where strategic intent is applied and is informed by a range of planning strategies and seeks to provide quantifiable criteria the whole community can understand and apply to their individual circumstances.

The *Gundagai Local Environmental Plan 2011* ("the LEP") was gazetted on 23rd September, 2011 and has not been merged with the Cootamundra LEP.

The LEP is based on the Standard Instrument Order 2006 and contains provisions that reflect the local context of Gundagai.

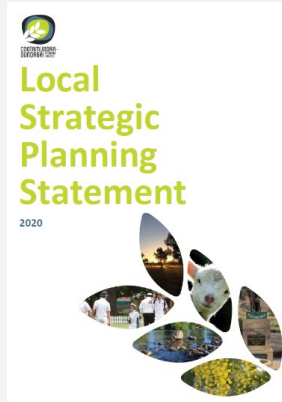
2.3.2. Development Control Plan

The Development Control Plan (DCP) is a non-statutory document produced by each LGA that guides and facilitate development. The DCP contains local planning rules, developed by individual Councils, and assists in providing certainty on the aims and objectives set out in the EPIs

Unlike the SEPPS and LEP, The DCP is not a legally binding document and cannot be "enforced." Regardless, it is a fundamental part of the suite of documents that inform land use planning in NSW.

While Cootamundra has a DCP (prior the Council merger), Gundagai does not. It will be a recommendation of this Strategy that one be prepared.

2.3.3. Cootamundra Gundagai Regional Council Local Strategic Planning Statement



As of 2018, all LGAs throughout NSW must prepare and endorse a Local Strategic Planning Statement (LSPS). The LSPS is a unifying strategic document that brings together the planning priorities and planned actions for a particular LGA. Importantly, the priorities and actions outlined in the Cootamundra-Gundagai Regional Council LSPS help to shape the Strategy and fit within the strategic “line of sight”.

The LSPS sets out a 20 year vision for land use planning throughout Cootamundra-Gundagai LGA. It seeks to balance the principles and objectives of the higher order regional strategies with local plans and provide a contextual, future-driven approach to planning within the LGA.

“Opportunities through choice”

LSPS Vision

The LSPS is founded on five themes: each supported by planning priorities and actions:

1. Liveability
2. Sustainability
3. Productivity
4. Technology
5. Infrastructure and Planning

Liveability:

1. Opportunities for a variety of housing choices

- The LGA has a high percentage of single (separate) dwellings, many with 3+ bedrooms.
- Recommendations include the encouragement of housing through flexible lot sizes, design standards and appropriate contributions.
- Urban design is an important consideration in the towns and villages

Relevant actions:

- Undertake a Gundagai 2050 strategy to guide the future of the Gundagai Township.
- Implement a zero minimum lot size for the R3-Medium Density Residential Zone to encourage good design outcomes and maximise utilisation of space.
- Review Contributions Plans
- Review and Update Development Control Plan

2. Opportunities for to celebrate and protect heritage

- Council acknowledges the deep ties the Wiradjuri people have to Country, as well as the formative effect European settlement had on the area
- Sheridan Street in Gungadai is noted for its sensitive refurbishment
- There is still work required to undertake, in both Aboriginal and European contexts.

Relevant Actions

- Review current local heritage items
- Support the adaptive reuse of heritage items for commercial and community purposes.
- Develop a series of precinct master plans to foster place making that recognise the unique character of heritage areas.

3. Opportunities for to express and engage with arts and culture

- The LSPS recognises the importance of artistic expression and culture as the starting points for placemaking and urban design
- The community has expressed a desire for the recognition and creation of precincts.

Relevant actions:

- Develop exempt provisions to allow for art to be expressed and installed without needing to seek development consent.
- Develop a strategy of using feature street art, colour, vegetation and visual keys as way finding cues to assist active community participation of aged residents for as long as possible.

Sustainability

Opportunities to protect and enhance agricultural land

- The LSPS recognises the importance productive, agricultural land throughout the LGA
- While the remit of this Strategy doesn't extend to the RU1 Primary Production Zones, it is important to understand the relationship between it and urban zones, and the transition between them.

Opportunities to adapt to the changing climate

The effects of climate change are being felt throughout the LGA, through weather extremes, increased flooding and bushfire risk. T

Relevant actions:

- Include climate controls in the development control plan for all development.
- Develop controls for tree canopy within urban areas and include tree preservation controls in LEP.
- Undertake flood modelling and mapping for additional areas within the LGA known to have been impacted by past flood events to develop appropriate land use controls based on risk

Opportunities to be a leader in waste recover and contaminated land management

Most relevant to this Strategy will be the effects from historic Land Contamination on current and future development

Relevant actions:

- Create a consolidated contaminated land register

Productivity

Opportunities to grow agricultural industries

- Understanding the implementation of the CGRC Rural Lands Strategy will be important, especially the relationships between productive agricultural areas and the denser, urban areas.

Opportunities to foster agritourism

- The LSPS notes the growth of agritourism and the opportunities it presents.
- Its application can be considered within a broader land-use context and this Strategy

Opportunities to support the freight network

Gundagai's position on the major north-south Hume Highway offers opportunities to integrate transport focussed land uses, particularly South Gundagai.

The nearby Coolac may offer options for well located, industrial land.

Relevant actions:

- Apply initiatives from the CGRC Villages Strategy 2018 which target industrial and freight development.
- Develop a masterplan for Coolac which targets highway freight and interchange facilities.

Technology

Opportunities for future technologies

- Understanding the infrastructural requirements of new transport technologies, including electric cars and battery storage

Relevant actions

- Identify sites for future electric vehicle fast charging points.
- Explore the possibility and risk involved in allowing off grid electricity production and storage via batteries as exempt development

Opportunities to be a centre of medical excellence

- The LGA, like many regional councils, has an ageing population and seeks to provide equitable access to housing, amenity and community

Relevant actions:

- While there are no relevant actions in the LSPS, the medical and health requirements of the ageing population is an important land use consideration.

Opportunities for micro manufacturing

- The LSPS considers the evolution of manufacturing and the ability for production to be undertaken on a small physical scale and without major impact on surrounding areas. Consideration of the E3 Productivity Support Zone may be useful.

Relevant Actions

- Review the controls within its LEP to allow certain micro manufacturing and associated buildings to be permissible in commercial zones as well as industrial and mixed-use zones.
- Allow micro manufacturing which does not involve the use of dedicated buildings and/or spaces and which does not produce offensive noise, odour or sound as a permissible use in the residential area as a home business.
- Allow production facilities contained in modified shipping containers such as horticulture be permissible in industrial and mixed-use zones and as ancillary in commercial zones – for example microgreens for a restaurant.

Infrastructure and Planning

Opportunities to promote active living

- There is a key relationship between the built and living environments, particularly the design of urban environments and the availability of active transport infrastructure to encourage its uptake and mode shift.

Opportunities to create a flexible planning system

As the population is predicted to decline, building in flexibility into the land use planning system is imperative.

Understanding the links between where people work and live is key to being able to encourage land use outcomes in particular areas.

This flexibility can find opportunities within rigid environmental protections and land use planning that seeks to mitigate the effects of climate change.

Relevant actions

- Amend/create LEP and DCP documents which combine the former Cootamundra and Gundagai as CGRC LGA to provide certainty and clarity for developers moving forward.
- Apply more mixed-use zoning in town and village areas
- Review residential land requirements through a residential land monitor.
- Ground truth vegetation mapping to create a database of sites suitable for offsetting, stewardship and areas where additional protection measures are required.

Opportunities to provide access to quality water and sewer infrastructure

- Council collects, treats and services Gundagai with water from the Murrumbidgee River.
- The water network may eventually be extended to Coolac.

Relevant Actions

- Create a contributions plan for water and sewer to ensure that zoned land is able to be adequately serviced.

2.3.4. Cootamundra-Gundagai Regional Council Community Strategic Plan 2022

Endorsed by Council in February 2022, the Cootamundra Gundagai Council Community Strategy Plan (CSP) is developed to meet New South Wales Local Government Integrated Planning and Reporting requirements. The CSP describes the actions the communities, local business and other stakeholders will take to realise the vision:

Areas of focus for the CSP outline current issues, future directions, strategies and measures of success.



Our vision for the Cootamundra-Gundagai region is to be a vibrant region attracting people, investment and business through innovation, diversity and community spirit.

As a community we value:

- Country Living
- Agricultural landscape
- Friendly communities

The Key Focus Areas are:

1. A vibrant, safe and inclusive community
2. A region for the future
3. A protected and enhanced environment
4. Collaborative and progressive leadership
5. Integrated and accessible region

Objectives relevant to the Housing Strategy include:

Where do we want to be?

2.3 A thriving region that attracts people to live, work and visit

- 2.3a Pursue affordable housing opportunities in the region
- 2.3b Provide appropriate land development to meet market demand;
- 2.3c Implement actions from the Local Environmental Plan; Development Control Plan such as providing approval for subdivisions and boundary realignments below the minimum lot sizes and allowing for rural zones to be considered 'open' and implementing a zero minimum lot size for the R3- Medium Density Residential Zone.

3.1 Our natural environment is value and protected

3.1a Implement land-use strategies as highlighted in the Local Environmental Plan and Development Control Plan which enhance and protect our natural environment

3.1c Ensuring new developments minimise impacts on water catchments, including downstream and groundwater sources

3.1d Locate developments, including new urban release areas away from areas of known high biodiversity value, high bushfire, and flooding hazards, contaminated land, and designated waterways to reduce the community's exposure to natural hazards

3.2 We have attractive towns and villages

3.2d Planning for rural, urban and industrial development is complementary to the region's natural environment and heritage

3.2e Ensuring the protection of high environmental value assets throughout plans

2.3.5. Villages Strategy 2018

The Villages Strategy was adopted by Council in 2018 and focussed on the villages and rural communities throughout the LGA. It acknowledges the diversity of settlements and articulated a vision for each – “The plan aims to inform residential and economic growth, whilst still being flexible and responsive to opportunities.”

In proximity to Gundagai are Nangus, Tumblong, Coolac and Adjungbilly.



Coolac has been touted as a potential industrially focussed village due to its position on the Hume Highway and strategic transport links and in that regard, lessen the demand throughout Gundagai.

Council is preparing to augment the water network to Coolac “to support industrial , commercial and residential growth.”

Actions from the Villages Strategy may be considered within the context of Gundagai and Coolac's capacity to operate as an industrial hub.

Action 3.4 – Stage rezoning and development along existing roads

Action 3.7 – Support residential growth to ensure existing services are maintained in Coolac

Action 3.9 – Support development which caters to the road transport and tourism industry.

Action 3.10 – Rezone Coolac Village to be a mixture of RU5 – Village to support residential and commercial growth

Action 3.11 – Rezone north of Muttama Road and east of Coolac Road to be suitable for industrial development.

In 2021, PP 2021-3262 was approved by Department of Planning Housing and Infrastructure, though it wasn't implemented.

3. Cootamundra-Gundagai

3.1. Administrative History

Formed in 2016, The Cootamundra-Gundagai Regional Council (CGRC) is the amalgamated local government area of Cootamundra Shire Council and Gundagai Shire Council. CGRC is 3,981 square kilometres and is the northern gateway to the Riverina District of New South Wales. It is home to a diverse landscape of steep hills and forestry in the east, lush Murrumbidgee valleys in the south and renowned, highly productive croplands to the North West. Interspersed between the scenic landscapes and natural beauty you will find historical towns, villages and rural communities, each unique in their own way.

-CGRC LSPS

Prior to the amalgamation, Gundagai Shire itself was a result of an amalgamation, with the adjacent Adjungbilly Shire, in 1924.

3.2. Indigenous Context and Heritage

Gundagai has a rich Aboriginal history, and is home to the Wiradjuri people. The Wiradjuri is the largest Aboriginal nation in NSW, the “land of the three rivers”, being the Murrumbidgee, Gulari (Lachlan) and Womboy (Macquarie).

The Local Aboriginal Land Council is the Brungle Tumut Local Aboriginal Land Council (LALC).

As at the 2021 Census, 7.16% of the LGA identified as Aboriginal or Torres Strait Islander.

The floodplains of the Murrumbidgee were an important meeting place for the Wiradjuri, called *Willeblumma (Possum Island)*, the area between the Murrumbidgee and Morley’s Creek.

Listed sites of significant Aboriginal cultural importance within Gundagai include the Old Gundagai Town Site (Historical and Aboriginal Cultural Landscape).

An Aboriginal Cultural Heritage Study is has not been completed for the area by Council.

Connecting With Country

The NSW Government Architect has published an introductory guide for understanding the value of Aboriginal knowledge in the design and planning of places.

“Connecting with Country will support design and planning industry engagement with Aboriginal culture and heritage. Its principles for action will help to realise projects that:

- protect the health and wellbeing of Country and therefore of Aboriginal communities, and by extension all communities
- embed Aboriginal knowledge into the design and planning of our built environment to make NSW a better place for all its citizens”

Considering the importance of natural systems to supporting the economic and environmental welfare of CGRC LGA (ie agriculture, the Murrumbidgee River System), it is an extraordinary opportunity to incorporate different systems of knowledge and understanding of place.



Figure 3 - Extract from the AIATSIS Map of Indigenous Australia

3.3. European Settlement and Heritage

Gundagai was gazetted in 1838, around 14 years after colonial exploration began in the area. It was the location of the crossing of the Murrumbidgee for people travelling between Sydney and Melbourne, a route set out by Hume and Hovell, though the location had been utilised by Sturt some years earlier.

Against the advice of the local Wiradjuri, the town was constructed on the flood plain between Morley’s Creek and the Murrumbidgee River (Figure 4). It flooded several times, and culminating in 1852 Australia’s deadliest flood (The Great Flood) destroyed the town and 80-100 people perished.

Gundagai

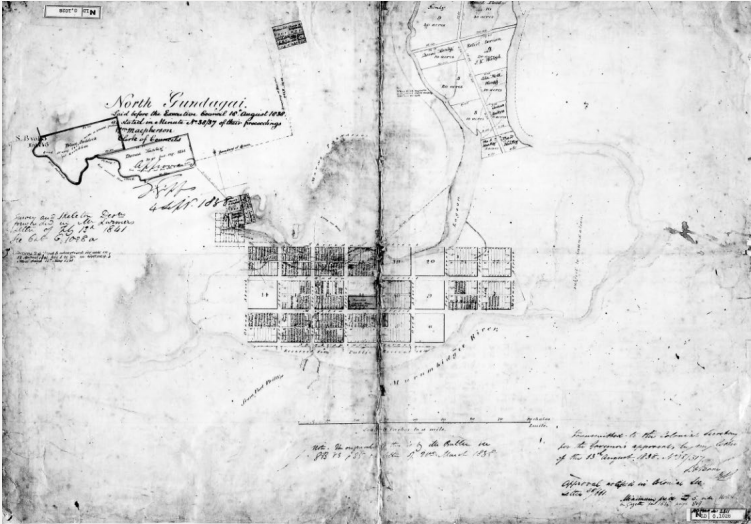
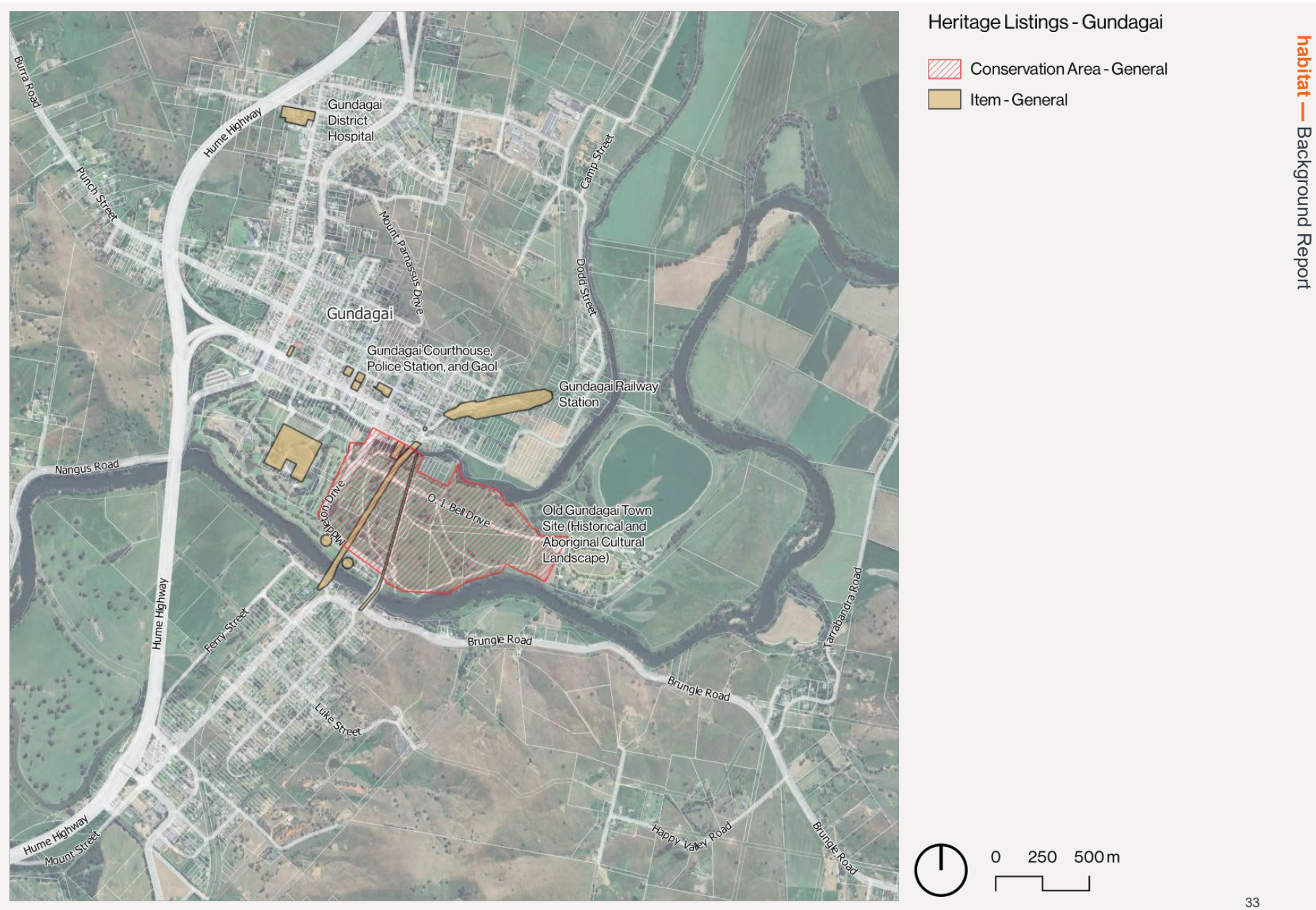


Figure 4 – Old Gundagai (Original settlement)

The town was moved further up Mount Parnassus, away from flood risk, where it exists today.



4. Demographics

4.1.1. Population

The Gundagai Urban Centre* supports an estimated residential population of 2207 persons (ABS, 2021) (based on usual place of residence), with an almost even split between males and females of 50.15% and 49.85% respectively.

Of the total population, 7.16% of the LGA identified as Aboriginal and Torres Strait Islander.

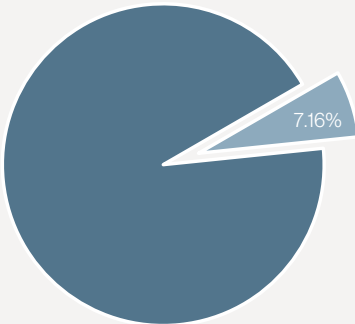


Figure 5 - ATSI Population Percentage 2021

*Urban Centres and Localities (UCLs) are defined using Statistical Areas Level 1 (SA1s) that meet density and/or urban infrastructure criteria.

The makeup and location of the population, their preferences and requirements will inform future land use and planning strategies.

While over the last twenty years, the population has stagnated, its makeup and distribution has fluctuated.

Any future population change is not likely to be evenly distributed. Regionally, people are consolidating closer to urban centres for the lifestyle, employment, services, healthcare and amenity.

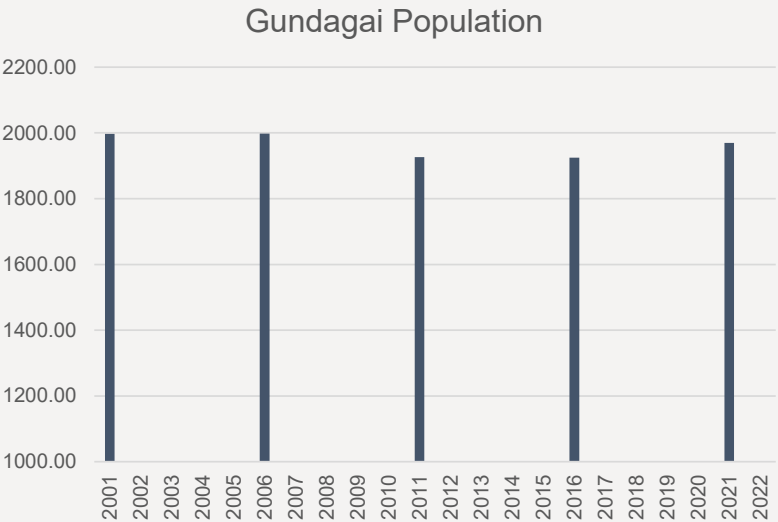


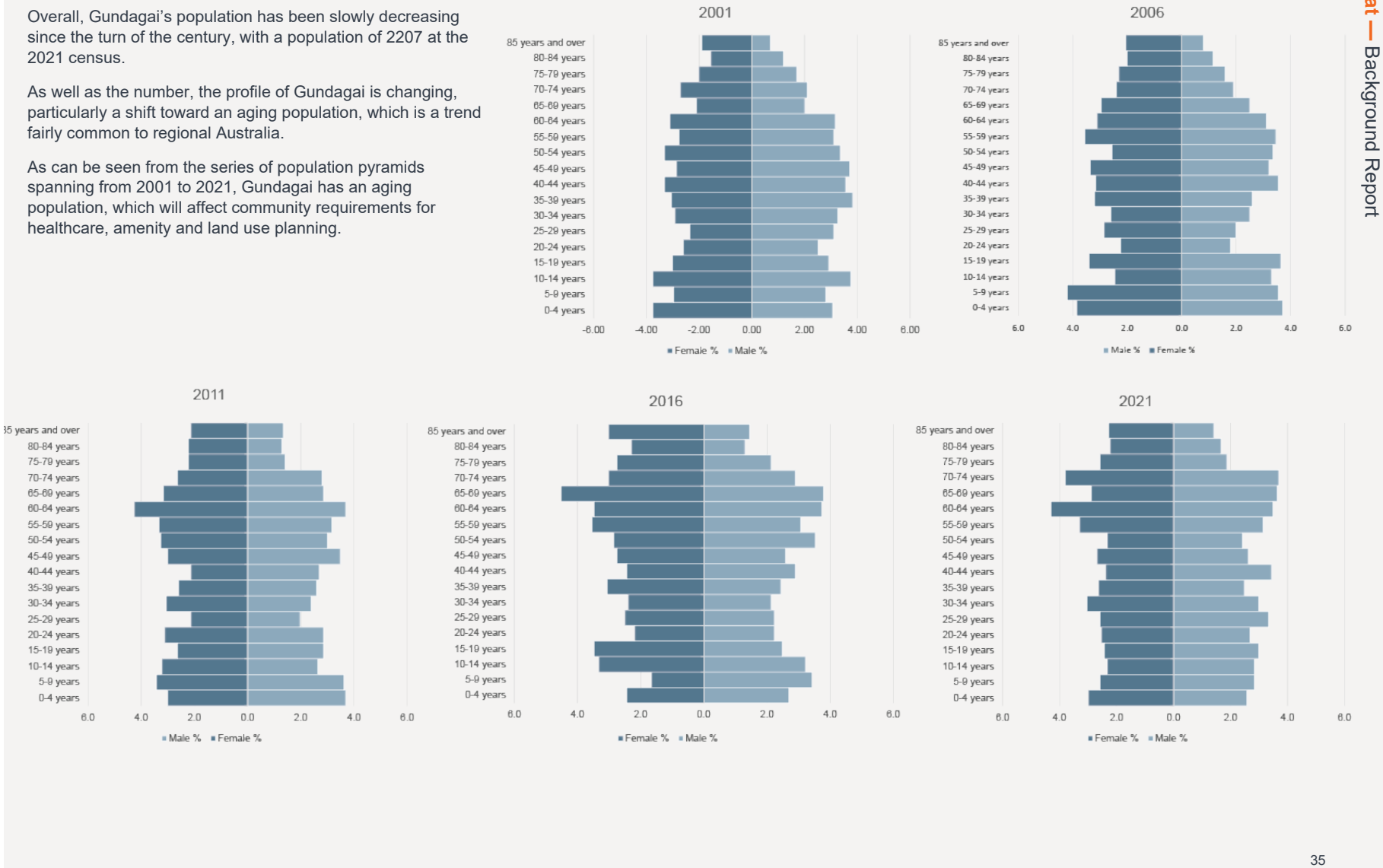
Figure 6 - Gundagai Residential Population (2001-2021) ABS

4.1.2. Population Changes and Distribution

Overall, Gundagai’s population has been slowly decreasing since the turn of the century, with a population of 2207 at the 2021 census.

As well as the number, the profile of Gundagai is changing, particularly a shift toward an aging population, which is a trend fairly common to regional Australia.

As can be seen from the series of population pyramids spanning from 2001 to 2021, Gundagai has an aging population, which will affect community requirements for healthcare, amenity and land use planning.



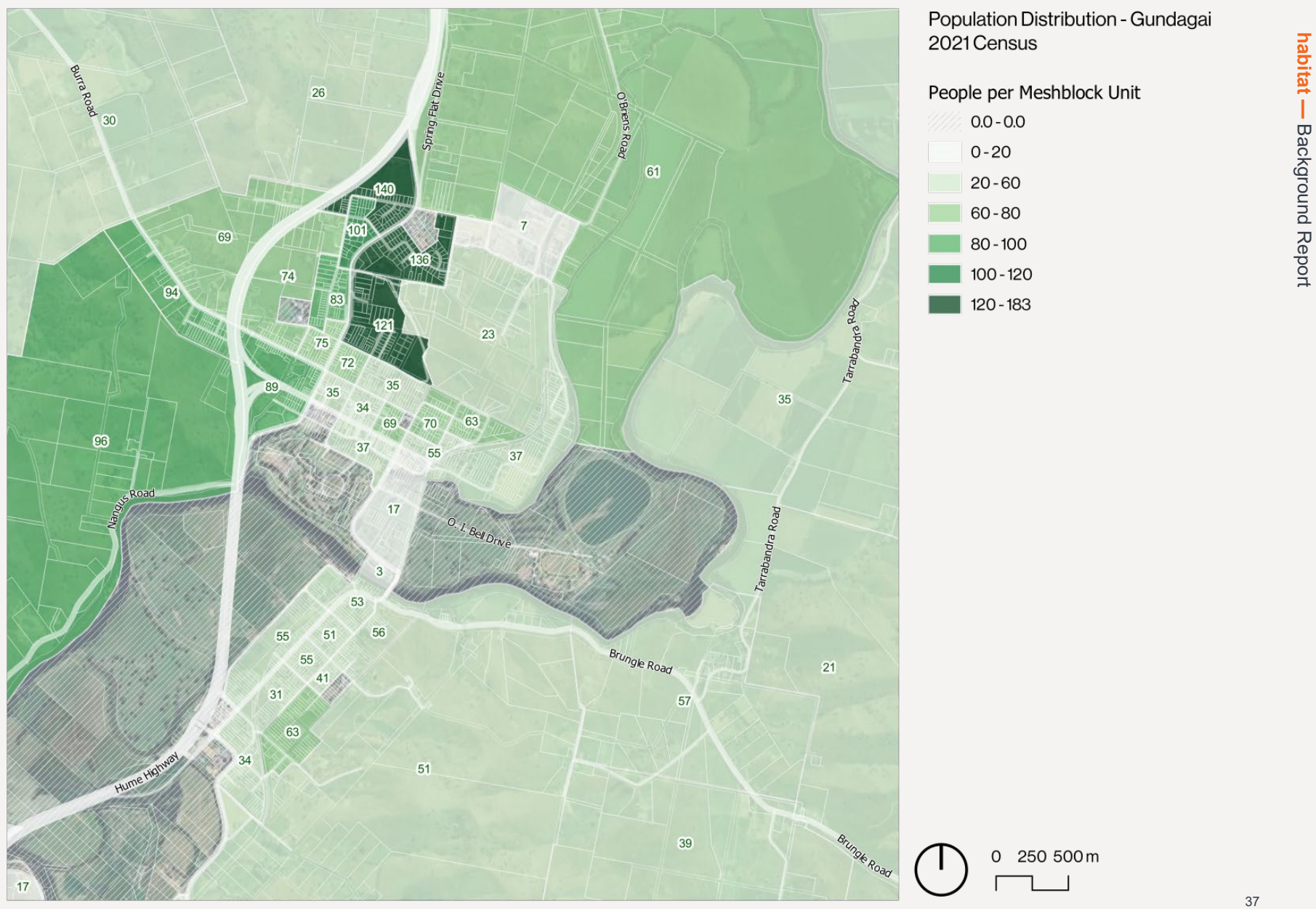
4.1.3. Population Distribution and Density

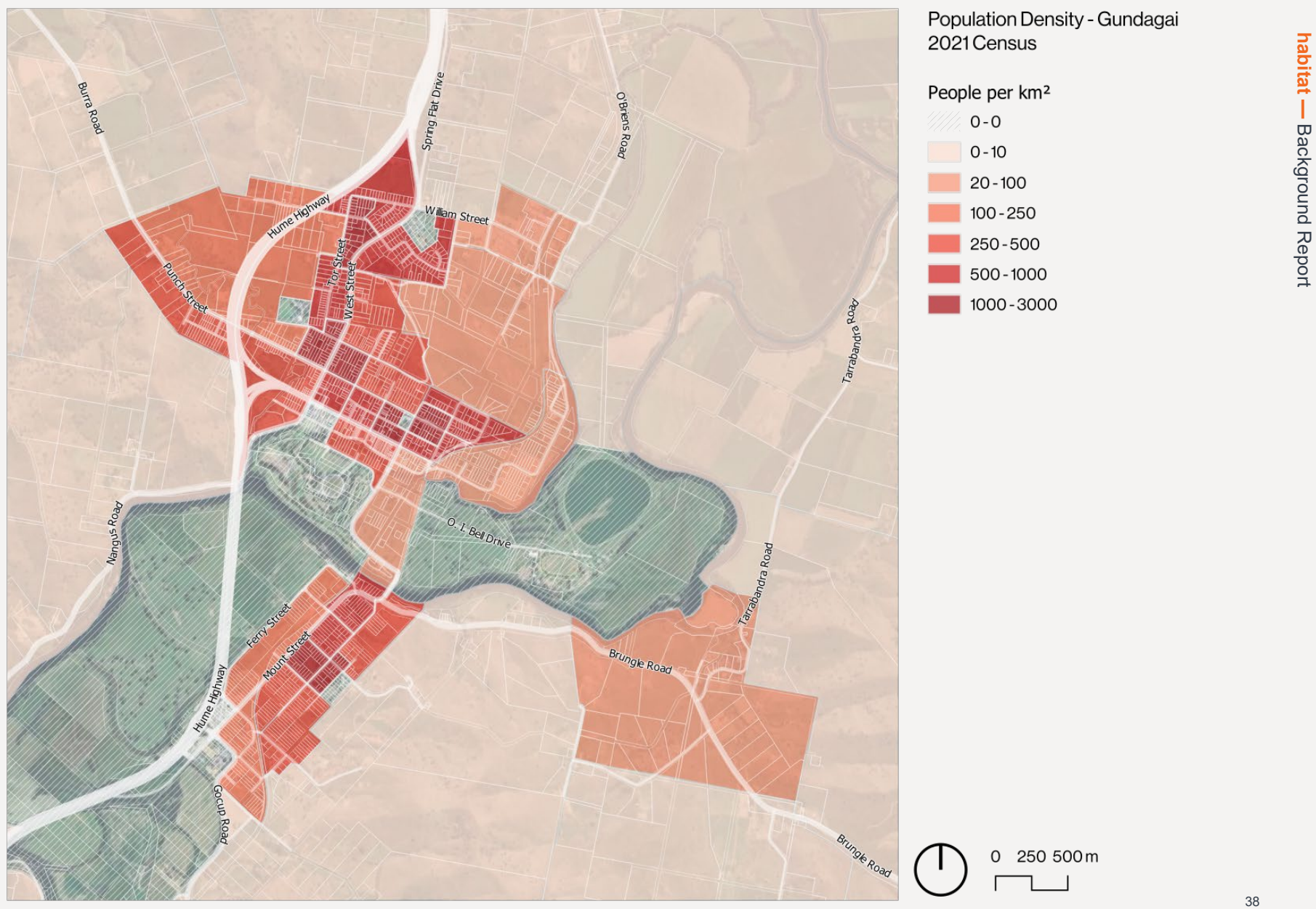
The population density for Cootamundra Gundagai varies between one to four people per square kilometre.

The average density for Regional NSW towns is 3.62 people per square kilometre, which puts Gundagai at the lower end of the spectrum. Gundagai's relative size and regional location also contribute to this.

While low density living is often part of the appeal of a regional lifestyle, and a reason for many who choose to live there, it is important to balance this with inefficient land uses, such as embedding car dependency due to long travel distances by maintaining that low density.

While the population density in and of itself may not prove insightful, understanding it in conjunction with other demographic categories such as age, migration or family groups can be useful.





4.1.4. Distribution by Age

Understanding where particularly cohorts are choosing to live can give an indication of the types of housing that are required for certain areas.

Further, understanding the needs of different age groups and family groups can help to cater to their requirements.

While theories can be proposed as to the reason for particular cohorts choose to live in certain areas, these observations should be subject to ground-truthing at a consultation phase.

What choices are people making?

What compromises do they make or opportunities to they seek when choosing where to live?

Very generally,

- Younger people have less want for large dwellings or space and may prioritise accessibility, walkability and amenity. Though likely not to the same extent as urban areas, younger people are driving less than previous generations.
- Family seeking larger dwellings and lots will move further away from amenity and services to get that at a manageable cost.
- Retirees, empty nesters and couples without children may choose to be closer to services, healthcare and amenity.
- Older people seeking to downsize will do so, as long as there are viable options for higher density living which align with lifestyle and access to the aforementioned services.

The below heatmaps show the relative concentration of different age groups, and while the distribution is fairly consistent, older cohorts (65 and over) begin to concentrate in the townships Gundagai.



4.1.5. Cultural Diversity

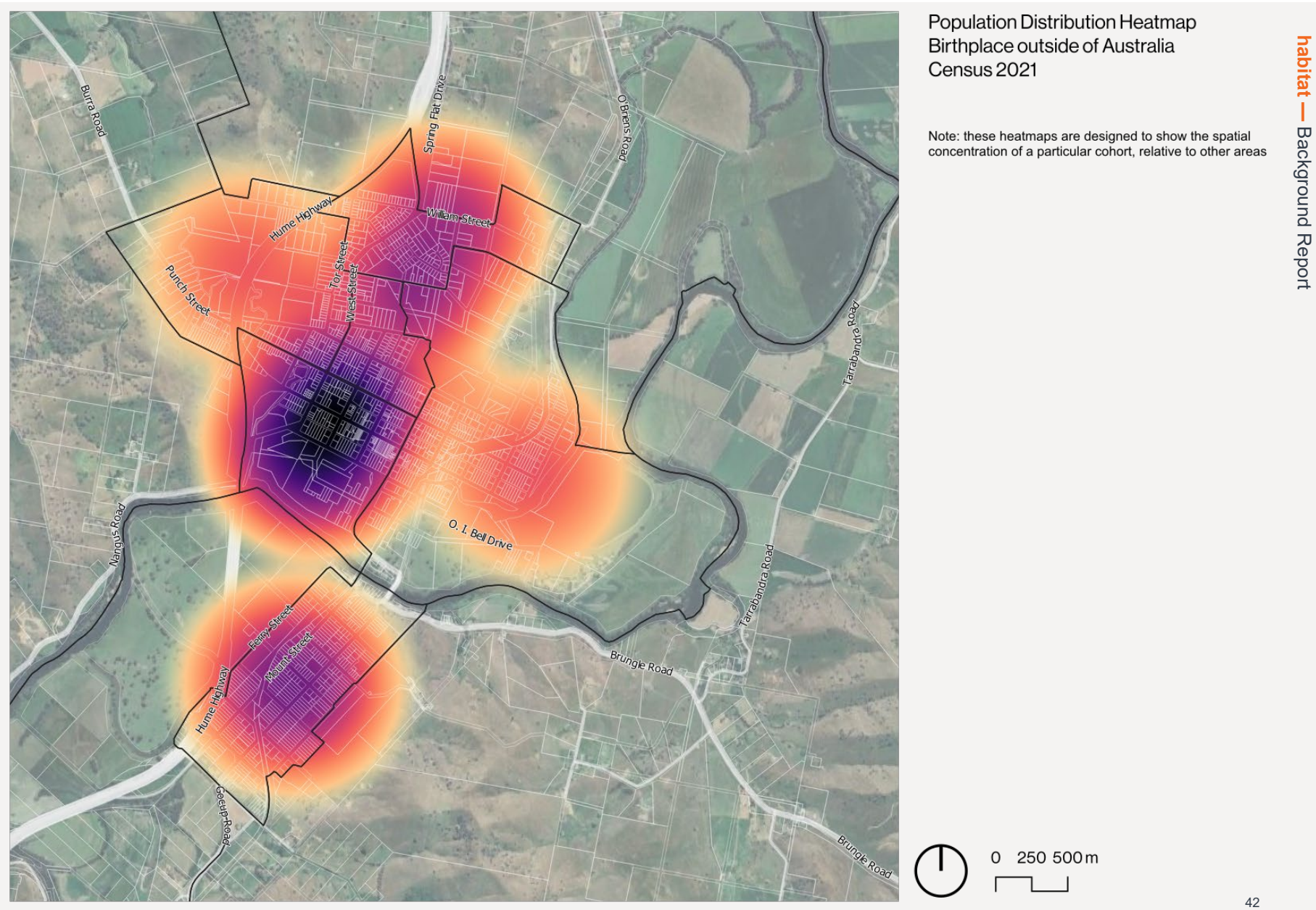
For a small regional LGA, Gundagai has a relatively small proportion of the population born outside of Australia (10.2%), less than the CGLGA (15.8%).

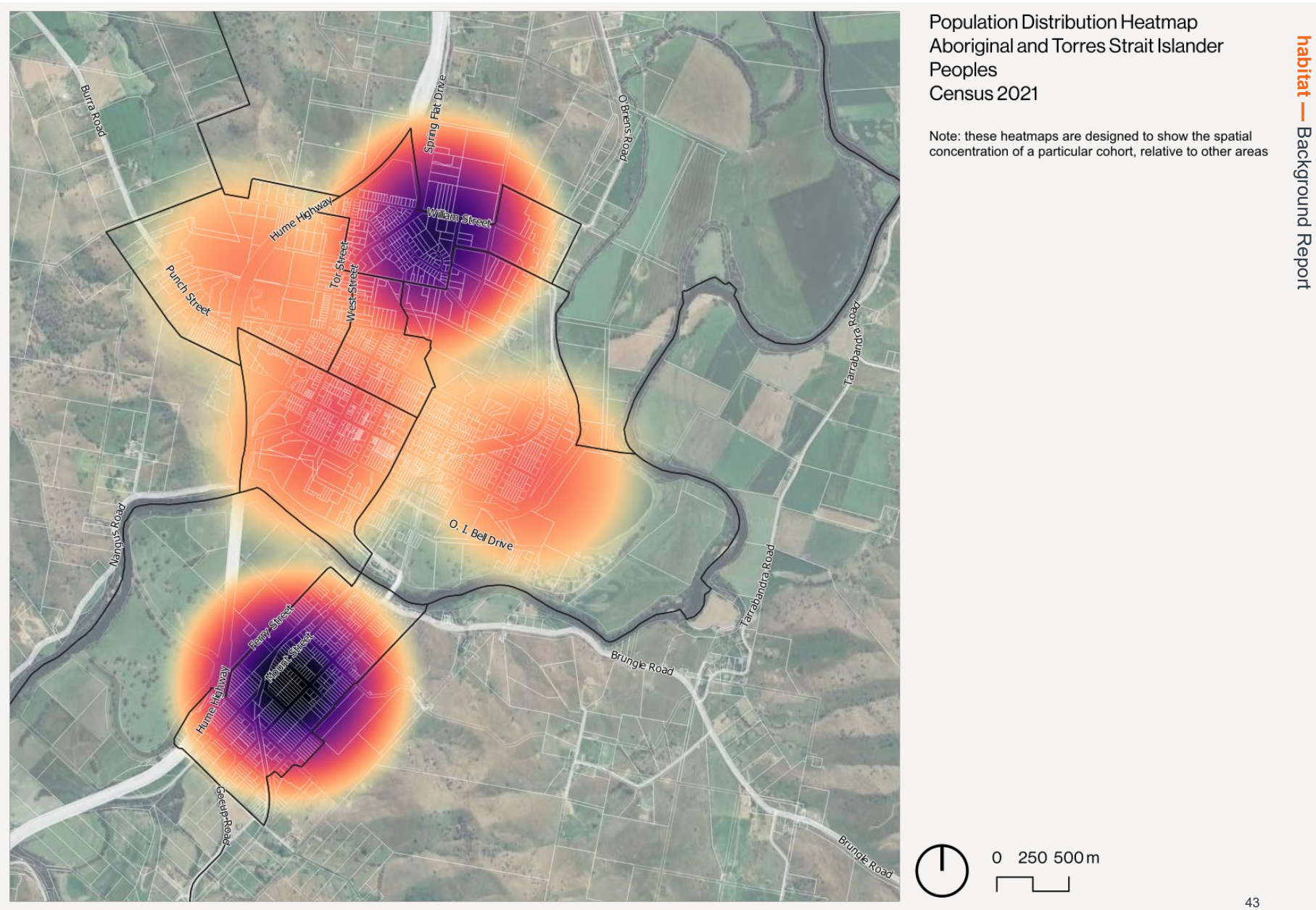
In the immediate region, LGAs with people of people born outside of Australia include Snowy Valleys (17.6%), Junee (15%), Wagga Wagga (17%) and Hilltops (15.8%).

ABS (Country of Birth by Person)

There is a concentration of migrants in Gundagai, a phenomenon that may be useful to unpack – the reasons for settlement, community, affordability and housing preferences can be investigated. (see following heatmap).

Likewise, there is a geographical spread of Aboriginal and Torres Strait Islander citizens throughout the Gundagai township. This data can be important for the provision of services, specific healthcare and preferred housing types.





4.1.6. Population Migration

In Migration

The largest cohorts of internal in-migrants come from fairly close origins, which is largely true for their location one year ago and five years ago. That the largest cohort is 'not stated' is not understood, though telling – those Census respondents may reside in the LGA or prefer not to say.

The proportion of overseas migrants is also notable, though importantly this statistic does not cover temporary, seasonal or those on working visas, who may comprise a substantial group of workers

Table 1 - In Migration – Place of Usual Residence (LGA)

Origin LGA 1 Year Ago To Gundagai	Number	OriginLGA 5 years Ago To Gundagai	Number
Not stated	201	Not stated	205
Overseas	16	Overseas	96
Snowy Valleys	9	Snowy Valleys	47
Unincorporated ACT	8	Wagga Wagga	21
Wagga Wagga	5	Unincorporated ACT	17
Sydney	4	Northern Beaches	10
Moirra	4	Shoalhaven	10
Bega Valley	3	Wollongong	10
Campbelltown (NSW)	3	Campbelltown (NSW)	9
Central Coast (NSW)	3	Central Coast (NSW)	8
Clarence Valley	3	Cumberland	6
Coffs Harbour	3	Kiama	6
Hawkesbury	3	Tamworth Regional	5
Shoalhaven	3	Blacktown	4

Internal Out Migration

The largest cohorts of internal (within Australia) out-migrants are also moving to relatively close LGAs, though the size of the locations people are migrating to might indicate people may be moving for employment or greater opportunity.

Figure 7 - Out Migration – Where Gundagai was Place of Usual Residence One and Five years ago.

Destination LGA (1 yr)	Number	Destination LGA (5yrs)	Number
Wagga Wagga	29	Wagga Wagga	94
Snowy Valleys	23	Snowy Valleys	77
Unincorporated ACT	16	Unincorporated ACT	34
Wollongong	9	Wollongong	21
Mitchell	6	Albury	17
Albury	5	Hilltops	14
Broken Hill	5	Upper Lachlan Shire	13
Hilltops	5	Rockhampton	13
Junee	5	Junee	12
Kiama	5	Orange	10
Liverpool	5	Greater Hume Shire	9
Orange	5	Kiama	9
Shoalhaven	5	Gold Coast	9
Sydney	5	Townsville	9
Yass Valley	5	Goulburn Mulwaree	8
Gold Coast	5	Leeton	8
Ipswich	5	Gympie	8
Bega Valley	4	Bathurst Regional	7
Coolamon	4	Bega Valley	7
Port Stephens	4	Queanbeyan-Palerang Regional	7

Local Population Movement

Movement to and from the neighbouring LGAs of Wagga Wagga, Snowy Valleys and the ACT is highest, indicating people moving around the region.

Migration by Age group

A loss of young adults and young families 18-24, 25-34 and 35-44 cohorts) is the most significant outward migration trend, which may reflect a lack of opportunity, employment or education.

4.1.7. Housing

Housing is one of the most influential factors in determining how the planning instruments should be framed for the future.

Housing activity is not necessarily a result of historical planning or decisions made by Council though is more likely linked to larger scale migration flows locally, regionally and nationally.

The changes to the makeup of the population will place significant demands on housing stock in the future, particularly;

- The capability of the existing dwelling types to cater to changing household types
- The rise of lone person households
- Smaller family units and one parent families
- Housing stock suitable for an aging population
- Appetite for development

At the 2021 Census, there were 758 occupied private dwellings recorded in Gundagai: 88.0% were separate houses, 0.8% were semi-detached, row or terrace house, townhouse etc, 9.1% were flats, units or apartments and 1.3% were other dwellings.

4.1.8. Household composition

As at the 2021 census, there were 737 “households” throughout the LGA, comprised of groups outlined in Table 2.

Changes in household size (how many people occupy a dwelling) over the past fifteen years shows an increase of lone person households, and can be analysed in conjunction with the change in age groups (see Population pyramids).

For instance, it is a safe assumption to make that many of lone person households are older persons, who will have particular needs for housing.

The gradual decline in three and four person households usually indicate a decrease in family groups (also refer to change in household types, Figure 9)

Table 2 - Households, persons usually resident, ABS

Number of persons usually resident	Households
1 person	264
2 persons	267
3 persons	82
4 persons	81
5 persons	49
6 or more persons	16

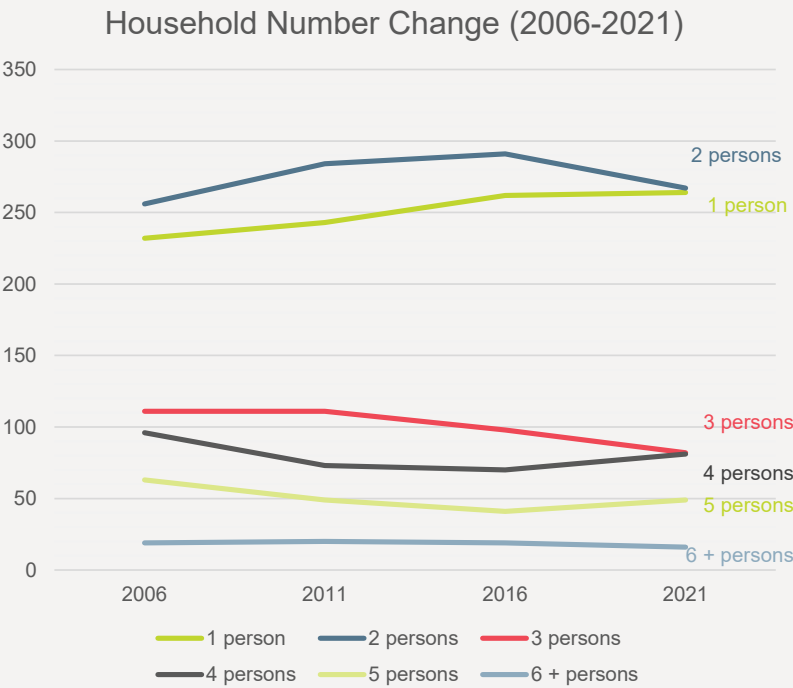


Figure 8 - Change in Household Number (ABS)

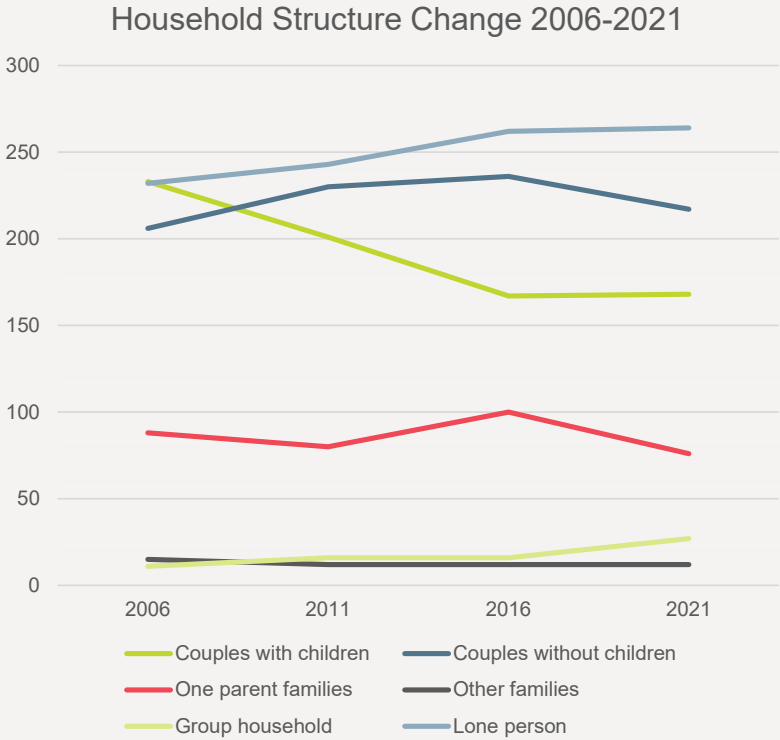


Figure 9 -Change in Household Type (ABS)

The change in household type broadly aligns with the change in household size. The rise in one and two person household are reflected in the growth of couples without children and lone person households.

The decrease in ‘Couples with children’, and three/four person households (likely the same cohorts) may indicate people moving for access to schooling, or other employment opportunities.

A small rise in group households (usually groups of unrelated people) might indicate people living together for financial and social benefits.

4.1.9. Dwelling Types

Throughout Gundagai, the dominant housing type is a detached three-bedroom dwelling. There is also a high proportion of four, five and over bedroom houses, and a small number of one and two bedroom dwellings, which is increasingly mismatching with the changing household compositions.

At the time of the 2021 census – there were 264 lone person households, 206 of whom are residing in separate dwellings.

The majority of dwellings containing three bedrooms and over indicate there is an increasing mismatch between the housing stock, and the changing household makeups.

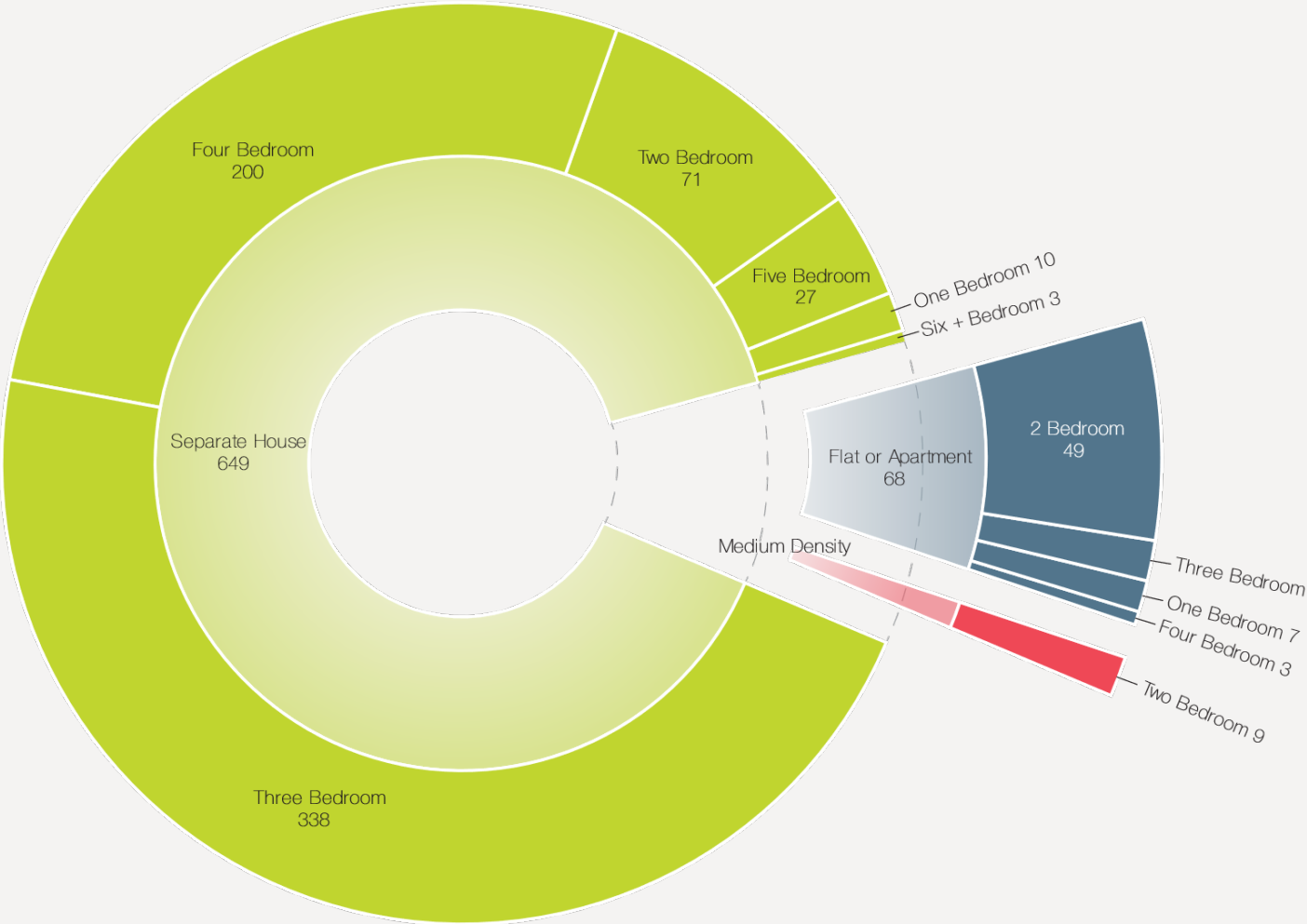


Figure 10 - Gundagai Housing Stock (2021), ABS

4.1.10. Unoccupied Dwellings

In 2021, of a total of 107 private dwellings were considered unoccupied – **12.4%**, which represents around 130% of the Australian regional average.

This is a number that can be quite alarming during periods of scarce housing availability and rising costs of living, though is fairly consistent with national averages. Often this can be explained by people not being at home during a census, houses in the process of being sold or rented, or being used for short term rentals.

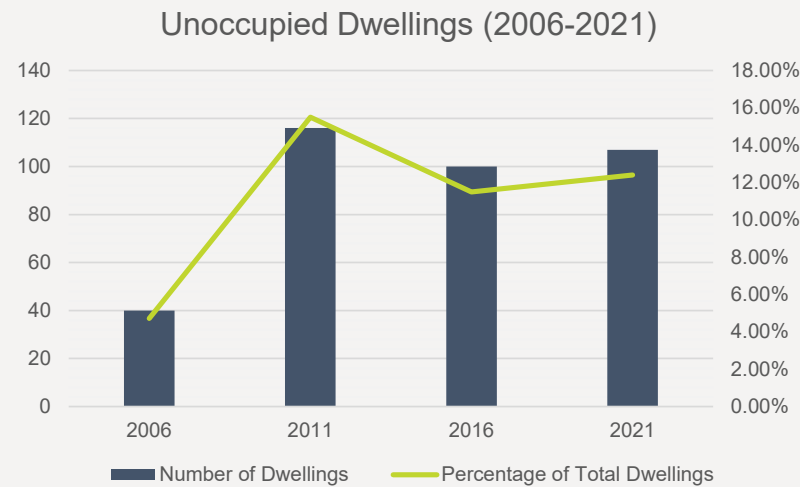
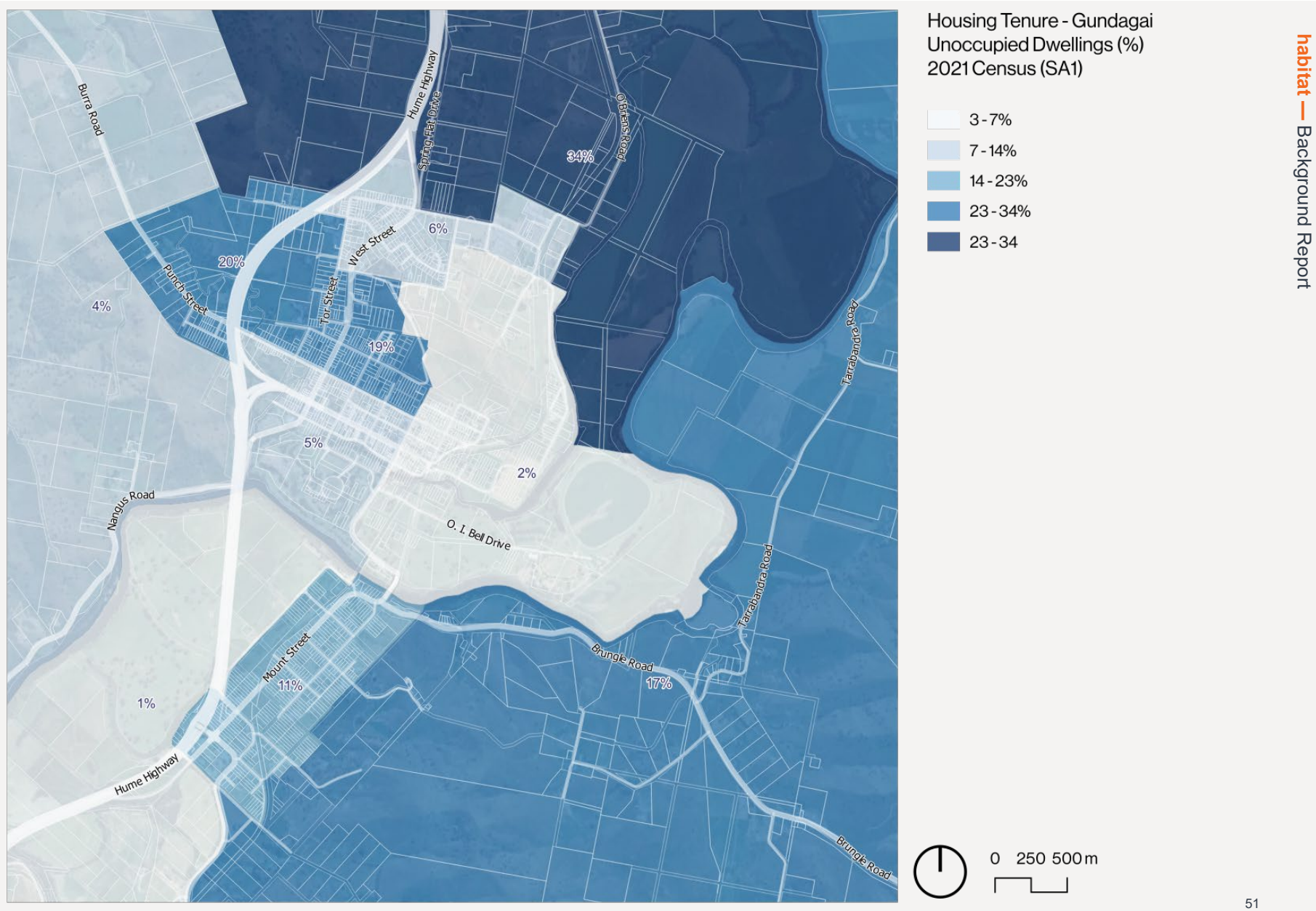


Figure 11 - Unoccupied dwellings (2006-2021), (ABS)

The following map shows the locations of unoccupied dwellings, which may be helpful in the context of Gundagai, particularly the above average numbers close to the centre of the town.



4.1.11. Housing Tenure

Due to the low population numbers, it can be hard to identify clear trends in housing tenure though it may be instructive to analyse them in conjunction with population dynamics.

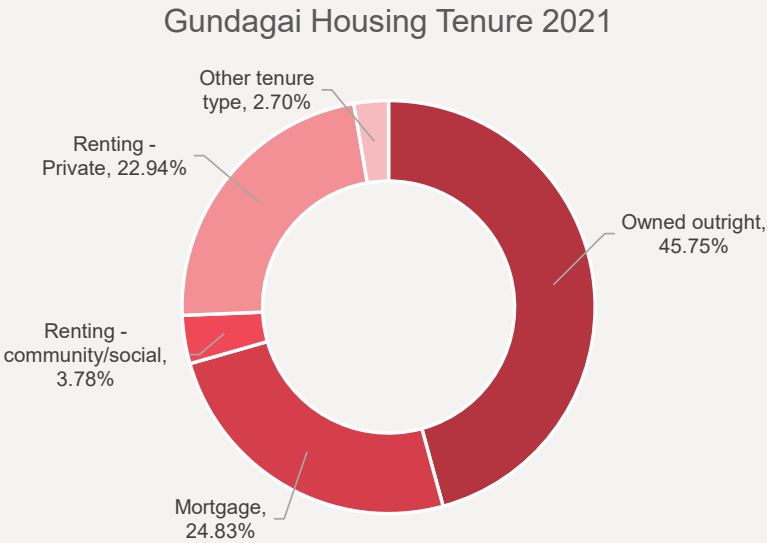


Figure 12 - Housing Tenure, Gundagai (2021)

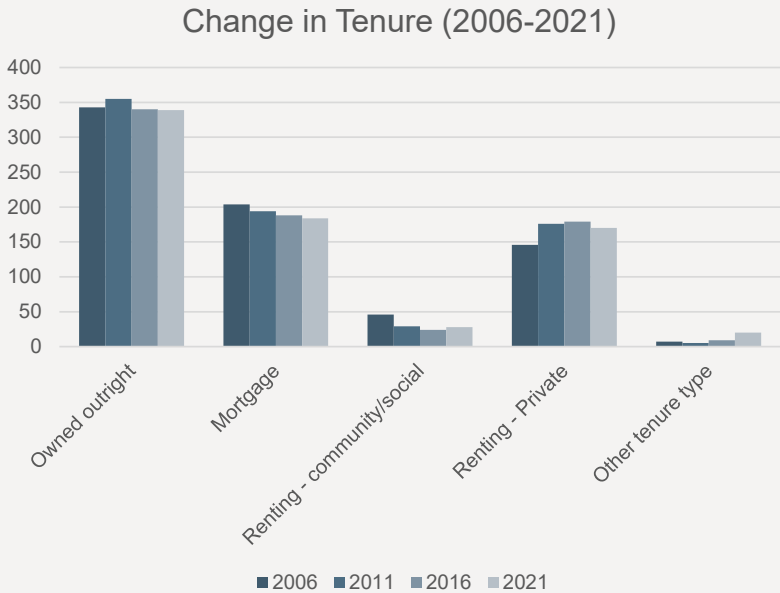


Figure 13 – Change in Housing Tenure (%), Gundagai (2006-2021)

Changes between 2006 and 2021 show the number of fully owned and mortgaged properties has decreased slightly and renting increased. Other tenure types, which often includes short term rentals and stays has increased slightly.

4.1.12. Housing Payments

Mortgage and Rental payments have been most recently reported at the 2021 census.

Of the 24.3% of households paying mortgages, the majority are paying between \$800 and \$1,800 per month. This has likely increased as interest rate rises have occurred since the census. There are also a notable number of households in the lowest bracket, which could indicate properties with very low mortgage balances, subsidised housing, or other unique financial arrangements.

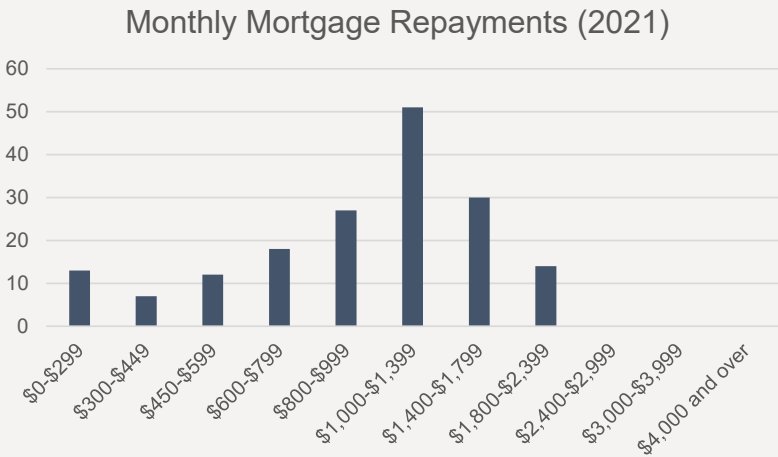


Figure 14 - Monthly Mortgage repayments, ABS

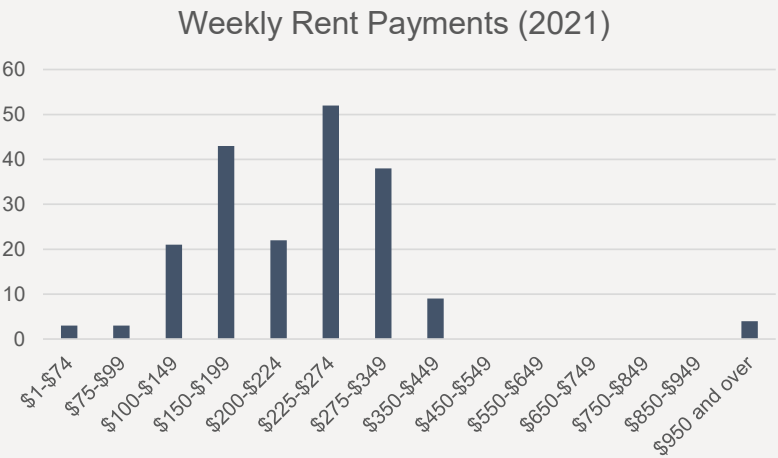


Figure 15 - Weekly Rent Payments (2021), ABS

While the Census figures may be slightly dated, data suggests that rental costs are still relatively low, with the majority of households paying less than \$350 per week, well below the NSW Regional median of \$540 for houses.

4.2.1. Housing and Land Sales

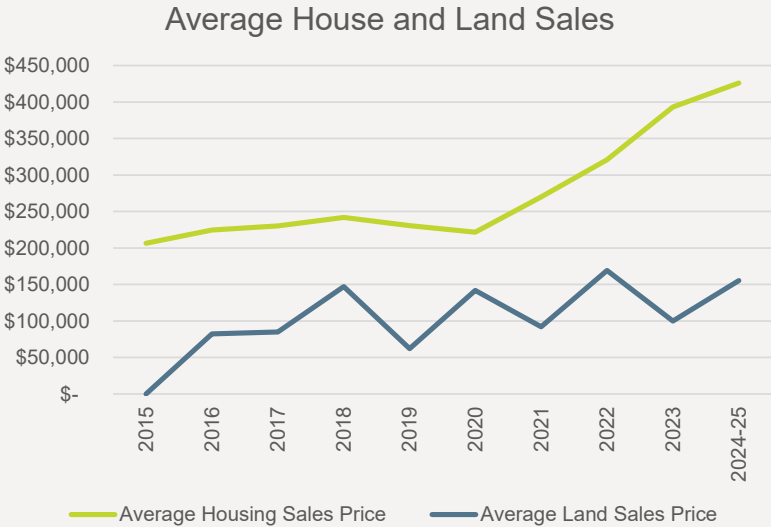
Access to affordable housing is perhaps as important culturally as it is economically, in Australian society. As a fundamental human right, housing is important for shelter as well as security. This often clashes with property’s standing as asset class, due to its potential for capital gains.

Housing prices in regional Australia have increased quite dramatically following the COVID pandemic and Gundagai is no exception. Over the past ten years, recorded house prices have risen by almost 100%, and particularly since 2020.

Year	Average Housing Sale Price	Average Land Sale Price
2024-25	\$426,021	\$155,375
2023	\$393,216	\$100,000
2022	\$320,836	\$169,200
2021	\$270,114	\$92,156
2020	\$221,779	\$141,800
2019	\$230,523	\$62,000
2018	\$241,788	\$147,100
2017	\$230,198	\$85,000
2016	\$224,760	\$82,500
2015	\$206,459	N/A

Figure 16 - Average Residential Property Sales 2015-2025, CoreLogic

Of interest, is the increasing house sales within the E1 Local Centre Zone, rising from one dwelling in 2015, to nine in 2024.



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4.2.2. Rental Availability

Figures held by the NSW Dept of Communities and Justice show the number of bonds held are steadily increasing which indicates that people are staying in their rental properties longer and rental stock may be harder to source. This correlates with the increase in renting figures shown in the previous section as well as the decrease in new bonds lodged per quarter.

*Note the data shown in Figure 17 and Figure 18 are for the Cootamundra-Gundagai LGA

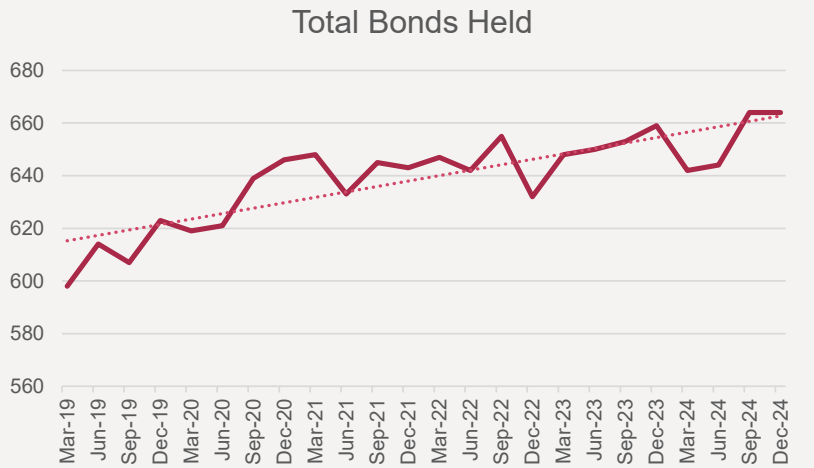


Figure 17 – Total bonds held (NSW Dept. Communities and Justice)

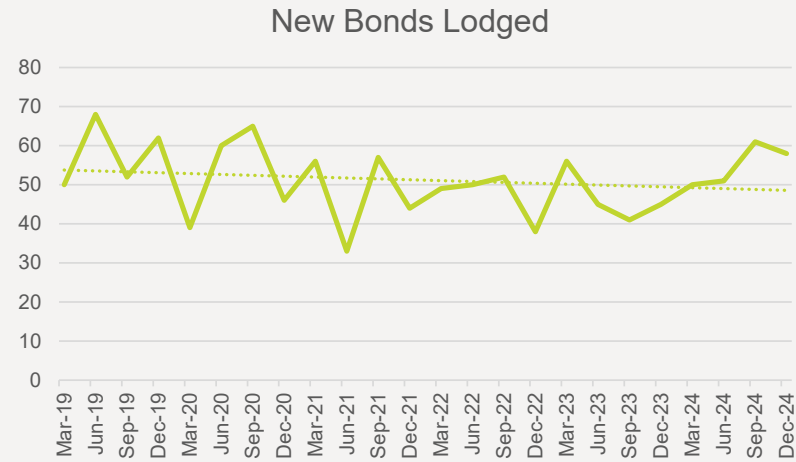


Figure 18 - New Bonds Lodged (NSW Dept. Communities and Justice)

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4.2.3. Family Income

The relationship between income and housing costs is crucial because it directly impacts an individual's or household's financial stability, quality of life, and ability to meet other essential needs.

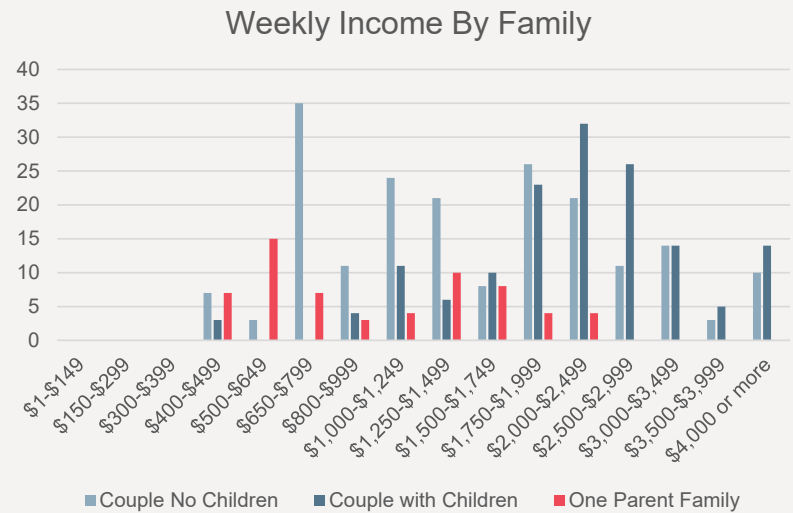


Figure 19 - Weekly income (2021), ABS

Figure 19 shows the most recent income figures by family type from the 2021 Census – Couples with and without children and one parent families.

As at the 2021 Census, most households in Gundagai are paying between \$800 and \$1,800 per month to service a mortgage, which is deemed manageable (up to 30% of income)

One-parent families are disproportionately represented in lower income brackets, which may indicate a need for targeted support to improve their financial stability and housing affordability.

- Couples with children have the highest representation in the **\$2,000– \$2,499** weekly income bracket (32 households), indicating that many families with children fall into this middle-to-upper income range. They also have a significant presence in higher income brackets (e.g., **\$4,000 or more**), with 14 households earning this amount.
- Couples without children are more evenly distributed across income brackets, with a notable concentration in the **\$650–\$799** range (35 households).
- They are also well-represented in higher income brackets, with 10 households earning **\$4,000 or more**.
- One-parent families are concentrated in lower income brackets, with the highest number (11 households) in the **\$500–\$649** range.
- Very few one-parent families earn above **\$1,750 per week**, highlighting potential financial challenges for this cohort.

4.2.4. SEIFA

The Socio-Economic Indexes for Areas (SEIFA) is a measure of relative advantage and disadvantage. It's not an absolute figure and can be a good indicator of accessibility to employment, education, amenity, healthcare, higher order regional towns, or where funding might be required.

1000 is the national, median rating for the index where the further deviation from 1000 indicates the relative advantage or disadvantage.

Listed in the 30th percentile (where only 30% of the areas are considered more disadvantaged), Cootamundra-Gundagai LGA's rating for the 2021 index is 926.

The following map, shows within smaller statistical areas (SA1) there is a wide variation within Gundagai itself.

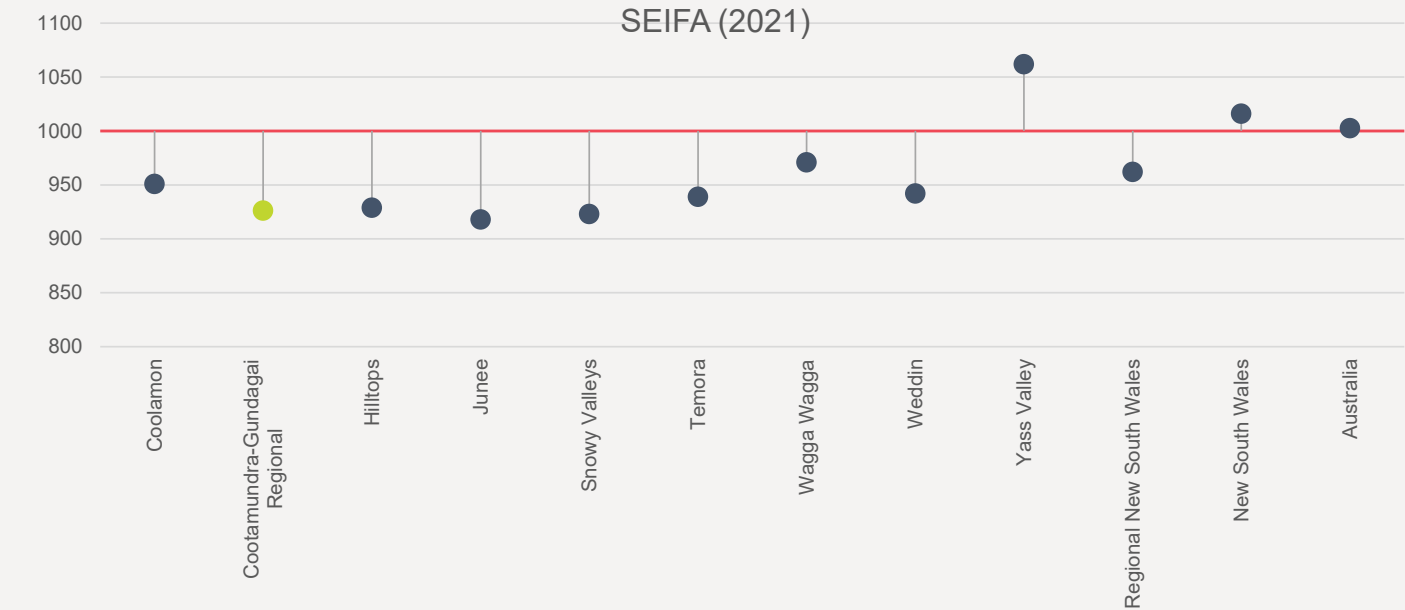
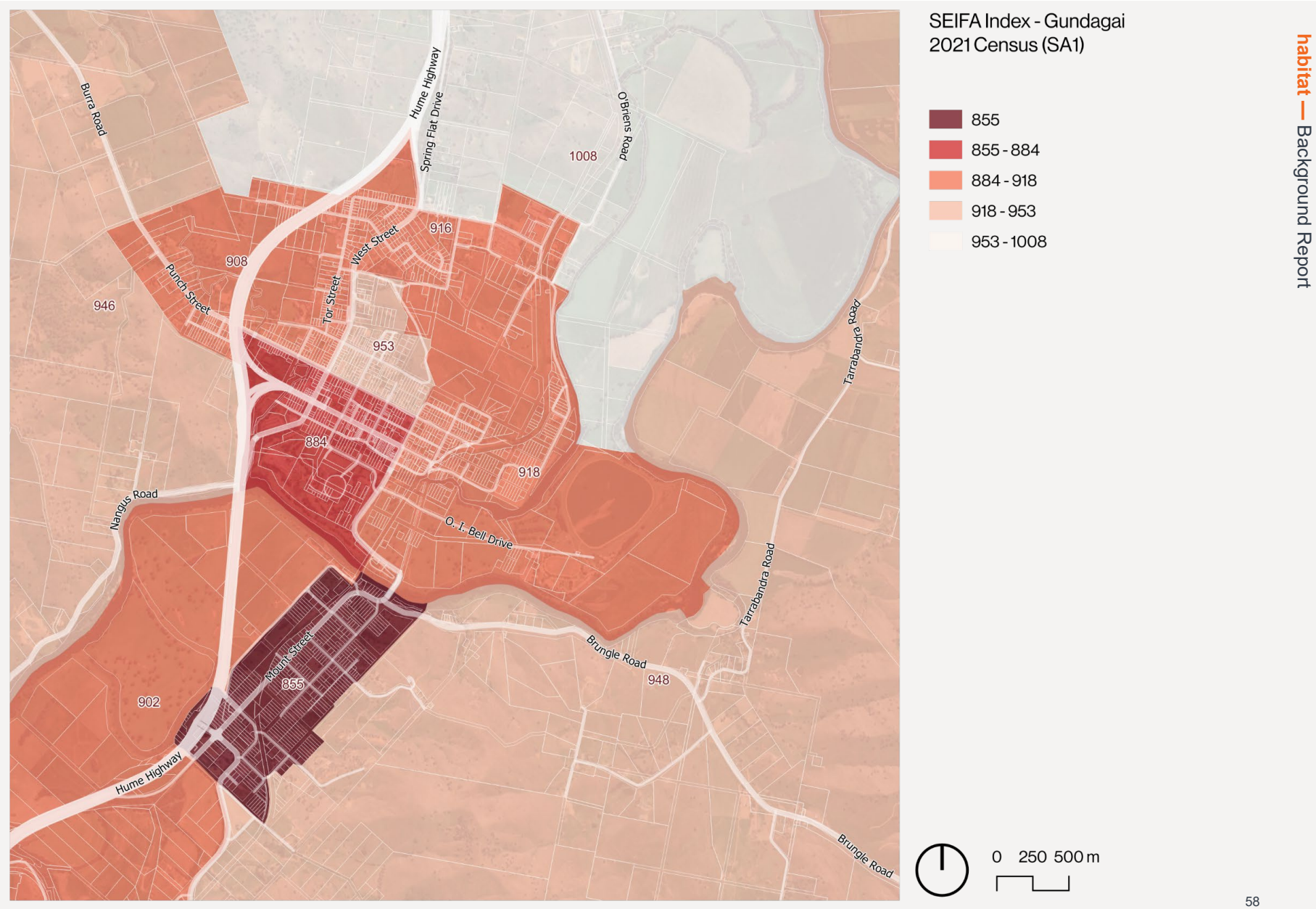


Figure 20 - Socio Economic Indexes for Areas (ABS, 2021)



4.2.5. Social Assistance and Housing

Table 3 - Assistance by LGA (Australian Dept. of Social Services)

Assistance Type	Recipients
ABSTUDY (Living allowance)	5
ABSTUDY (Non-living allowance)	5
Age Pension	500
Austudy	5
Carer Allowance	100
Carer Allowance (Child Health Care Card only)	5
Carer Payment	45
Commonwealth Rent Assistance	150
Commonwealth Seniors Health Card	115
Disability Support Pension	120
Family Tax Benefit A	195
Family Tax Benefit B	130
Health Care Card	160
JobSeeker Payment	115
Low Income Card	15
Parenting Payment Partnered	10
Parenting Payment Single	55
Pension Concession Card	795
Special Benefit	0
Youth Allowance (other)	15
Youth Allowance (student and apprentice)	5

4.2.6. Social Housing

In Cootamundra-Gundagai LGA, there are 150 people receiving Commonwealth Rent Assistance (Australian Institute of Health and Welfare).

For social housing, there are less than five priority applicants and 17 general applicants in the Gundagai Allocation Zone in 2024. Though these numbers are relatively small, expected wait times are up to two years for properties with up to three bedrooms. (DCJ, 2024)

Much of the direct control for social housing sits outside of Council's remit, such as the rates of rent assistance and income support.

At a minimum, effective advocacy to all levels of government will be required from Council to support housing for vulnerable groups in the community.

4.2.7. Unemployment

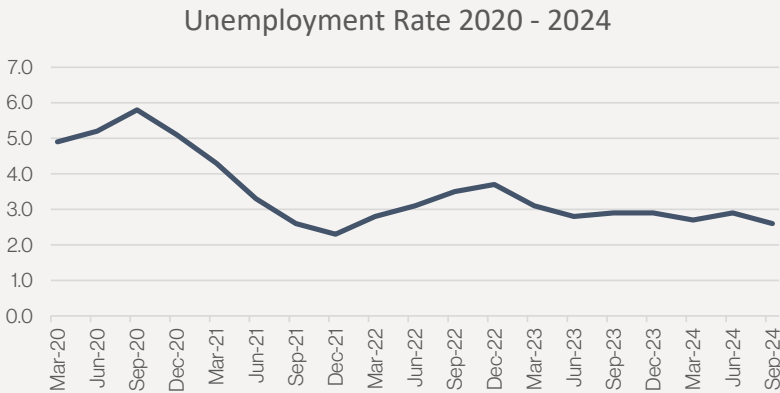


Figure 21 - GCLGA Unemployment rate (Small Area Labour Markets, 2024)

Cootamundra-Gundagai currently has a relatively low unemployment rate of 2.6%, well below the current national average of 4.1%, itself at twenty year lows.

In Australia, **unemployment** is defined by the **Australian Bureau of Statistics (ABS)** as a situation where a person meets the following three criteria:

- 1. **Not Employed:** The person did not work at all during the reference week (the week when the survey is conducted).
- 2. **Actively Seeking Work:** The person actively looked for work during the previous four weeks, such as by applying for jobs, contacting employers, or attending job interviews.
- 3. **Available to Work:** The person was available to start work during the reference week if a job had been offered.

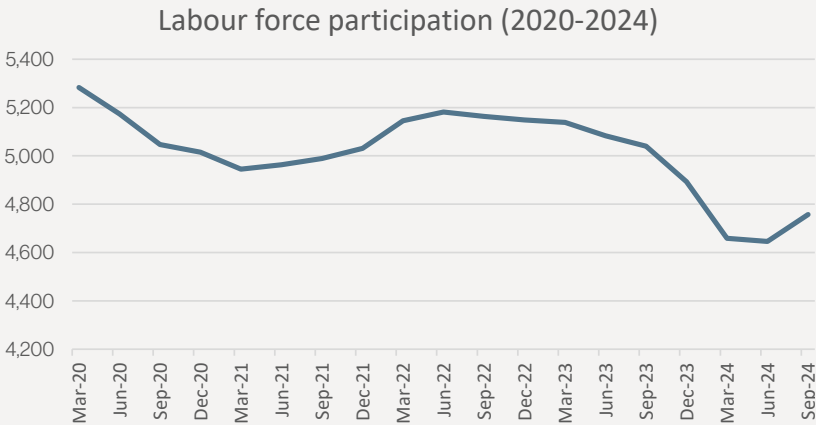


Figure 22 - CGLGA Labour Force Participation (Small Area Labour Markets, 2024)

The **Labour Force Participation Rate** is defined as the percentage of the working-age population (typically aged 15 and over) that is either employed or actively seeking work (unemployed). It is a key measure of the proportion of the population that is engaged in or available for the labour market.

A higher participation rate generally indicates a greater proportion of the population is contributing to or seeking to contribute to the economy.

The latest figure of 4757 people in the Cootamundra-Gundagai is a relatively high proportion of the working age population, though that number is declining.

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4.3. Education

There are a number of public and private schools providing primary and options throughout Gundagai

Gundagai Preschool

Gundagai Public School

Gundagai South Public School

St Patrick's Catholic Primary School

Gundagai High School

Other secondary school locations particularly with boarding options are located in Wagga Wagga.

A Country Universities Centre is soon to be located in the nearby Tumut which provides a physical location for any enrolled tertiary student to access study spaces and internet. The CUC is government funded and provides an essential hub for students who may be studying externally, online and live in the area. In 2021, 64 students (12.2%) were undergoing tertiary education, and like secondary school students travel (locally) to Wagga Wagga for TAFE, Charles Sturt University and UNSW Rural Campus.

4.4. Employment

Over the past twenty years, the Manufacturing sector has been the most populous employers in Gundagai, and this number is increasing.

There has been a small growth in other industry sectors, that aligns well to the aging population including Health Care and Social Services

There remains a level of uncertainty of the amount of workers in agriculture and horticulture throughout Australia and this may be contributing to some of the pressure felt for housing throughout Gundagai. Data around temporary and seasonal workforces, such as Pacific Australia Labour Mobility (PALM) is presented by the federal government at very broad levels.

Where people are employed has an impact on land use planning. Emerging, service based industries benefit from co-location with other amenities and services in town centres, and within proximity to where the people are who require those services. Agriculture, however, is more dependent on the location of production and widespread.

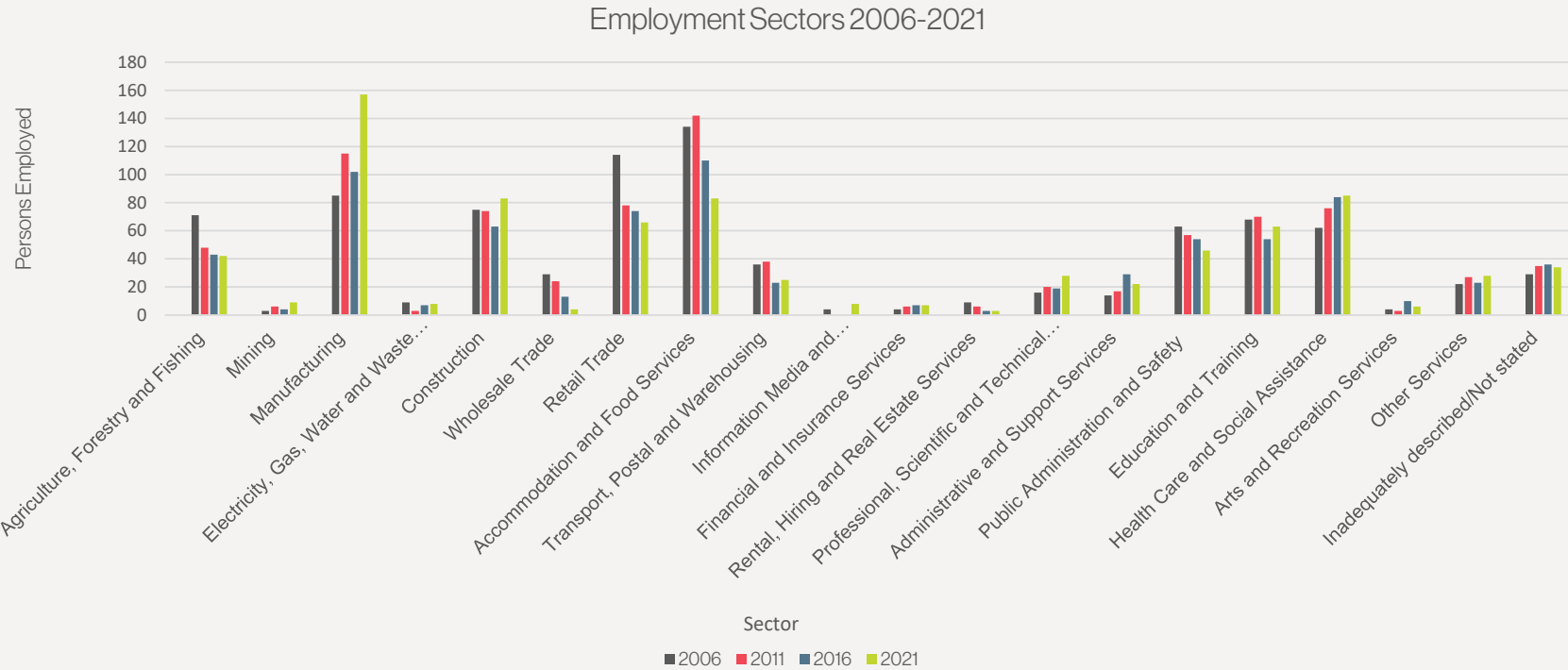


Figure 23 - Employment Sectors - Gundgai

4.4.1. Journey to work

The spatial relationships between where people live and work are vital to land use planning structures. The geographic spread of both housing and employment lands, how far people travel and by what mode of transport all contribute to the urban and socio-economic structures.

By far, the most dominant transport mode is the private car. Public transport is for all intents, non-existent and there is a small cohort of people who walk to work Gundagai

Post COVID, as the prevalence of working from home has increased, there has been a fairly substantial quota of workers performing their jobs from home. This has implications for the spaces people live, as well as those they work in.

As a consequence, people may seek extra bedrooms in a dwelling for office or work space. As there is currently the combination of 3+ bedroom homes with shrinking family units, this is unlikely to create a substantial problem for housing supply in the short term.

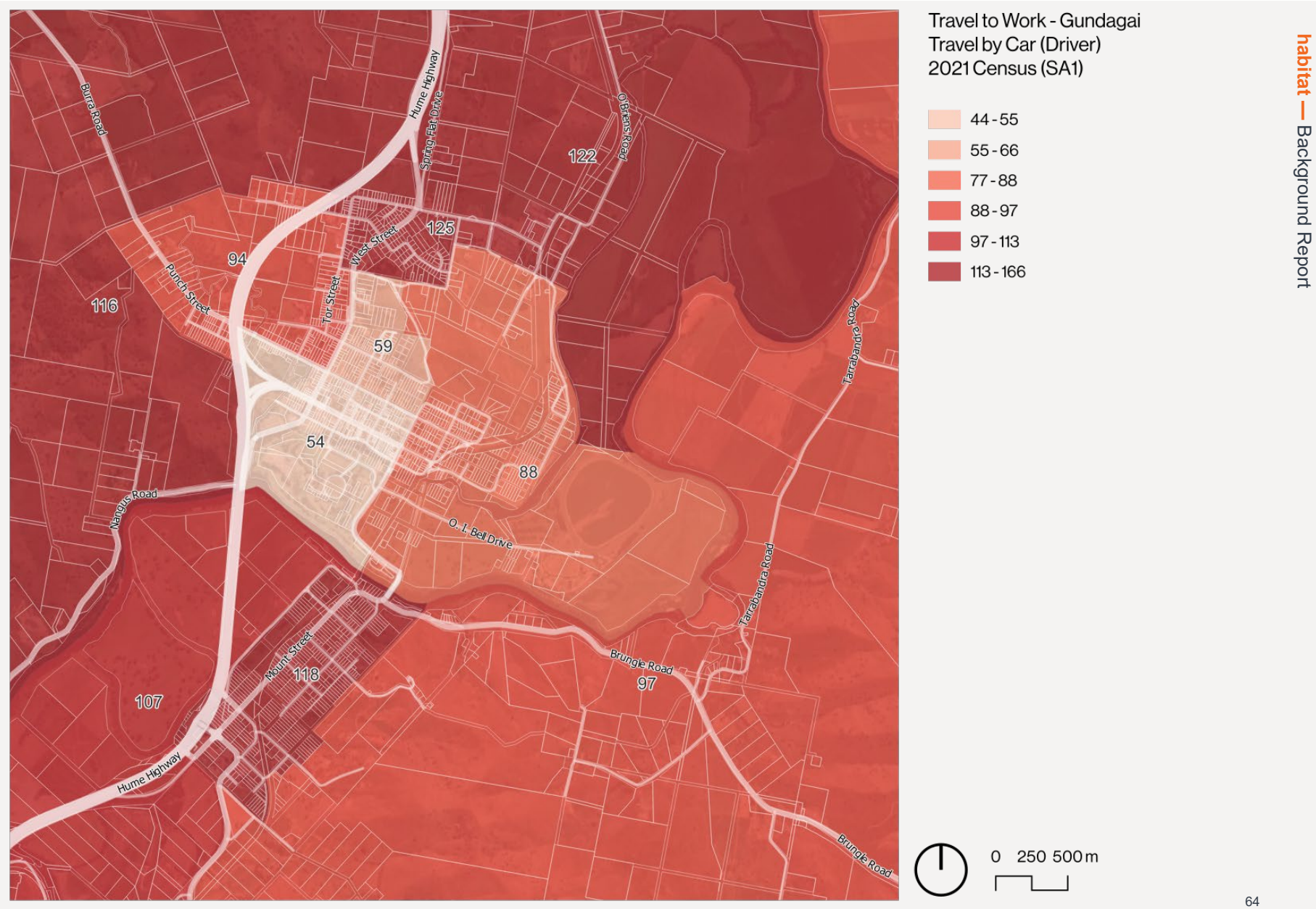
At the 2021 Census, 611 from Gundagai worked within the CGLGA

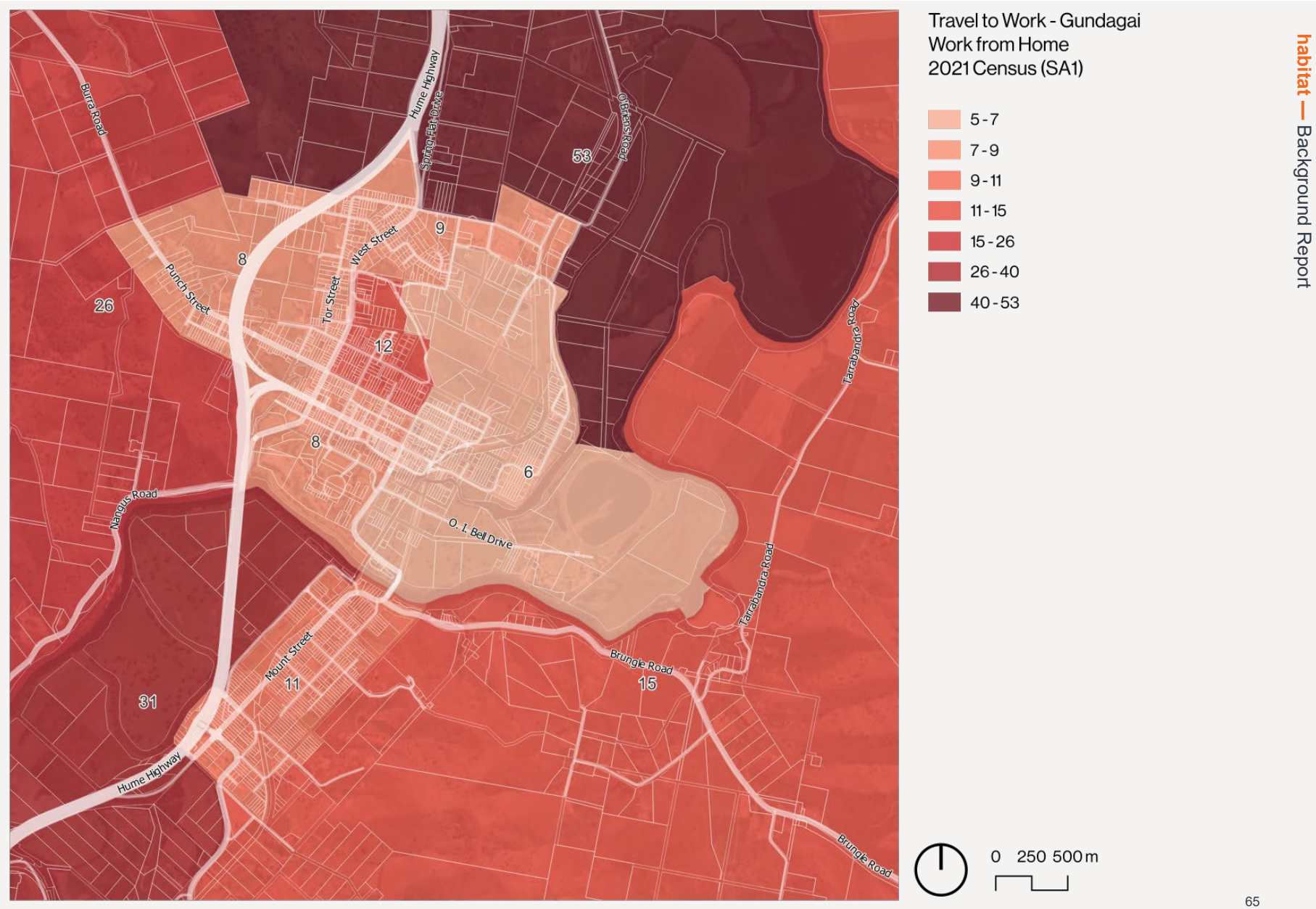
The workers who travelled outside of the CGLGA commuted to the nearby Snowy Valleys and Wagga Wagga.

Only small numbers of people worked from home as at Census day, 2021.

Table 4 - LGA, Place of Work (Gundagai Residents)

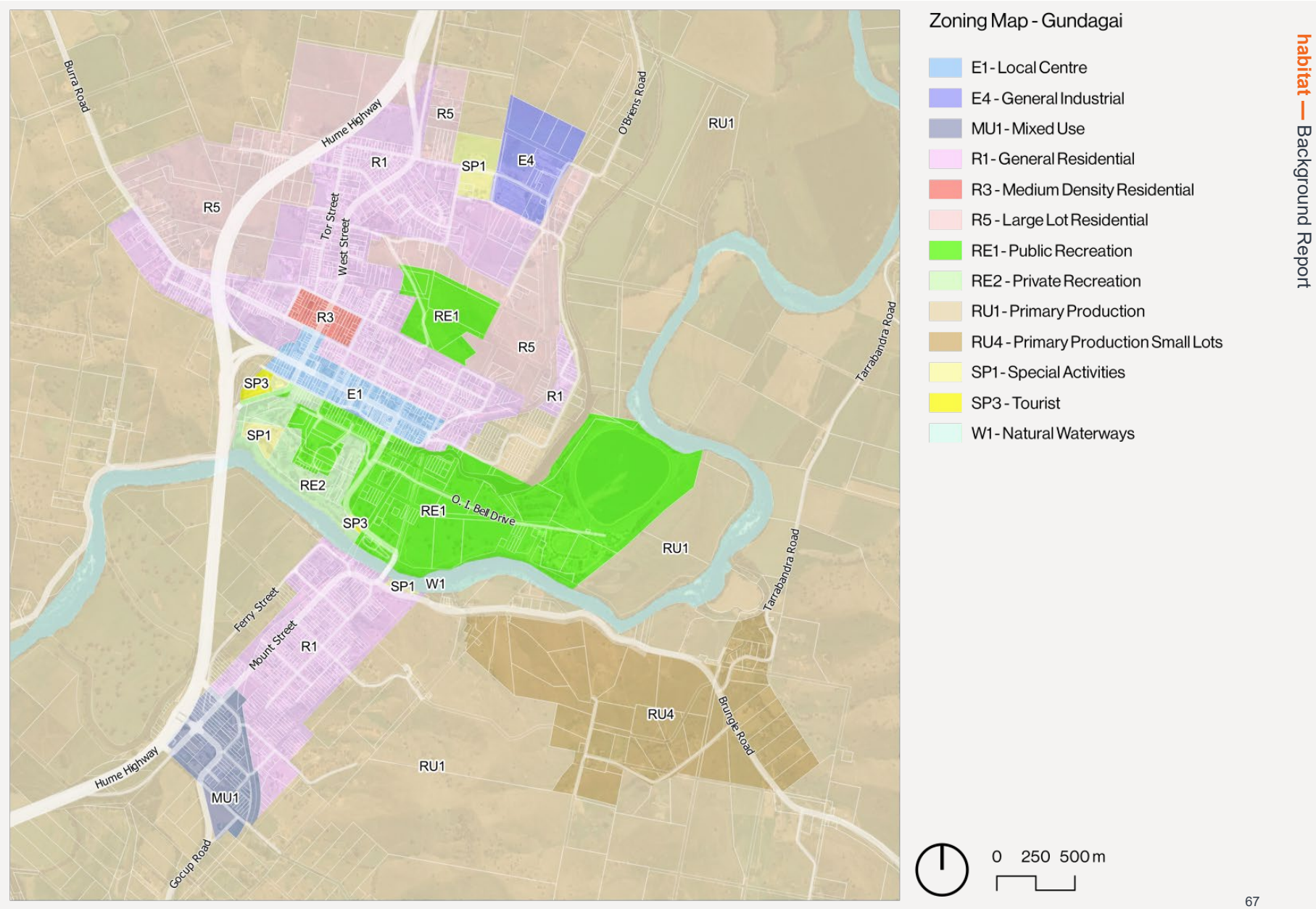
LGA Place of Work	Number
Cootamundra-Gundagai Regional	611
Snowy Valleys	80
Wagga Wagga	35
No Fixed Address (NSW)	31
Hilltops	11
Junee	5
Yass Valley	3
Central Darling	5





5. Land Use and Zoning

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5.1. Residential Zones

While many of the land use zones allow residential occupation, there are a few zones where it is the prime focus. The relationship between the residential zones is crucial; balancing the primary goal of housing with other complementary uses, the spatial context and density, and relationship to other land uses within the LGA.

Proximity to services and amenity is vital to all types of housing as is the efficient provision of infrastructure such as roads, footpaths, public spaces, water, gas, electricity and telecommunications, effluent and rainwater disposal.

One of the major attractions of regional and rural living is the desire to live on more spacious lots. That demand in Gundagai also needs to be balanced with primary production (avoiding its fragmentation and encroachment by residential use), as well as capitalising on the environmental, infrastructural and socio-economic benefits of compact urban forms.

Consideration needs to be given to the shrinking population and the land use requirements for residential purposes.

R1 General Residential Zone

Zone Objectives

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

R3 Medium Density Residential

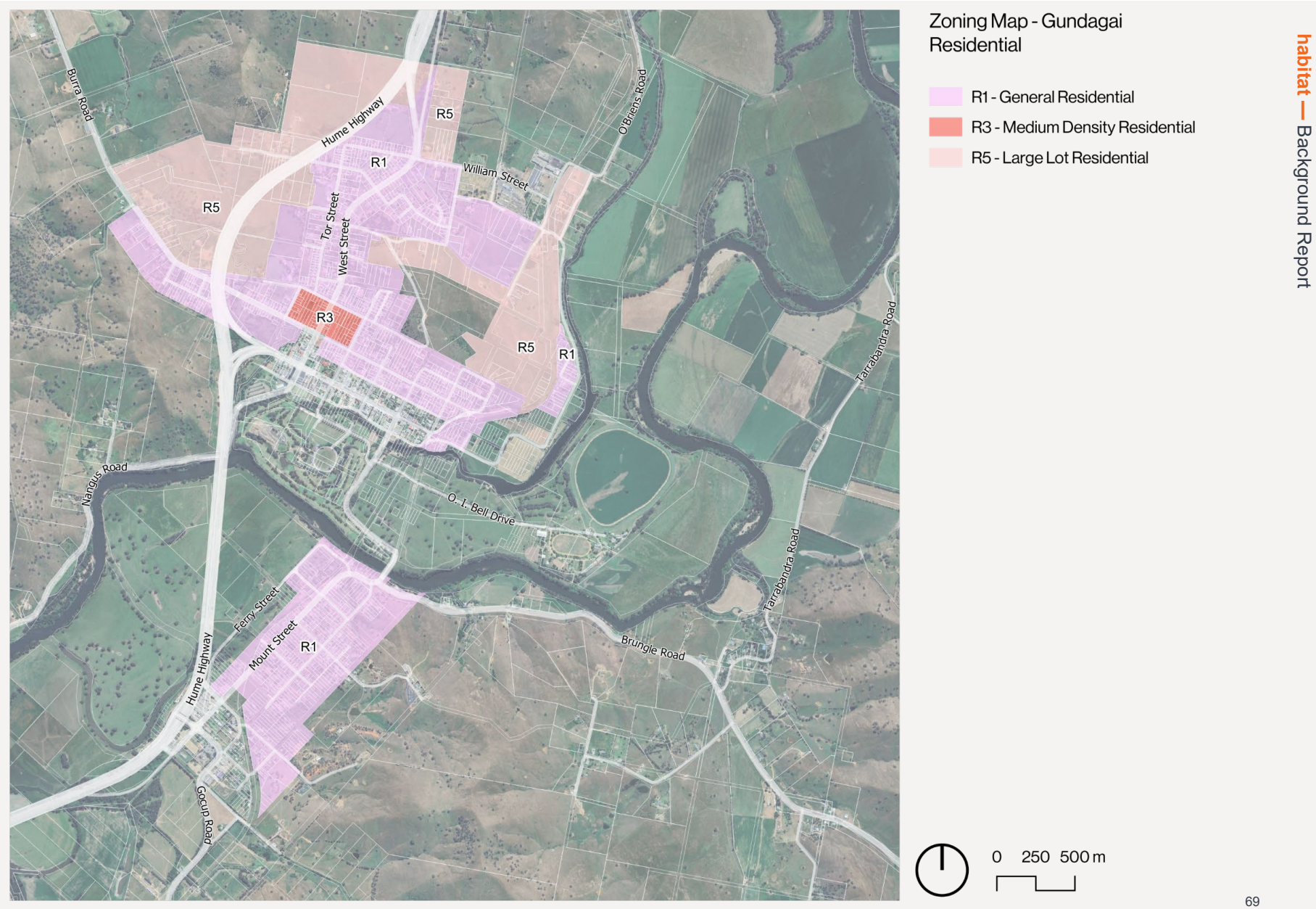
Zone Objectives

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

R5 Large Lot Residential

Zone Objectives

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure development has appropriate access to water for domestic consumption and bushfire protection.
- To encourage development that enhances local visual amenity.
- To encourage the protection and management of remnant native vegetation.



5.2. Employment Zones

E1 Local Centre Zone

Zone Objectives

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To promote the enhancement and conservation of heritage items.
- To ensure new development occurs in a way that does not compromise the values of existing heritage items.
- To encourage high quality urban design.

E4 General Industrial Zone

Industrial zones, while not substantially changing, have gone through a recent recategorization along with business zones, to site broadly under the banner of Employment Zones.

The E4 General Industrial Zone is generally intended to accommodate a wide range of industrial and warehouse uses and includes 'general industry,' 'high technology industries,' 'industrial training facilities' and 'depots.' This zone is suitable where a council wishes to have a range of industrial land uses and other compatible land uses generally catered for in an industrial zone.

Industrial land should be suitably separated from other uses to avoid adversely affecting amenity. Conversely, industrial zones need to be protected from encroachment by other uses, such as housing, that may be vulnerable to the noise or hazards that come with industrial land use.

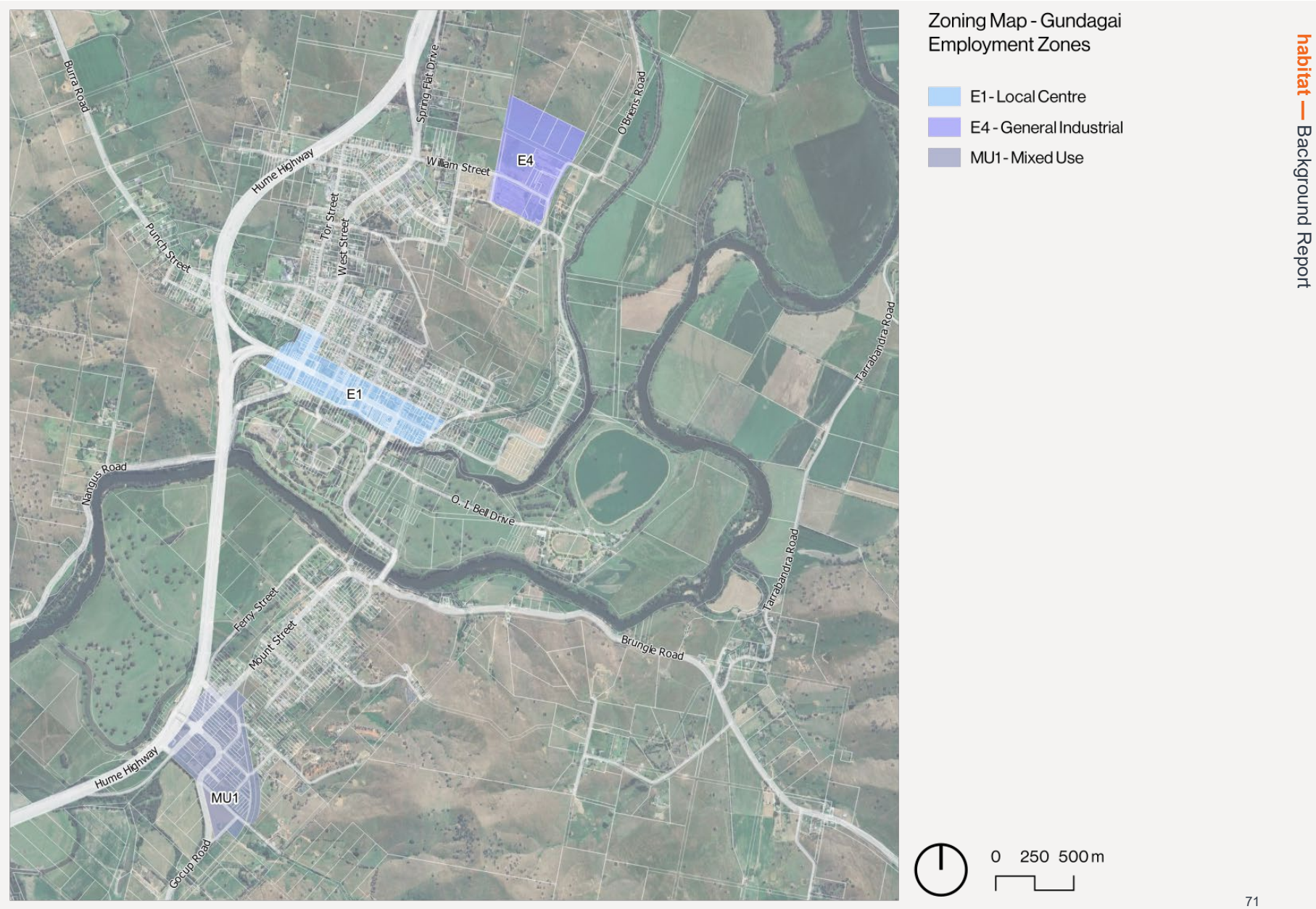
Zone Objectives

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

MU1 Mixed Use Zone

Zone Objectives

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To promote appropriate development at South Gundagai having regard to its strategic relationship to the Hume Highway.



5.3. Productive Zones

The land use focus in these zones is productivity and employment in primary industries first, then dwellings to support that use.

RU1 Primary Production Zone

The RU1 Primary Production zone represents the areas of the LGA which are intended for use as primary industry production, including extensive agriculture, intensive livestock and intensive plant agriculture, aquaculture, forestry, mining and extractive industries. The zone is aimed at utilising the natural resource base in a sustainable manner.

The zone is not a default zone for non-urban land. The zone is allocated to land where the principal function is primary production.

The Primary Production zone forms 88% of the zoned land throughout LGA. The vast majority of this land is used for agriculture, which is also the largest economic driver in CGRC, underlining its importance for both land use and the local economy, employment.

Issues that can be addressed in this strategy include safeguarding productive land from fragmentation and the encroachment of less productive land uses, including housing.

Zone Objectives

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage the efficient use and conservation of water resources.
- To protect significant scenic landscapes.
- To encourage development that does not adversely impact nearby agricultural activities.

- To protect, enhance and conserve the natural environment, including native vegetation, wetlands and wildlife habitat.
- To ensure development prevents or mitigates land degradation.

RU4 Primary Production Small Lots

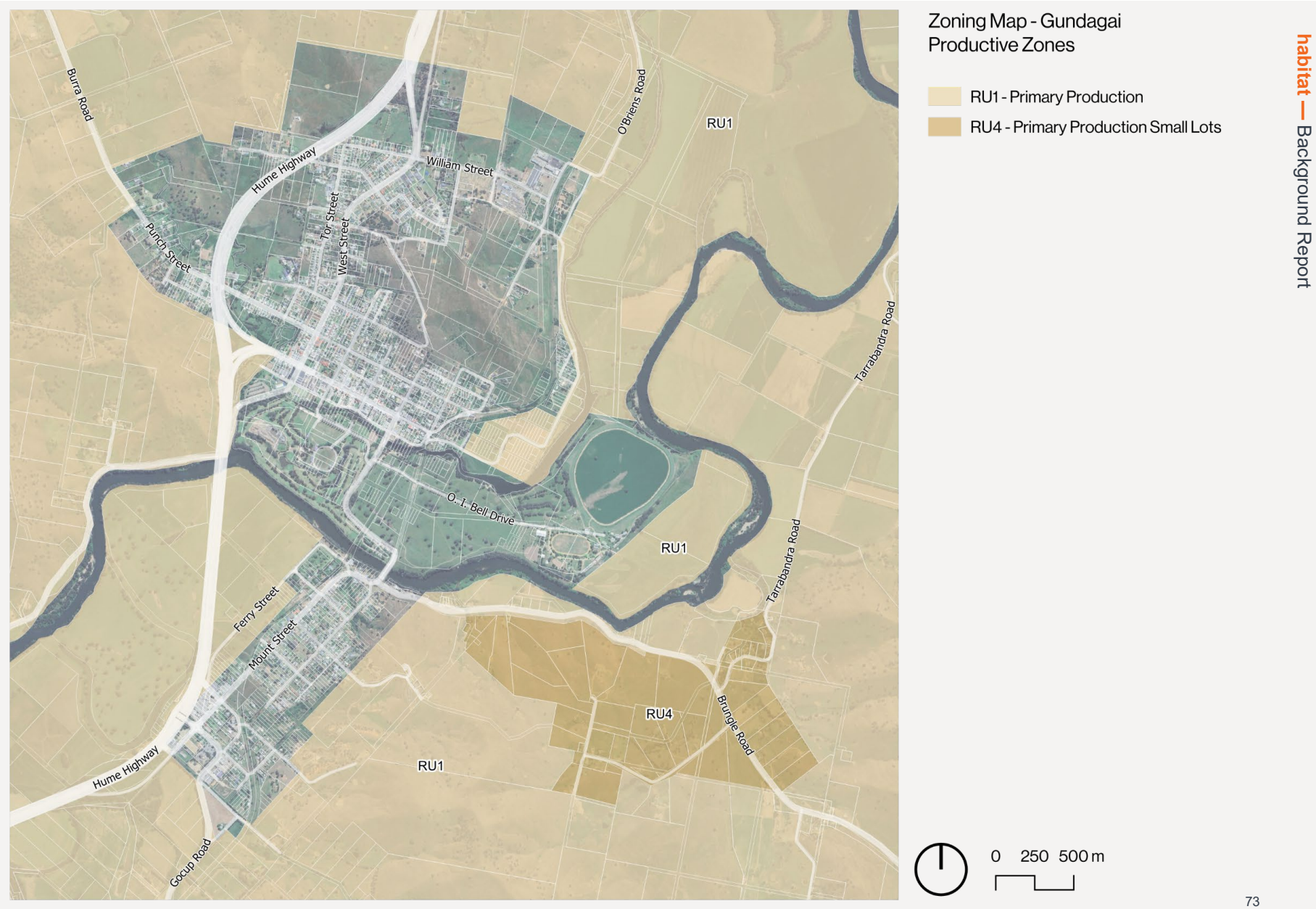
The RU4 Primary Production Small Lot is generally intended to a productive zone where dwellings are allowed, though at a smaller scale than a RU1 Primary Production Zone.

It is often used as a transitional zone between more urbanised areas and large scale agricultural production, hosting higher density and diversity of operations or hobby farm uses.

Within Gundagai, the RU4 Zone is located at the eastern periphery of the town.

Zone Objectives

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage the protection and management of remnant native vegetation.



5.4. Other Zones

W1 Natural Waterways Zone

The waterway zone throughout Gundagai is tied to the Murrumbidgee River

Zone Objectives

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

SP1 Special Activities Zone

The SP1 Special Activities Zone is reserved for special uses that are not otherwise provided for in any other zones, or where a site may have individual and natural characteristic or special purpose. Throughout Gundagai, the SP1 Zone covers water treatment and cemeteries.

Zone Objectives

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

SP3 Tourist Zone

The Tourist Zone covers the Gundagai Memorial Cairn (Site of Old Gundagai), Caravan and Tourist Park.

Zone Objectives

- To provide for a variety of tourist-oriented development and related uses.
- To recognise and promote the cultural significance of the “Dog on the Tuckerbox” installation at the Five Mile.

RE1 Public Recreation Zone

The public recreation zone covers much of Old Gundagai, uninhabitable due to flood risk and includes parks, showground and race course.

Zone Objectives

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

RE2 Private Recreation Zone

The RE2 zone covers the Gundagai Golf Course and Bowls Club

Zone Objectives

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

5.5. Minimum Lot Size

The minimum lot size is an additional control that can affect the density, allowable development and resulting character of an area. Though with different outcomes and effects, it applies to RU1 Primary Production lots, where there is a 40 hectare minimum down to a 500m² minimum in the R3 Medium Density Zone, and in the E1 Zone, where there is no minimum lot size.

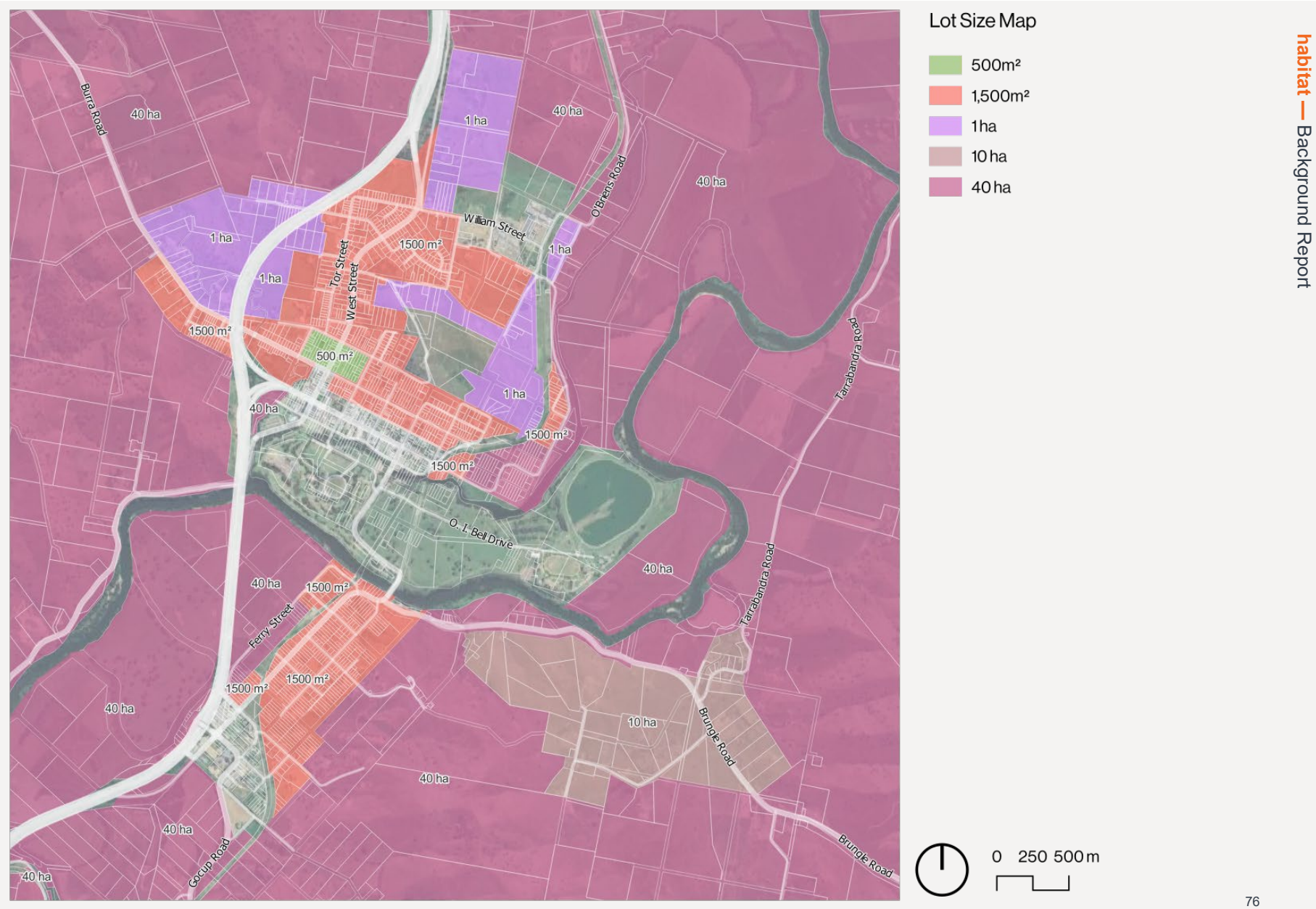
The Gundagai LEP allows lots in the R1 General Residential Zone to be as small as 450m², if they connect to the Council's water reticulation and sewerage system.

Consideration must be given to the "in-between" zones, which perform an important transitional purpose from the more urbanised town centres to productive, broadacre agricultural use.

In Gundagai, these align with the R5 Large Lot Residential and R4 Primary Production Small Lot Zones.

IN the RU1 Primary Production Zone, the lot size map can have a major impact on agricultural operations as it effectively allows a dwelling per lot. Subdivision to a lot size below the minimum is permitted (with consent) to achieve the objectives of the RU1 Zone, though it does not allow a dwelling entitlement.

The minimum lot size can seek to encourage or discourage development at a particular density and works in tandem with land use zoning. For a torrens title, a minimum lot size also dictates an entitlement of one dwelling per lot, though alternative models can be provided through Community and Strata subdivisions in certain zones.



5.6. Crown Land

Generally, Crown Land in Gundagai aligns with the flood plain adjacent to the Murrumbidgee River and Mount Parnassus, which the town is effectively laid out around.

Crown land is land which is managed by the NSW Government, or delegated to a local Council, in the public interest

It is split into a few categories:

Crown Leases

Crown Leases are an authority granted by the department under the *Crown Land Management Act 2016*, which gives permission to exclusively occupy and use Crown land for a specified purpose and term.

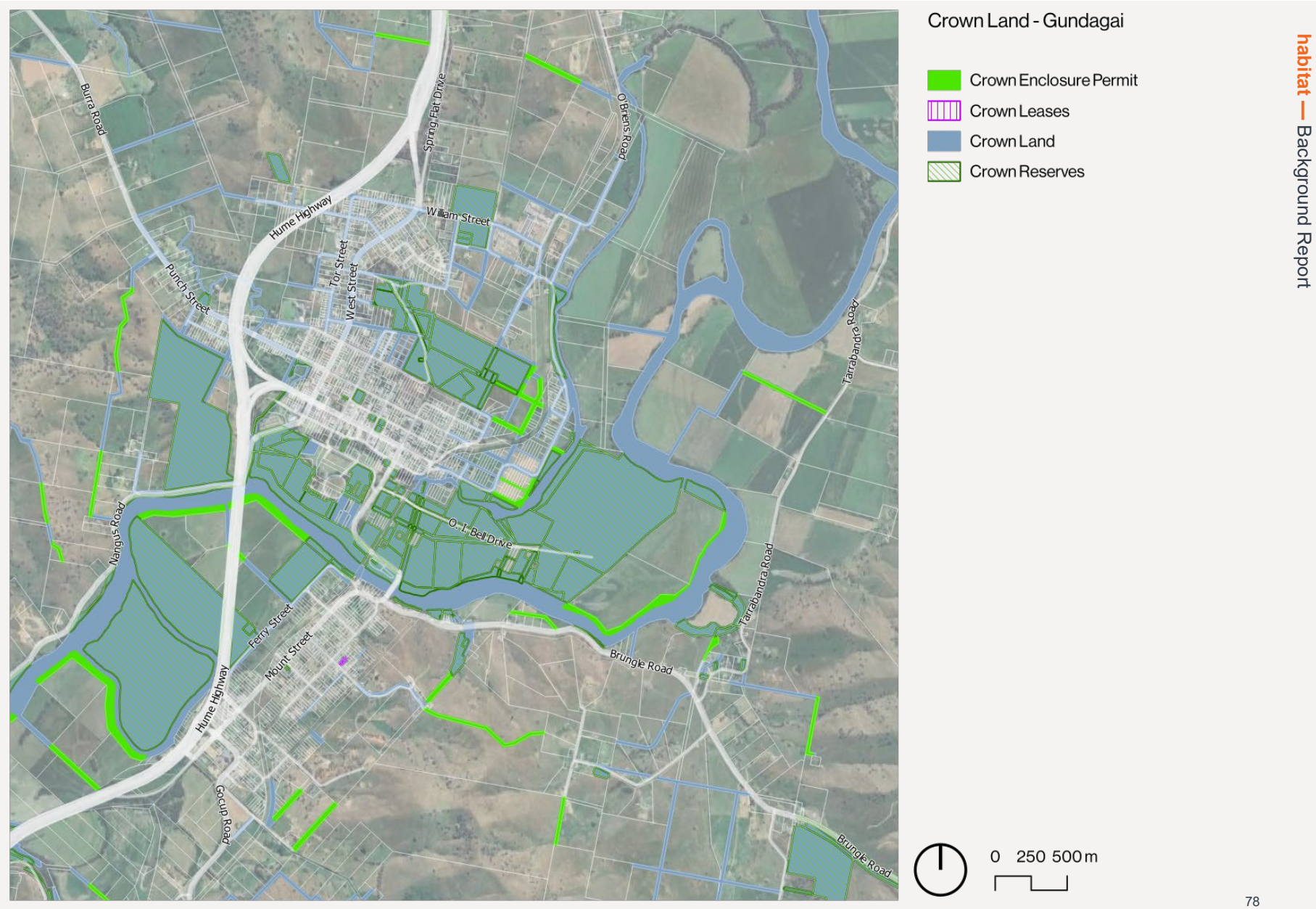
The department issues leases to individuals, companies, non-government organisations, government agencies and community and sporting groups

Crown Reserves

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including open space, community halls and recreation and sport.

Crown Enclosure Permits

An enclosure permit allows a landowner to enclose Crown land within their property and use it for grazing, subject to an annual rent. It does not give the permit holder any title to the land and requires the Crown road to remain available for public access.



6. Environment

This section of the strategic review addresses the environmental aspects that will influence the preparation of a housing strategy. Areas of analysis in this section include climate, vegetation, environmentally sensitive land, threatened species, flooding and bushfire hazards, air, noise, water, salinity, waste management, effluent disposal, land use conflict, heritage, local state of the environment reports as well as the implications and issues for planning.

The Cootamundra Gundagai Regional LSPS vision pays particular attention to the environment, climate drivers and mitigation. Sustainability is a cornerstone of the document.

The community values the inherent connection to the river systems, understanding its importance to Aboriginal and European cultural heritage values, connection to Country and an understanding of place.

Council understands the health of the environment is directly connected to the health of Gundagai.

Gundagai is within the Southwestern Slopes Bioregion, an extensive area of foothills and isolated ranges comprising the lower inland slopes of the Great Dividing Range extending from north of Cowra through southern NSW into western Victoria.

It occupies around 10.1% of the state and includes part of the Murray, Murrumbidgee and Lachlan Rivers

This bioregion is dominated by a sub-humid climate characterised by hot summers and no dry season. A temperate climate, with warm summers, occurs at higher elevations along the eastern boundary of the bioregion.

Southwestern Slopes Bioregion, NSW DPE

Gundagai is also sited on an area of naturally occurring asbestos, which can present health and environmental risk, if disturbed. Council has an Asbestos Policy (2016) for dealing with risks due to natural and manufactured asbestos.

6.1. Climate

Climate modelling for the Riverina Murray Region is important for the Gundagai, especially as it relates to agriculture, water availability, bushfire risk, human, flora and fauna health. Projections include:

- Maximum and minimum temperatures are projected to increase.
- Number of hot days will increase.
- Number of cold nights will decrease.
- Forest Fire Danger Index (FFDI) - Average fire weather as well as severe fire weather days to increase in Spring and Summer.
- *“Temperature is the most robust indicator of climate change. In NSW, 6 of the 10 warmest years on record since 1910 have occurred since 2013.*

Riverina Murray Climate Change Snapshot

Heat related stress is the biggest environmental cause of hospitalisations and death in Australia. As the population in Gundagai ages, and the number of hotter days increases, the risk also increase.

“People aged 65 years and over are at increased risk of heat-related illnesses and need special care in hot weather.

Risk factors include living alone, chronic medical problems and certain medications.”

Heat stress and older people – betterhealth.vic.gov.au

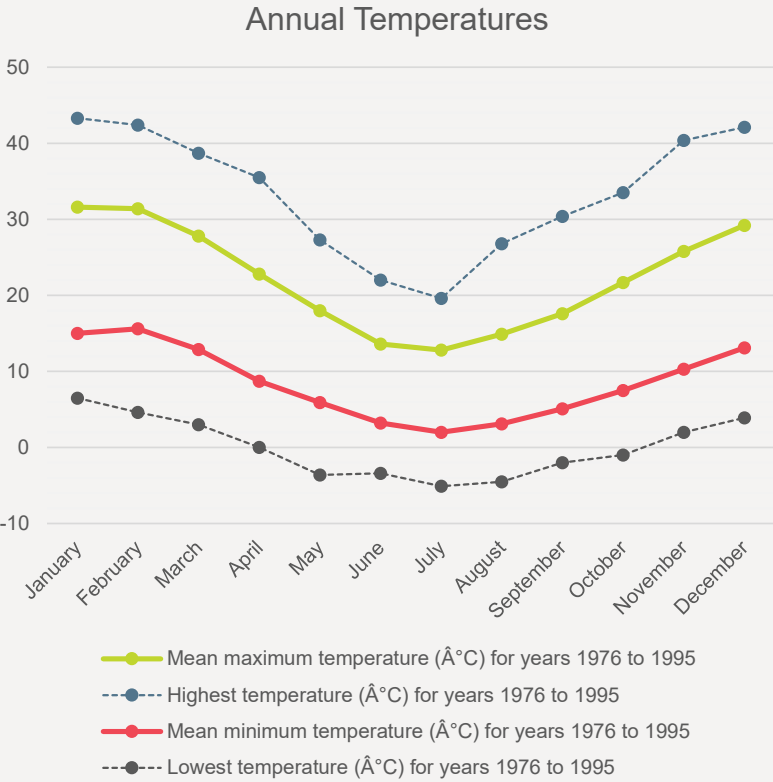


Figure 24 - Gundagai Annual Temperatures, Bureau of Meteorology

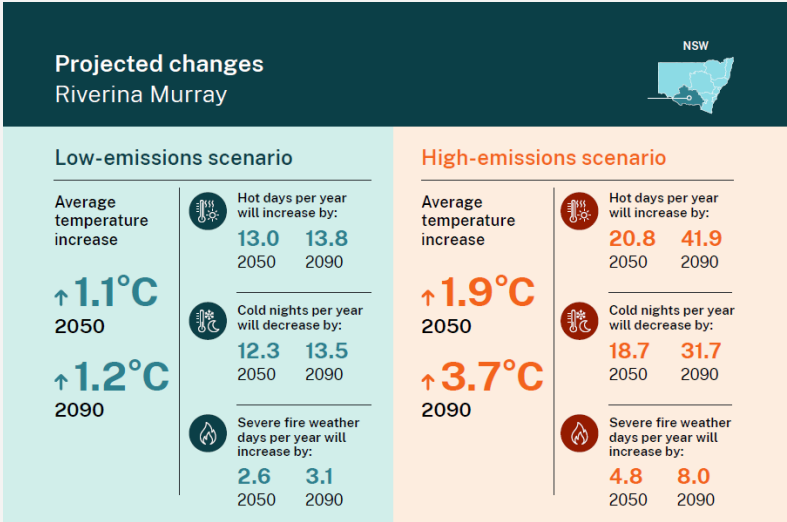


Figure 25 - Extract from Riverina Murray Climate Change Snapshot

The NSW and Australian Regional Climate Modelling (NARCLiM) project summarises projections for severe weather changes and models high and low-emissions scenarios.

As of 2024, high emissions scenarios are more likely, the Intergovernmental Panel on Climate Change (IPCC) has reported the first twelve month period of 1.5°C over pre-industrial levels. NSW and the ACT have both already warmed by 1.4°C since national records began in 1910.

Gundagai’s agricultural, and tourist economies, community health, will likely be more at risk in the coming decades.

This will have effects on dwelling patterns, how and where people choose to live, and their relationships to the built and living environment.

6.1.1. Flooding and Water

The impacts of climate change will result in more extreme weather events. Flooding has the potential to be more devastating than previously modelled or planned for.

As the average temperature increases, so too does the atmosphere's capacity to hold water, and precipitate larger volumes. The Murrumbidgee River is a somewhat controlled environment (through systems of dams and weirs). Gundagai is downstream from the major Burrinjuck Dam and is at risk from riverine flooding.

Flood risk is a key impact to consider when developing any land use strategy, when assessing land that may be suitable for development, or considering land that is becoming more flood prone as the effects of climate change are more readily felt.

In certain geographic areas, insurance premiums are already beginning to rise in accordance with the increased risk.

As of 2023, NSW Department of Planning, Housing and Infrastructure has amended the way it assesses flood risk, and considers not just the modelled 1% AEP risk ,but the probable maximum flood (PMF) levels when assessing suitable places for land use, inhabitation, dwelling and infrastructure.

Council has adopted the optional Clause 5.2 Special Flood Considerations, which dives consideration to flood behaviour, human and environmental safety, occupation and evacuation during flood events, particularly between the flood planning area and probably maximum flood level.

Gundagai exists within a large area of defined "Riparian Land" - any land which adjoins, directly influences, or is influenced by a body of water (in this case the Murrumbidgee River and floodplain).

Development implications exist to reduce impacts in riparian lands and watercourses, as designated by a NSW environmental planning instrument. Riparian lands are a transition zone between the land and the watercourse that is important for maintaining or improving the shape, stability and ecological functions of a watercourse.

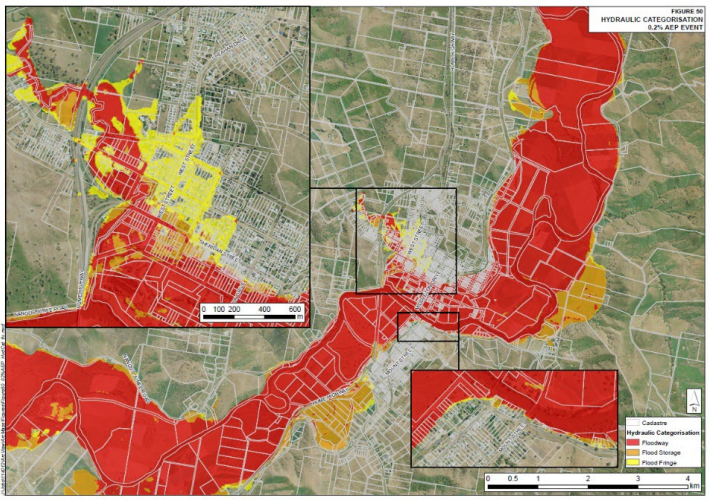


Figure 26 – Hydraulic Categorisation (Gundagai Flood Study, 2018)

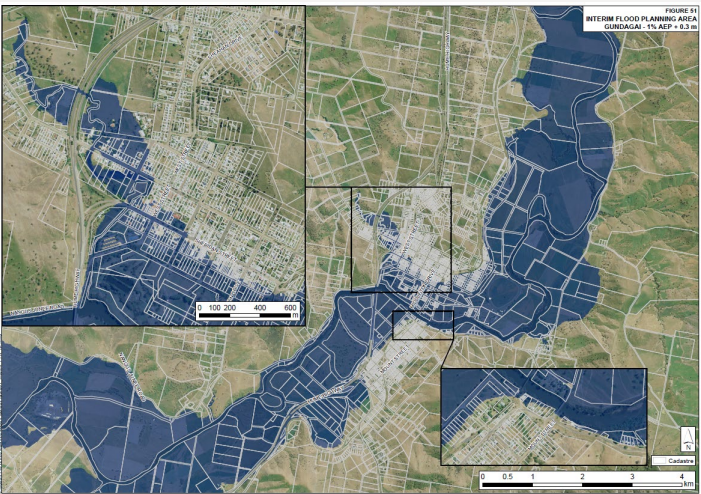
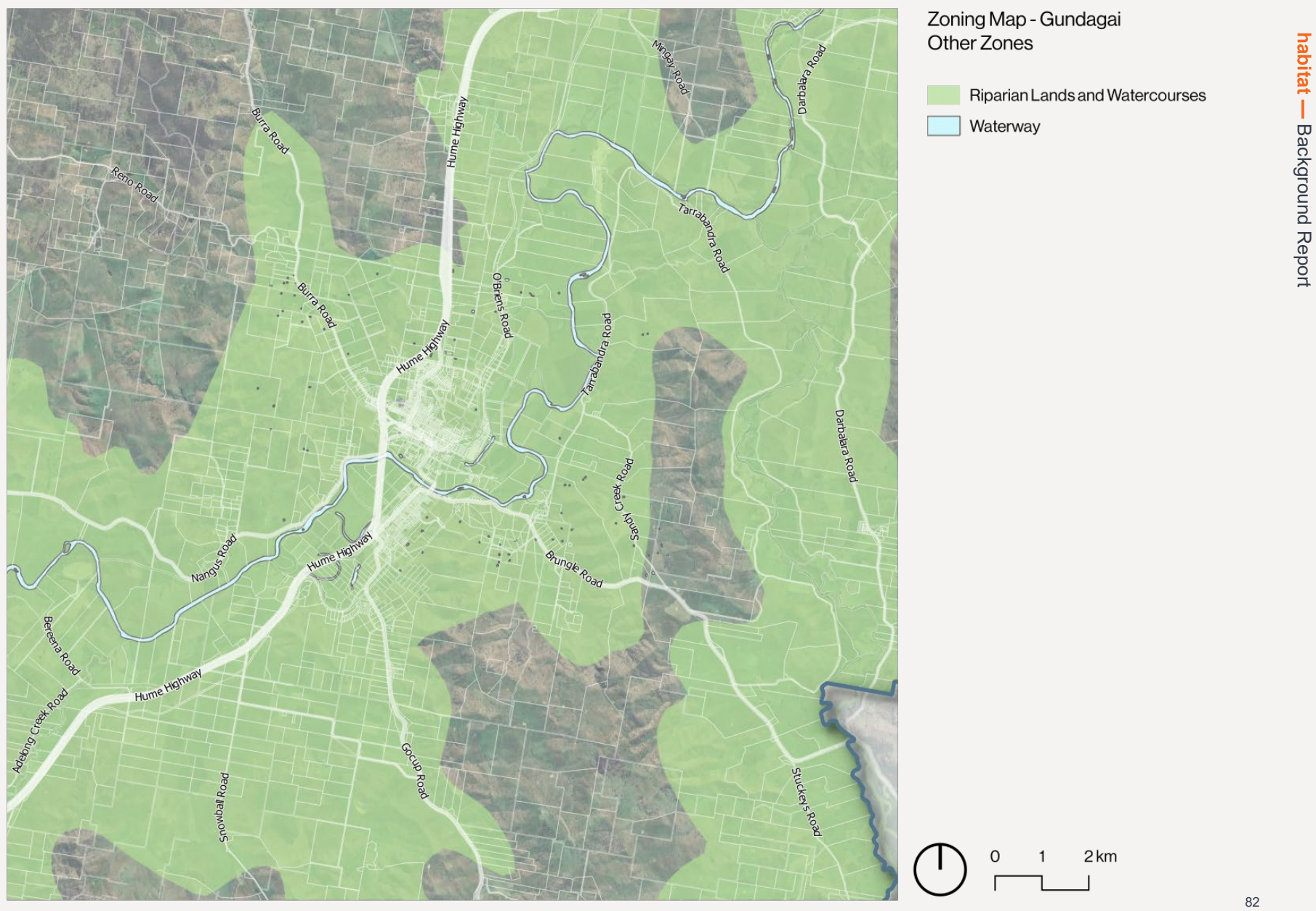


Figure 27 - Interim Flood Planning Area (Gundagai Flood Study, 2018)



6.1.2. Bushfire

Council is responsible for bushfire mapping, which is then reviewed by the Rural Fire Service before certification by the commissioner. Bushfire mapping is a key input into the development of a housing strategy, particularly when assessing land that may be suitable for development.

Bushfire prone vegetation maps are separated into three categories and a buffer zone, which currently apply to Cootamundra-Gundagai LGA.

Council has

Category 1

Vegetation Category 1 is considered to be the highest risk for bush fire. It is represented as red on the bush fire prone land map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production. Vegetation Category 1 consists of:

- Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations

Category 2

Vegetation Category 2 is considered to be a lower bush fire risk than Category 1 and Category 3 but higher than any excluded areas.

It is represented as light orange on a bush fire prone land map and is given a 30 metre buffer. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices. Vegetation Category 2 consists of:

- Rainforests.
- Lower risk vegetation parcels. These vegetation parcels represent a lower bush fire risk to surrounding development and consist of:
- Remnant vegetation;
- Land with ongoing land management practices that actively reduces bush fire risk. These areas must be subject to a plan of management or similar that demonstrates that the risk of bush fire is offset by strategies that reduce bush fire risk; AND include:
- Discrete urban reserve/s;

- Parcels that are isolated from larger uninterrupted tracts of vegetation and known fire paths;
- Shapes and topographies which do not permit significant upslope fire runs towards development;
- Suitable access and adequate infrastructure to support suppression by firefighters;
- Vegetation that represents a lower likelihood of ignitions because the vegetation is surrounded by development in such a way that an ignition in any part of the vegetation has a higher likelihood of detection.

Category 3

The recently introduced Category 3 (grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands) may have applicability to parts of Gundagai.

Any risk particularly from grasslands should be investigated prior to any land being recommended for housing.

Category 3 mapping has not yet been completed for the LGA* and it is likely it will have considerable coverage of Gundagai, particularly areas directly adjacent to the town

*At the time of publication, Council is exhibiting updated Bushfire Prone Land Map for the LGA with a view to their endorsement in 2025.



6.2. Transport Networks

Major transport networks are intimately tied to employment and therefore housing within Gundagai. Existing within a highly productive region, the more efficiently goods can be exported and transported, the more productive the region can become.

The most important and obvious is the major north-south running Hume Highway, servicing the east coast of Australia. Nearby to the south, the Hume joins with the Sturt Highway, linking the eastern states to South Australia.

The developing Inland Rail Route is accessible in Stockinbingal and the Wagga Wagga special activation precinct.

No major air services fly out of Gundagai the nearest airports are Wagga Wagga and Canberra, which have access to major capital cities.

7. Summary and Next Steps

The purpose of this background report is to provide the foundation for community and government agency consultation. Its purpose is to facilitate information sharing and guide decisions on future land use planning issues. Following the consultative phase of the process, the report will undergo further review and finalisation.

This background paper represents the officially reported data, as it exists. In many parts, data is incomplete and small enough to be statistically problematic, which can add to uncertainty or misreporting of the demographic trends.

Throughout Australia, the five yearly census is the most accurate way of looking at up to date data on population movement and change and the Australian Bureau of Statistics.

The background report has identified Gundagai as a changing place. One key aspect highlighted in the report is the demographic composition of the LGA. While the population is stable, the makeup of the population is shifting, skewing toward an ageing population.

This demographic shift calls for specific attention to their unique needs. Other vulnerable community groups identified include very low and low-income individuals dependent on Commonwealth assistance, migrant groups, and Aboriginal and Torres Strait Islanders.

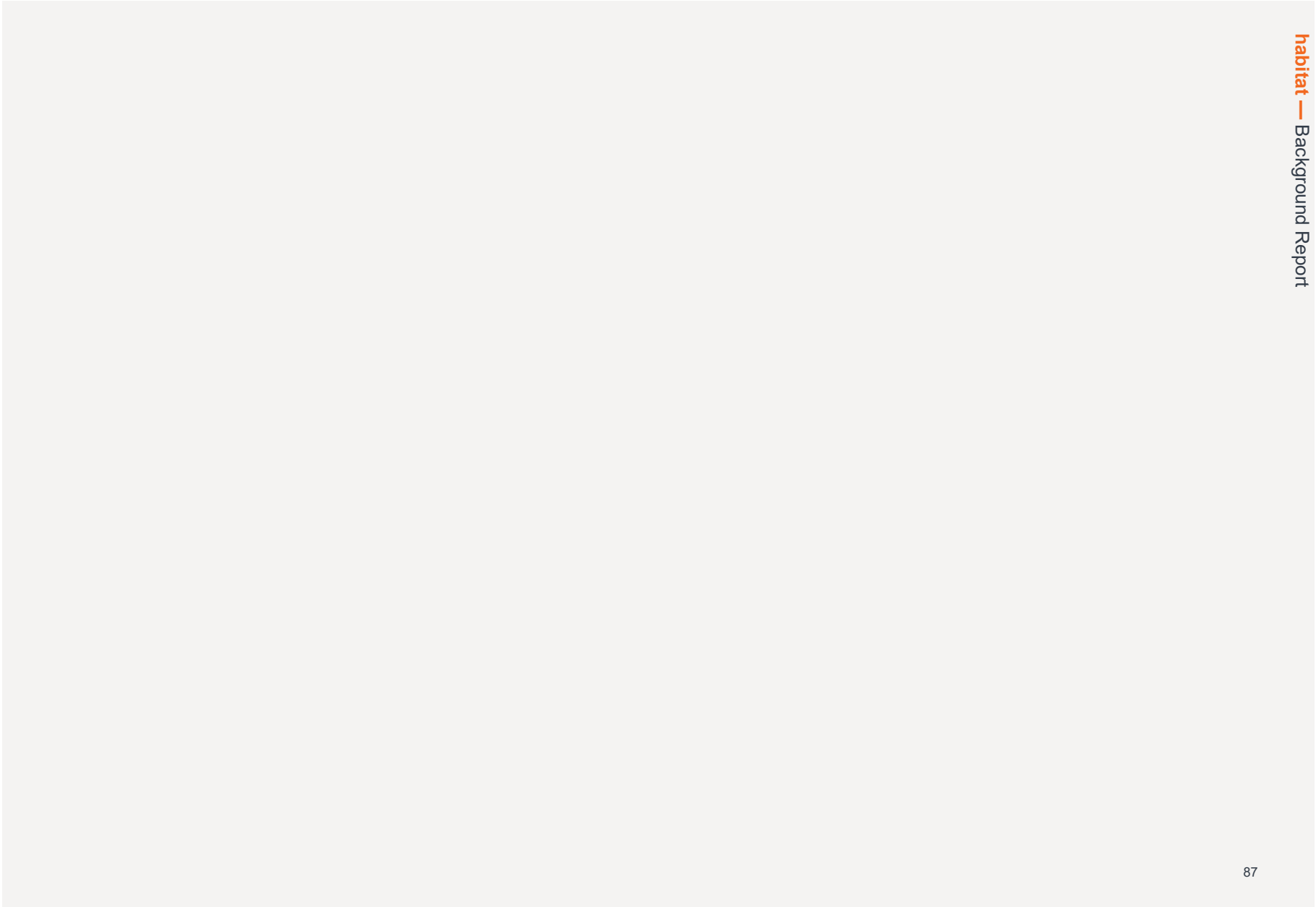
As family units decrease in size, there is a growing demand for dwellings in Gundagai. As a result, there is a mismatch between the existing housing stock, which predominantly consists of three-bedroom or larger separate dwellings, and the changing needs of the population. To address this, it is crucial to develop housing options that are diverse and aligned with the community's composition, working toward more efficient land use patterns.

Recognising the exigencies climate change, the report emphasises the importance of conversations at all levels of the community and government regarding land use planning. This dialogue can lead to informed choices that contribute to firstly avoiding the underlying causes, followed by mitigating the effects of climate change.

The COVID-19 pandemic has accelerated certain trends that impact Gundagai. These include an increase in remote work opportunities, and people working from home. Additionally, the pandemic has contributed to regional housing price increases, rising construction costs, and workforce instability. These factors further underscore the need to adapt land use planning strategies to accommodate changing circumstances and ensure the long-term resilience of Gundagai.

By aligning community expectations and vision with the objectives of the Strategy, land use planning can within its local remit, begin to address the structures of housing provision and affordability, access to amenity and employment opportunities.

This background report highlights the evolving nature of Gundagai, its particular opportunities, constraints and the need for proactive strategic planning. By addressing demographic shifts, housing demands, climate change considerations, employment and housing relationships, affordability concerns, Gundagai can forge a path towards a sustainable and prosperous future for its residents and communities.



habitat — Background Report



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Project Number 24341

Document Control

REVISION NO	DATE OF ISSUE	AUTHOR	APPROVED
DRAFT	9/04/2025	AM	DH

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Executive Summary

The Gundagai Housing and Employment Land Strategy (“the Strategy”) is a forward-looking document designed to guide land use planning in Gundagai over the next 20 years.

The strategy balances current community needs with future growth opportunities, addressing housing, employment, environmental risks, and socio-economic trends. It builds on extensive demographic research, community feedback, and statutory frameworks to create a sustainable and inclusive vision for Gundagai.

The strategy is anchored in three foundational themes:

- 1. Capacity and Preparedness:** Identifying land use opportunities, building community readiness, and mitigating environmental risks
- 2. Simplification:** Streamlining planning processes by removing barriers to development and introducing tools like a Development Control Plan (DCP) to ensure consistent and high-quality outcomes.
- 3. Diversity and Accessibility:** Reflecting the community’s changing demographics through diverse housing options and universal design principles to accommodate an aging population and smaller households.

Gundagai’s population has remained stable at around 2,200 residents, but its composition is shifting toward older age cohorts and smaller households. Key challenges include:

- A mismatch between housing stock (predominantly large, 3+ bedroom homes) and household needs (rising lone-person and smaller families).
- Increasing housing affordability pressures, with median house prices rising nearly 100% over the past decade.
- A growing rental market, with limited availability and longer tenancies.

The strategy emphasises infill development to maximize existing infrastructure and avoid sprawl, alongside targeted LEP amendments to support diverse housing types and employment lands.

Gundagai’s land use framework is analysed and recommendations to enable community aspirations.

- **Residential Zones:** Proposed reductions in minimum lot sizes to encourage infill development and affordability.
- **Employment Zones:** Rezoning the MU1 Mixed Use Zone to E3 Productivity Support to foster light industrial growth near the Hume Highway.
- **Environmental Risks** are mapped, with recommendations to avoid high-risk zones and adopt resilient design standards.

Strategic Actions

1. **Development Control Plan (DCP):** Introduce a DCP to provide clear design guidelines, ensuring quality infill development and environmental sustainability.
2. **Key Investigation Sites:** Master plans for prioritized residential and industrial sites to guide future growth, including infrastructure planning.
3. **Affordable Housing:** Explore contribution schemes and pilot projects for social and affordable housing, addressing gaps for vulnerable groups.
4. **Universal Design:** Integrate accessibility features into housing to support aging residents and people with disabilities.

The strategy positions Gundagai to adapt to demographic changes, climate risks, and economic shifts while preserving its rural character. By focusing on infill development, diversified housing, and streamlined planning processes, it aims to create a resilient, inclusive, and sustainable community.

Implementation will require collaboration with state and federal agencies, developers, and residents to align funding, policies, and community aspirations.

This document serves as both a roadmap for Council and a catalyst for long-term investment, ensuring Gundagai remains a vibrant place to live and work.

1. Introduction

1.1. Overview

This Strategy links Council's visions for housing and employment land within the Gundagai township and importantly responds to Council's Local Strategic Planning Statement (LSPS) 20 year vision for land use planning for Gundagai.

The Strategy has been developed in accordance with the *'Local Housing Strategy Guideline: A step-by-step process for producing a local housing strategy'* (2018) and the *'Employment Land Strategy Guidelines Discussion Paper'* 2021, both prepared by the Department of Planning and Environment.

The Strategy is underpinned by the earlier completed background report, community and stakeholder consultation. The recommendations in it balance Gundagai as is now, the changes it has been undergoing, the challenges it faces and a vision for residential and employment land use in the future.

The vision for future housing and employment lands in Gundagai in this Strategy has been developed based on previous community consultation and strategic planning work undertaken by Council.

From a policy perspective, the Cootamundra-Gundagai Council Local Strategic Planning Statement (LSPS) is a foundational planning document for Council. The LSPS outlined the need for an updated Strategy specific to Gundagai.

The Strategy includes consideration of demographic factors, local housing supply and demand, and local land-use opportunities and constraints. The Strategy details where additional housing can be provided and how Council will ensure appropriate infrastructure provision.

The Strategy will also ensure that employment lands are provided in appropriate locations which are accessible, reflective of the needs for Gundagai and enable new business and employment to be established efficiently.

This Strategy is an enabling document. It seeks to provide the strategic foundations and practical pathways for legislative and policy changes to implement the vision for Gundagai.

1.2. Objectives

Land use planning is one of the structures that underpins a thriving community. It encompasses strategic, regulatory and spatial frameworks for the way we interact with our living and built environment.

The objective of the Strategy is to build upon the recommendations of the Cootamundra-Gundagai and implement the relevant vision and directions for Housing and Employment Zoned land within the Gundagai.

The Strategy will:

- Analyse residential land and housing diversity demand and supply and make recommendations to enable future opportunities
- Analyse development constraints and opportunities including growth drivers, hazards and biodiversity
- Consider infrastructure and servicing availability and requirements for future development
- Analyse Employment Zone land demand and supply analysis including industrial development types, trends and opportunities

This will be achieved by:

- Understanding and analysing the context of Gundagai's current planning framework.
- Identifying the key demographic themes to address.
- Identifying opportunities for future innovation and growth.
- Establishing the principles to guide a land use strategy and any future planning proposals.

1.3. Positioning and Context

The Gundagai Land Use Strategy sits within a series of documents prepared by Council and can be contextualised with a 'line of sight'.

The outcomes of this Strategy are supported by and can be read in conjunction with the background report. As a high level document, it provides pathways forward to more detailed, qualitative work with a fine grained approach.

1. Gundagai Land Use Strategy Background Report

A comprehensive background report containing contextual demographic, social, economic and policy research relating to land use throughout Gundagai

2. Gundagai Housing and Employment Land Use Strategy

- Addresses the issues identified in the Background Report from a land use planning perspective
- Develops a clear set of principles, achievable strategies and actions to enable a vision for land use throughout Gundagai.
- Serves as the strategic basis for ongoing technical work, eventual planning proposals and LEP amendments.
- Identifies Key Investigation Sites to be comprehensively analysed in ongoing Strategic work.

3. Implementation of Recommendations

- Fine grained analysis of key recommendations
- Staged implementation through additional and aligned policies, plans, technical reports to support future planning proposals and LEP amendments.

2. About Gundagai

2.1. Administrative History

Formed in 2016, The Cootamundra-Gundagai Regional Council (CGRC) is the amalgamated local government area of Cootamundra Shire Council and Gundagai Shire Council. CGRC has an area of 3,981 square kilometres and is the northern gateway to the Riverina District of New South Wales. It is home to a diverse landscape of steep hills and forestry in the east, lush Murrumbidgee valleys in the south and renowned, highly productive croplands to the North West. Interspersed between the scenic landscapes and natural beauty you will find historical towns, villages and rural communities, each unique in their own way.

-CRGC LSPS

Prior to the amalgamation, Gundagai Shire itself was a result of an amalgamation, with the adjacent Adjungbilly Shire, in 1924

At the time of publication, CGRC Council is applying to 'de-merge' Cootamundra and Gundagai LGAs into their respective earlier iterations geographically and administratively. This Strategy will remain agnostic to that process, which should not affect the outcomes or recommendations of this document, which is focused on the township of Gundagai.

2.2. Indigenous Context

Country that Gundagai sits on has a rich Aboriginal history, inhabited by the Wiradjuri people. The Wiradjuri is the largest Aboriginal nation in NSW, the “land of the three rivers”, the Murrumbidgee, Gulari (Lachlan) and Womboy (Macquarie).

The Local Aboriginal Land Council is the Brungle Tumut Local Aboriginal Land Council (LALC).

As at the 2021 Census, 7.16% of the LGA identified as Aboriginal or Torres Strait Islander.

The floodplains of the Murrumbidgee were an important meeting place for the Wiradjuri, called Willeblumma (Possum Island), the area between the Murrumbidgee and Morley's Creek.

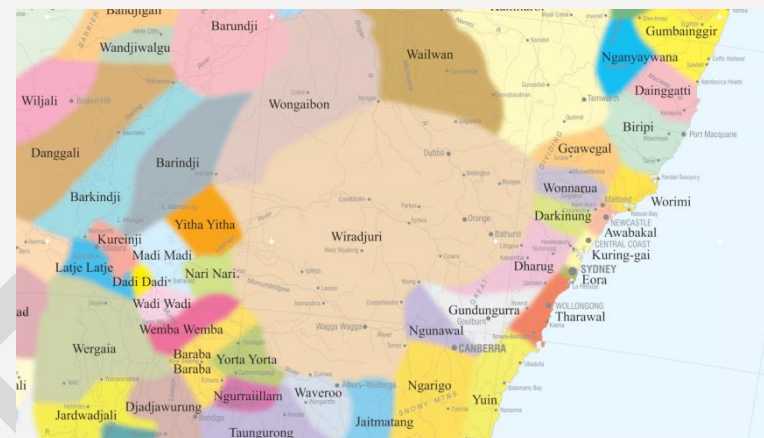


Figure 1 - Extract from the AIATSIS Map of Indigenous Australia

2.3. European Settlement

Gundagai was gazetted in 1838, around 14 years after colonial exploration began in the area. It was the location of the crossing of the Murrumbidgee for people travelling between Sydney and Melbourne, a route set out by Hume and Hovell, though the location had been utilised by Sturt some years earlier.

Against the advice of the local Wiradjuri, the town was constructed on the flood plain between Morley’s Creek and the Murrumbidgee River (Figure 4). It flooded several times, and culminating in 1852 Australia’s deadliest flood (The Great Flood) destroyed the town and 80-100 people perished.

The town was moved further up Mount Parnassus, away from flood risk, where it exists today.

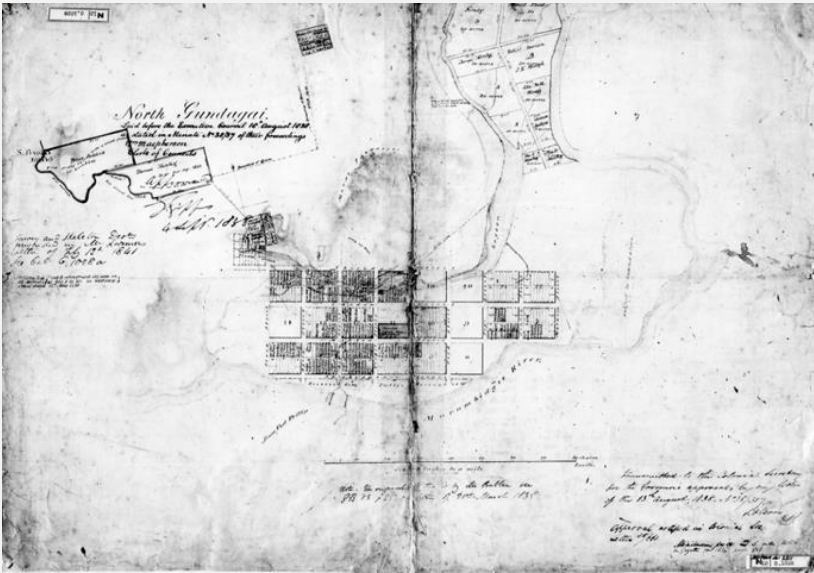


Figure 2 - Old Gundagai (original settlement)

2.4. Key Themes

The three foundational ideas upholding the Strategy encompass the results of the background research and community feedback process.

1.Capacity and Preparedness

- Identifying land use opportunities for diverse community aspirations
- Building community and infrastructure capacity, ensuring readiness for Gundagai future opportunities
- Understanding and mitigating environmental risk

2.Simplification

- Removing barriers to pave the way for preferred desired land use outcomes
- Enabling efficient land use and development outcomes, to take advantage of growth and investment opportunities

3.Diversity and Accessibility

- Reflect the diversity of the community in the types of housing and land uses available.
- Physical accessibility through universal design

The themes will be comprehensively addressed in Section 6 of this document.

Strategic land use, encompassing where and how we live and work is complex topic and as such, an array of recommendations are made that each work towards the Strategy's themes and vision.

2.5. Study Area

The Strategy is focussed on the main urban area of Gundagai, and surrounding rural interfaces. Gundagai is the southernmost town in the Cootamundra-Gundagai Regional Council Local Government Area.

The urban area is approximately 9 square kilometres in area, situated on either side of the Murrumbidgee River and surrounding Mount Parnassus, a large foothill to the north-east of the town and the Hume Highway.

Gundagai is located approximately 166 kilometres north west of Canberra, 374 kilometres south west of Sydney and 500 kilometres north of Melbourne.

The closest regional centre to Gundagai is Wagga Wagga, which is located 80 kilometres west. Gundagai also has a number of strategic links, notably with Tumut in the south and Cootamundra in the north.

It is strategically located on the major Hume Freeway Corridor, which is the most significant road transport corridor linking Sydney and Melbourne. The Hume Freeway is one of Australia's busiest freight routes, supporting over 37,000 vehicles daily, including approximately 6,000 heavy freight vehicles



2.5.1. Riverina Murray Region

For the purposes of land use planning and administration, Regional NSW is split into nine planning regions. Cootamundra-Gundagai Regional Council is situated in the Riverina Murray region of NSW.

It includes the local government areas (LGAs) of Albury, Berrigan, Bland, Carrathool, Coolamon, **Cootamundra-Gundagai**, Edward River, Federation, Greater Hume, Griffith, Hay, Junee, Leeton, Lockhart, Murray River, Murrumbidgee, Narrandera, Snowy Valleys, Temora and Wagga Wagga.

The Riverina Murray comprises diverse natural environments, bioregions and is defined by the extensive waterways and river systems, including the Lachlan, Murrumbidgee and Murray Rivers.

A diversified economy founded on Australia's food bowl, iconic waterways and a network of vibrant connected communities

The Riverina Murray's environment – including major rivers, waterways and wetlands – are protected and managed for the ongoing enjoyment of residents and visitors. Adaptation and resilience to a changing climate and natural hazards has made the region a renowned leader in sustainable and equitable water management for industries, communities and the environment.

The region is connected, attractive, healthy, safe and prosperous. Regional places have a strong sense of community identity, resilience and respect for Country. People can access a range of jobs, housing, events, festivals, education, health, recreational and other community services, all within beautiful natural and rural environments. The region is a major freight and transport distribution hub with investment in essential infrastructure generating more efficient and higher capacity freight routes, better access to air and sea ports, competitive freight costs and higher regional productivity.

-Murray Riverina Regional Plan 2041 – Vision

3. Statutory & Strategic Policy Context

3.1. The Government in context

Local Government works most closely with members of the community in land use Strategy throughout Australia. When planning and advocating from a local level, it is important to recognize the three interrelated levels of government and their shared roles.

As a Local land use strategy, some actions (such as zoning or lot size minimums) will be most directly achieved via amendments to the LEP. Other broader policies such as taxation and social welfare are addressed at state and federal levels and will require strong advocacy to promote good regional land use outcomes.

The Federal Government's role includes

- Policy and Funding Allocation
- Financial Assistance to states and territories
- Social housing programs and financial assistance
- Taxation policies
- National Housing and Homelessness Agreement.

The NSW State Government's role includes:

- Housing and land availability and supply
- Addressing homelessness and social housing
- Planning and Development legislation
- Major infrastructure provision and funding
- Regulatory protection (ie. tenancy laws and construction standards)
- State and regional strategy provision
- The State planning context is provided by way of legislation, policies, directions (both under the EP&A Act and at a more general level) as well as guidelines and practice notes.

Local government's role includes

- Urban planning and zoning, including the development, implementation and administration of Local Environmental Plans (LEP) and Development Control Plans (DCP).
- Local strategies (including housing, and community)
- Rate setting and infrastructure contributions
- Development assessment
- Cultural and built heritage
- Infrastructure provision
- Community engagement

At a state level, legislation and policies that guide land use include:

3.1.1. Legislation

The Environmental Planning and Assessment Act 1979 (EP&A Act)

The Crown Land Management Act 2016 (NSW)

The *Biodiversity Conservation Act 2016* (the BC Act)

The *Local Land Services Act 2013* (LLS Act)

Heritage Act 1977 (NSW)

National Parks and Wildlife Act 1974 (“the NPW Act”)

Water Management Act 2000 (“the WMA Act

Fisheries Management Act 1994 \

Protection of the Environment Operations Act 1997 (PEO Act)

3.1.2. Ministerial Directions

Section 9.1 of the EP&A Act allows the Minister for Planning to give directions to councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of draft LEPs

Whilst it is not mandatory to address these directions during preparation of strategic documentation, it is considered appropriate to ensure that any recommendations made throughout the project have proper consideration for the directions.

Any relevant Ministerial Directions will be addressed in detail at the time of preparation of recommendations for land use changes in CGRC .

3.1.3. NSW State Environmental Planning Policy

State Environmental Planning Policies (SEPPs) are guidelines and controls relating to specific issues significant to the State. Commencing in March 2022, the 45 existing SEPPs were consolidated into 11 new “thematic” SEPPs. The following are applicable to the GCRC.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021

- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022

3.1.4. State Plans

NSW State Plan 2011-2021

A 20 Year Economic Vision for Regional NSW (2018)

The NSW Government has prepared the *Future Transport 2056* Plan (“the Transport Plan”)

NSW Right To Farm Policy (2015)

Better Placed

The Urban Design Guide for Regional NSW

Design Guide for Heritage

Greener Places Guide

Connecting With Country

3.1.5. Regional Plans



NSW is Cootamundra-Gundagai Regional Council is covered by the Riverina-Murray Regional Plan 2041 ("the Regional Plan").

The Regional Plan is the overarching guide to land use planning in the area. Divided into three parts (Environment, Communities and Places, Economy), the Regional Plan contains 18 Objectives, related strategies and actions.

A breakdown of the Regional Plan's applicability is provided in the supporting background paper.

3.2. Local Strategic and Statutory Context

Local land use planning in NSW is generally administered by Local Environmental Plans (LEPs) and supported by Development Control Plans (DCPs).

3.3. Cootamundra-Gundagai Regional Council Local Strategic Planning Statement



As of 2018, all LGAs throughout NSW must prepare and endorse a Local Strategic Planning Statement (LSPS). The LSPS is a unifying strategic document that brings together the planning priorities and planned actions for a particular LGA. Importantly, the priorities and actions outlined in the CGRC LSPS help to shape the Strategy.

The LSPS sets out a 20 year vision for land use planning throughout CGRC-LGA. It seeks to balance the principles and objectives of the higher order regional strategies with local plans and provide a contextual future-driven approach to planning within the CGRG.

A full analysis of the themes and relevant actions can be found in the supporting Background Paper. Those actions have land use requirements which this Strategy seeks to address.

LSPS Vision – “Opportunities through choice”

The LSPS is founded on five themes: each supported by planning priorities and actions:

Liveability:

- Opportunities for a variety of housing choices
- Opportunities for to celebrate and protect heritage
- Opportunities for to express and engage with arts and culture

Sustainability

- Opportunities to protect and enhance agricultural land
- Opportunities to adapt to the changing climate
- Opportunities to be a leader in waste recover and contaminated land management

Productivity

- Opportunities to grow agricultural industries
- Opportunities to foster agritourism
- Opportunities to support the freight network

Technology

- Opportunities for future technologies
- Opportunities to be a centre of medical excellence
- Opportunities for micro manufacturing

Infrastructure and Planning

- Opportunities to promote active living
- Opportunities to create a flexible planning system
- Opportunities to provide access to quality water and sewer infrastructure

3.4. Local Environmental Plan

A Local Environmental Plan is a type of Environmental planning instrument (EPI) and a statutory plan. It is one of primary planning tools for a Local Government Area (LGA) which sets out the planning regulations as well as the criteria to assess any proposed development. It is written in a standardised format, common to all LGAs across New South Wales.

The LEP is an instrument where strategic intent is applied and is informed by a range of planning strategies and seeks to provide quantifiable criteria the whole community can understand and apply to their individual circumstances.

Gundagai Local Environmental Plan 2011 ("the LEP") was gazetted on 23 September 2011 and has not been merged with the Cootamundra LEP.

The LEP is based on the Standard Instrument Order 2006 and contains provisions that reflect the local nature of Gundagai, including controls for land use zoning and lot size, environmental and heritage protections.

3.5. Land Use Zoning

Land use zoning in New South Wales (NSW) is a regulatory framework that controls how land can be used and developed. It is primarily defined through the Gundagai LEP, which spatially organises land into different zones with specific permitted and prohibited uses, ensuring orderly development.

Zoning is crucial for sustainable urban growth, protecting community interests, and balancing economic, environmental, and social needs. It helps prevent land use conflicts, such as industrial activities near residential areas, and supports strategic planning goals, including housing supply, infrastructure provision, and environmental protection.

Effective zoning ensures efficient land use, safeguards heritage and environmental assets. It provides certainty for developers, businesses and residents. Additionally, it aligns local development with broader state and regional planning objectives, guiding future growth and seeking to improve community well-being.

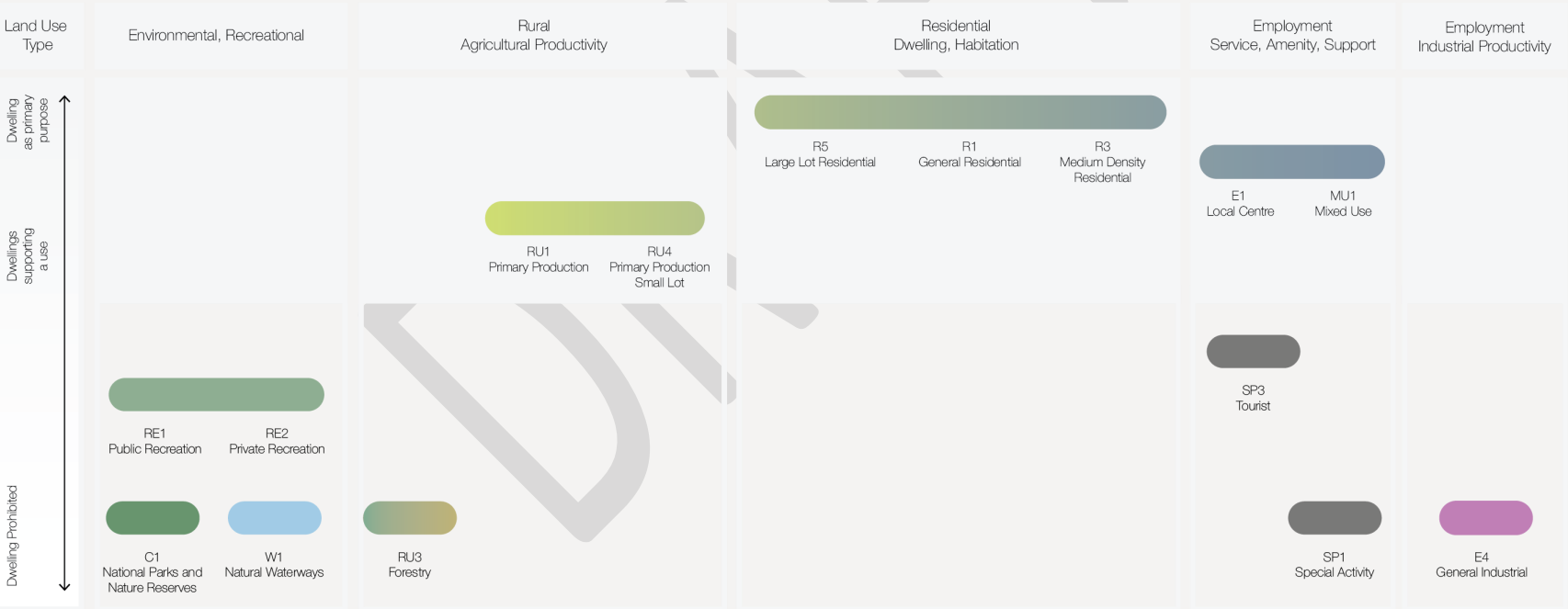
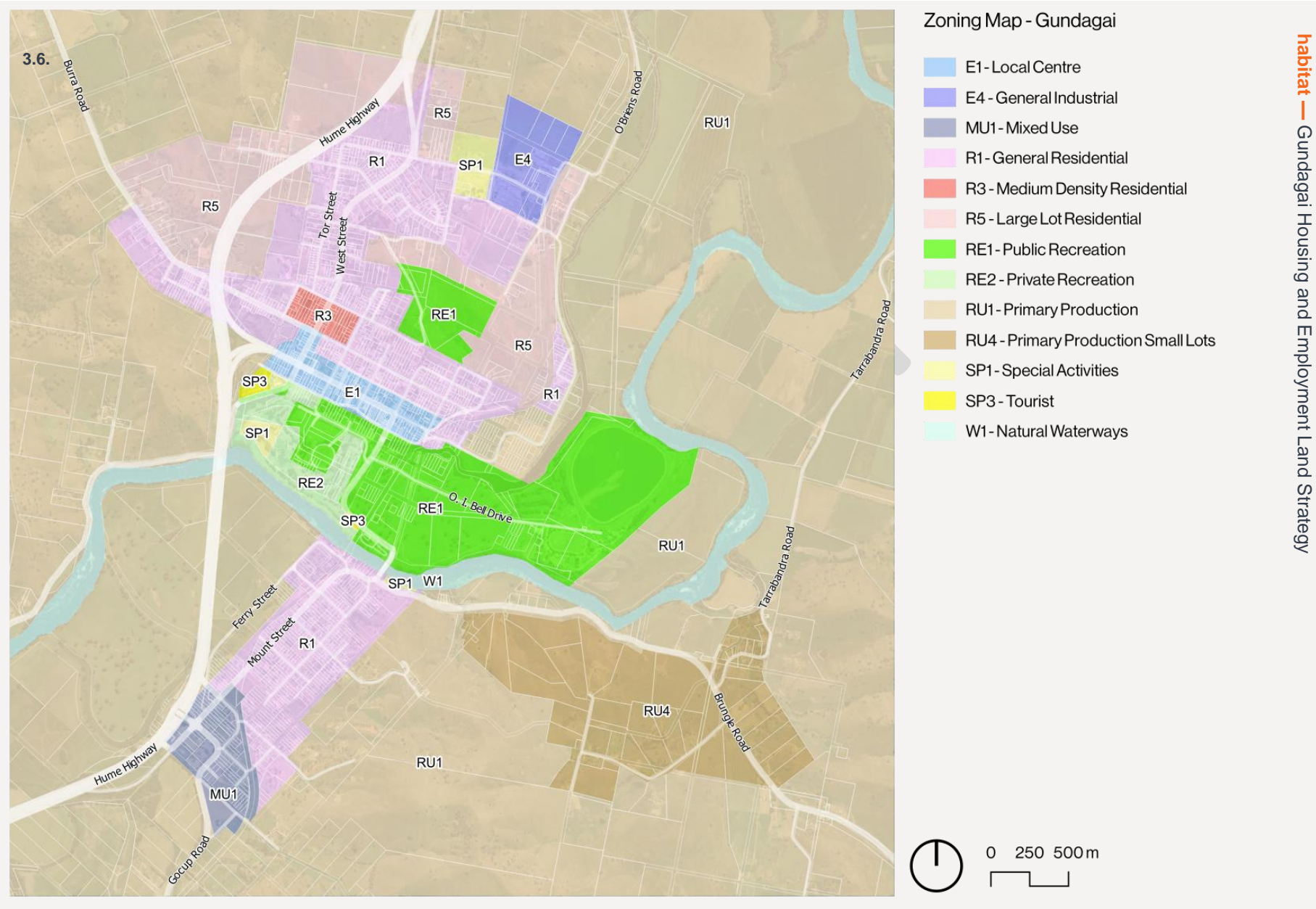


Figure 3 - Zoning Matrix, Gundagai



Residential Zones

The residential areas throughout Gundagai are assigned a range of zones depending on the density and types of dwellings encouraged.

The three zones which are imposed in Gundagai at present, comprise the following:

- R1 General Residential Zone
- R3 Medium Density Residential Zone
- R5 Large Lot Residential Zone

The nature of residential zones in Gundagai typically reflect the intended density and housing form for a particular area. The R1 zone is applied to majority of the 'urban' township and is the default residential zone. The R3 zone is applied in locations where a greater density of housing or renewal is encouraged, being central areas of the township. The R5 zone is applied to peripheral urban areas where a larger lot size and character is encouraged. Unlike the R1 and R3 zone, the R5 zone represents areas where wastewater disposal and water supply infrastructure is provided on site.

One of the major attractions of regional and rural living is the desire to live on more spacious lots. That demand in Gundagai also needs to be balanced with the physical limitations of future growth caused by topography, flooding and alignment of road infrastructure. Likewise, it must also ensure that primary production areas are maintained and not further fragmentated by urban use.

3.6.1. R1 General Residential Zone**Zone Objectives**

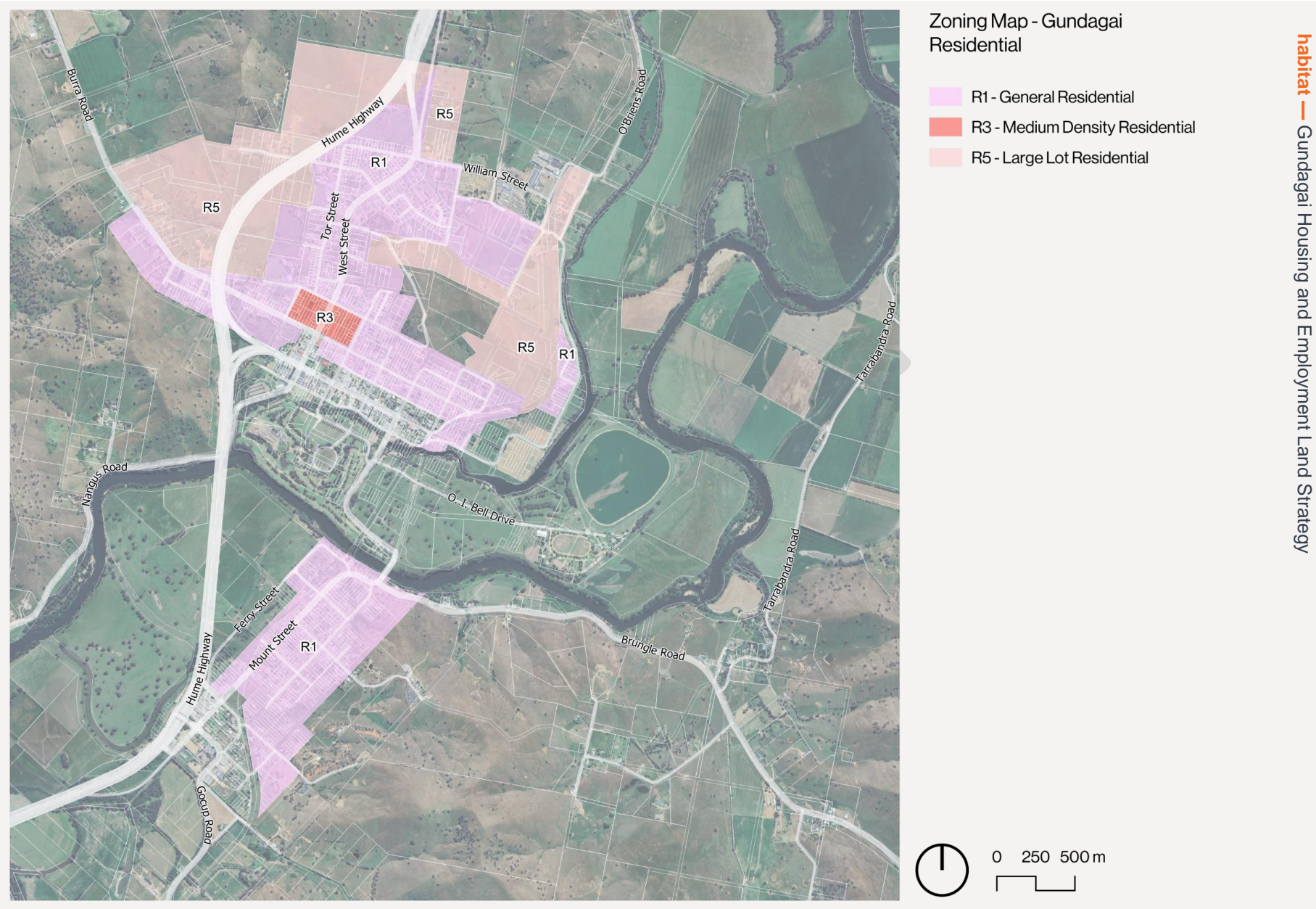
- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

3.6.2. R3 Medium Density Residential Zone**Zone Objectives**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

3.6.3. R5 Large Lot Residential Zone**Zone Objectives**

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure development has appropriate access to water for domestic consumption and bushfire protection.
- To encourage development that enhances local visual amenity.
- To encourage the protection and management of remnant native vegetation.



3.7. Employment Zones

Industrial and Business zones have gone through a recent recategorization in NSW to form a broad range of Employment Zones which cover business and industrial uses. Employment Zones support business and industry and ensure jobs, amenity and services are strategically located relative to residential zones

Employment Zones are generally categorised by the intensity of land use and the types of uses permissible in them.

In Gundagai, there are three employment zones in operation, being:

- MU1 Mixed Use Zone
- E1 Local Centre Zone
- E4 General Industrial Zone

The E4 General Industrial Zone is generally intended to accommodate a wide range of industrial and warehouse uses and includes 'general industry,' 'high technology industries,' 'industrial training facilities' and 'depots.' This zone is suitable where a council wishes to have a range of industrial land uses and other compatible land uses generally catered for in an industrial zone.

Industrial land should be suitably separated from other uses to avoid adversely affecting amenity. Conversely, industrial zones need to be protected from encroachment by other uses, such as housing, that may be vulnerable to the noise or hazards that come with industrial land use.

The E1 Local Centre Zone is used for the 'town centre', and covers Sheridan Street. Uses are skewed towards services, retail and amenity, with low impact on surrounding uses. Some housing is allowed as well, though in support of the other activities, rather than a primary use. In Gundagai, this includes 'shop-top housing'.

The MU1 Mixed Use Zone is located at the edge of South Gundagai and intended to support the area's proximity to the Hume Highway. While it encourages a mix of uses like the E1 Zone, it is generally not as geared towards high value urban design, vibrancy or heritage protection.

Each of the Employment Zones' applicability will be reviewed as part of this Strategy.

3.7.1. E1 Local Centre Zone**Zone Objectives**

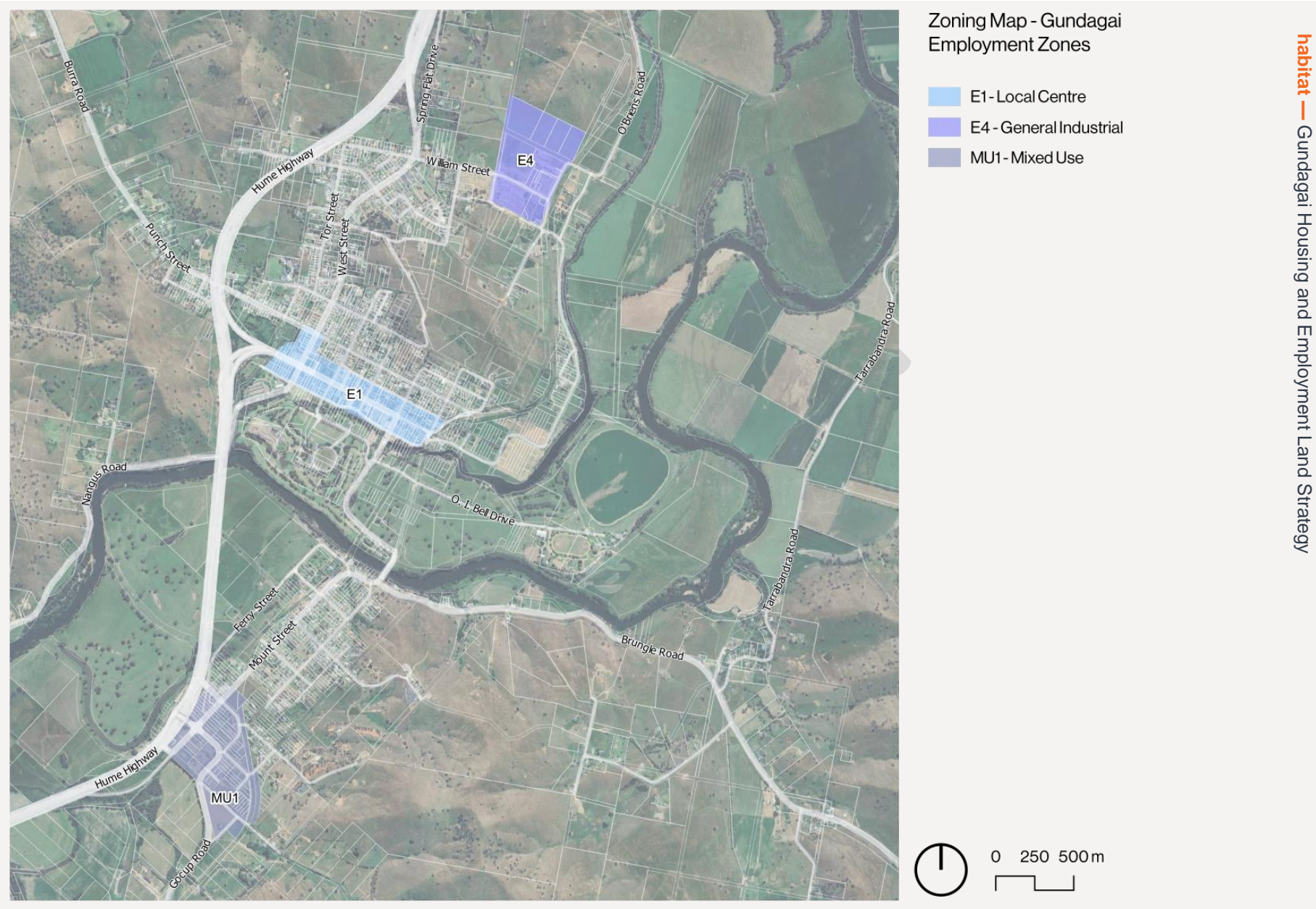
- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To promote the enhancement and conservation of heritage items.
- To ensure new development occurs in a way that does not compromise the values of existing heritage items.
- To encourage high quality urban design.

3.7.2. MU1 Mixed Use Zone**Zone Objectives**

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To promote appropriate development at South Gundagai having regard to its strategic relationship to the Hume Highway.

3.7.3. E4 General Industrial Zone**Zone Objectives**

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.



3.8. Rural Zones

The Rural Zones area applied in areas where primary production is prioritised and protected. A number of rural zones allow flexibility in industry and employment that supports primary production. In limited circumstances, dwellings are permitted where it is essential for these to support primary production outcomes.

In Gundagai, there are two rural zones applied:

- RU1 Primary Production
- RU4 Primary Production Small Lots

The RU1 Primary Production zone represents the areas of the LGA which are intended for use as primary industry production, including extensive agriculture, intensive livestock and intensive plant agriculture, aquaculture, forestry, mining and extractive industries. The zone is aimed at utilising the natural resource base in a sustainable manner.

The RU1 zone is allocated to land where the principal function is primary production. The vast majority of this land is used for agriculture, which is also the largest economic driver in CGRC, underlining its importance for both land use and the local economy, employment.

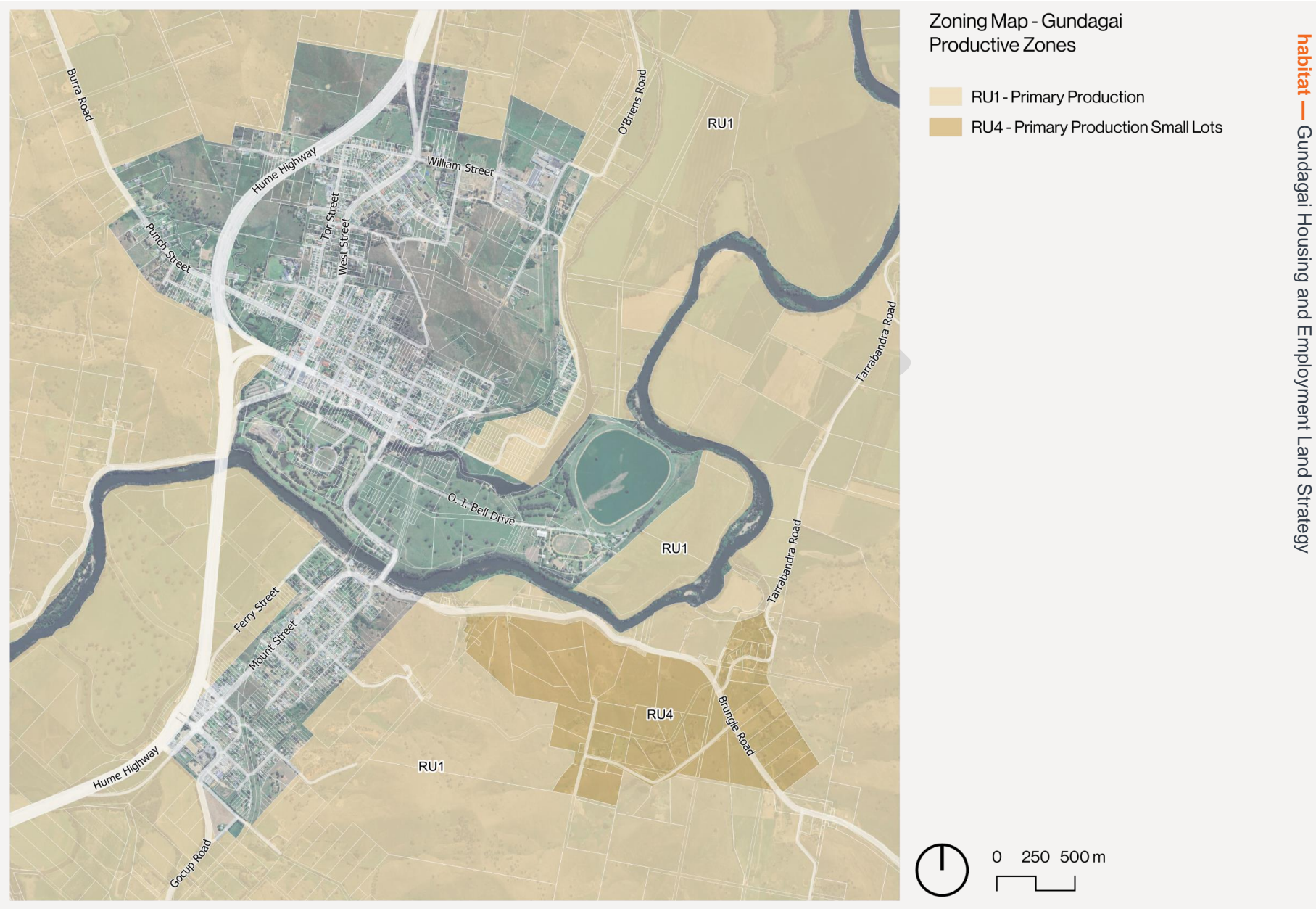
The RU4 Primary Production Small Lot is generally intended to a productive zone where dwellings are allowed, though at a smaller scale than a RU1 Primary Production Zone. It is often used as a transitional zone between more urbanised areas and large scale agricultural production, hosting higher density and diversity of operations or hobby farm uses. Within Gundagai, the RU4 Zone is located at the eastern periphery of the town.

3.8.1. RU1 Primary Production Zone**Zone Objectives**

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage the efficient use and conservation of water resources.
- To protect significant scenic landscapes.
- To encourage development that does not adversely impact nearby agricultural activities.
- To protect, enhance and conserve the natural environment, including native vegetation, wetlands and wildlife habitat.
- To ensure development prevents or mitigates land degradation.

3.8.2. RU4 Primary Production Small Lots**Zone Objectives**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage the protection and management of remnant native vegetation.



3.9. Other Zones

The remaining zones applied throughout Gundagai are not as directly connected to residential or employment types and generally categorised for supporting environmental, recreation, tourism, and infrastructural purposes.

The remaining zones applied within Gundagai include:

- W1 Natural Waterways Zone
- SP1 Special Activities Zone
- SP3 Tourist Zone
- RE1 Public Recreation Zone
- RE2 Private Recreation Zone

The W1 waterway zone is applied throughout Gundagai over the Murrumbidgee River alignment. It reflects the natural waterbody of the River and ensures it's ongoing protection.

The SP1 Special Activities Zone is reserved for special uses that are not otherwise provided for in any other zones, or where a site may have individual and natural characteristic or special purpose. Throughout Gundagai, the SP1 Zone covers water treatment and cemeteries.

The SP3 Tourist Zone covers the Gundagai Memorial Cairn (Site of Old Gundagai), Caravan and Tourist Park and the Dog on the Tuckerbox site, to the north of the township.

The RE1 Public Recreation zone covers much of Old Gundagai, which contains recreation areas, parks, showground and race course. This area typically does not contain dwellings or other habitable uses.

The RE2 Private Recreation zone is applied to areas which provide recreation functions and are owned or managed by private entities. In Gundagai, this zone covers the Gundagai Golf Course and Bowls Club.

3.9.1. W1 Natural Waterways Zone**Zone Objectives**

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

3.9.2. SP1 Special Activities Zone**Zone Objectives**

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

3.9.3. SP3 Tourist Zone**Zone Objectives**

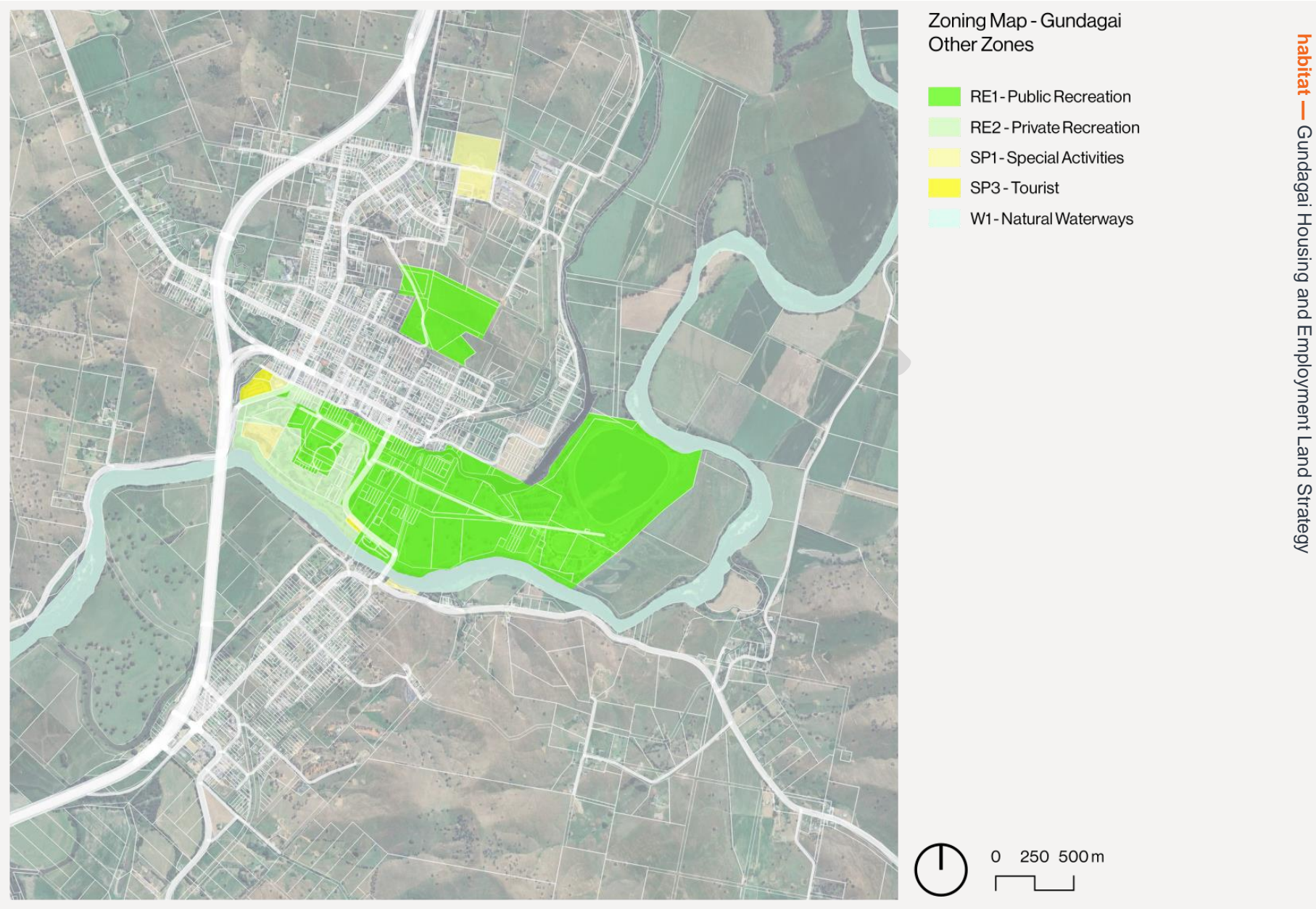
- To provide for a variety of tourist-oriented development and related uses.
- To recognise and promote the cultural significance of the “Dog on the Tuckerbox” installation at the Five Mile.

3.9.4. RE1 Public Recreation Zone**Zone Objectives**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

3.9.5. RE2 Private Recreation Zone**Zone Objectives**

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.



3.10. Minimum Lot Size

The minimum lot size is an additional control that can affect the density, allowable development and resulting character of an area. Access to reticulated sewerage and water systems should be considered when determining appropriate minimum lot sizes. Lot sizes can be varied within the zone depending on the servicing availability and other factors such as topography, native vegetation characteristics and surrounding agricultural land uses.

Though with different outcomes and effects, it applies to RU1 Primary Production lots, where there is a 40 hectare minimum down to a 500m² minimum in the R3 Medium Density Residential Zone.

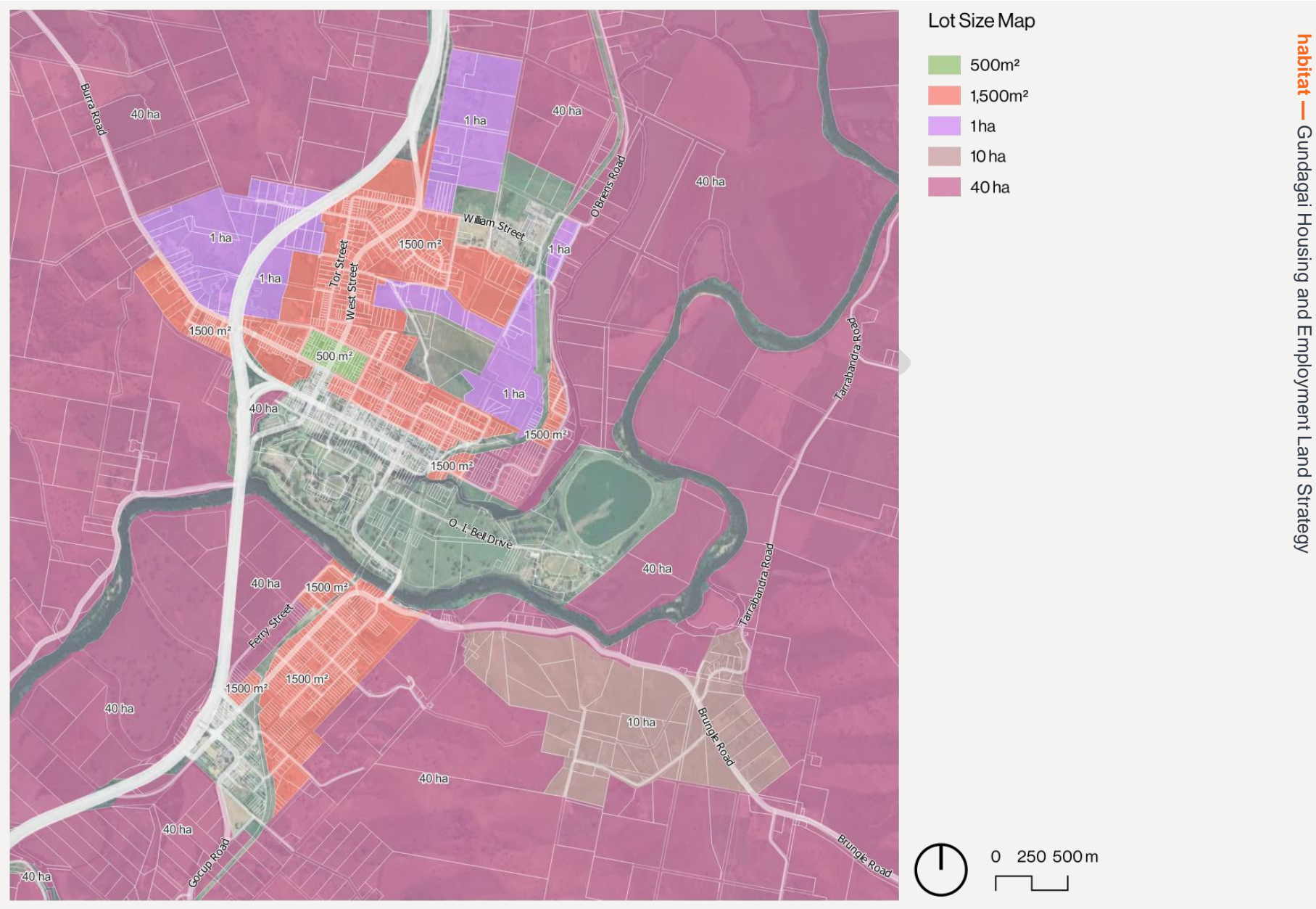
There is a 1,500m² lot size in the R1 General Residential Zone, which is relatively high even for a regional town., which can have the effect of sprawling development too far from centres of amenity and employment.

Consideration must be given to the “in-between” zones, which perform an important transitional purpose from the more urbanised town centres to productive, broadacre agricultural use.

The minimum lot size can effectively encourage or discourage development at a particular density and should be applied appropriately in conjunction with the particular land use zoning to facilitate the preferred outcome.

Where the zone permits, individual lot sizes can be effectively reduced through strata or community subdivisions.

To encourage infill development throughout Gundagai, a reduction or abolition of the minimum lot size in urban areas might be considered.



3.11. Development Control Plan

The Development Control Plan (DCP) is a non-statutory document produced by each LGA that guides and facilitates development. The DCP contains local planning rules, developed by individual Councils, and assists in providing certainty on the aims and objectives set out in the EPIs.

It is a fundamental part of the suite of documents that inform land use planning in NSW at a local level, providing fine grained design and detailed guidance for built form and urban design.

Gundagai does not currently have a DCP in operation and therefore has no development control document that can be used in making planning decisions.

3.12. Contributions Plans

Local contributions plans levy new developments to contribute to infrastructure and planned community facilities. In Gundagai, this includes public toilet upgrades (Yarri Park), upgrades to the Old Gundagai Town Site and the continued implementation of the cycleway plan.

The GCRC Section 7.12 Development Consent Levy Contributions Plan 2018 applies to all development throughout the LGA valued at over \$100,000. It was adopted by Council in 2018 with a projected ten year lifespan.

For future development, specific Contributions Plans can be tied to particular land use outcomes, including residential and industrial subdivisions and estates.

3.13. Heritage

European and Indigenous heritage listings play a vital role in land use planning in Gundagai, ensuring the protection and recognition of historically and culturally significant sites. These listings, under the Heritage Act 1977 and Environmental Planning and Assessment Act 1979, help safeguard buildings, landscapes, and places with cultural, social, or architectural value.

For Indigenous heritage, listings preserve Aboriginal cultural sites, landscapes, and sacred places, maintaining connections to Country, identity, and traditions. Protecting these sites is crucial for cultural continuity and reconciliation.

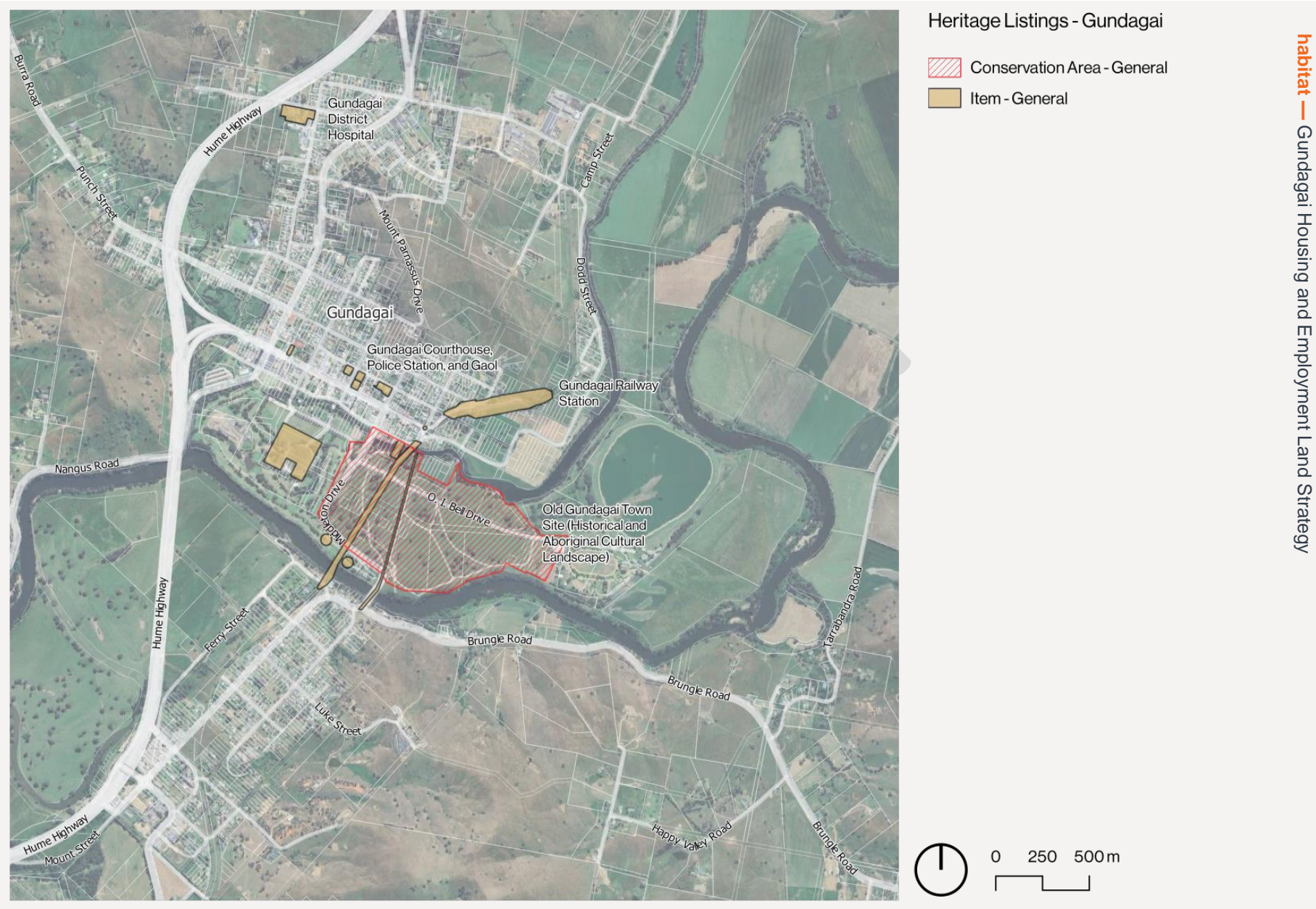
Listed sites of significant Aboriginal cultural importance within Gundagai include the Old Gundagai Town Site (Historical and Aboriginal Cultural Landscape).

An Aboriginal Cultural Heritage Study has not been completed for the area by Council, which may afford a less specific type of protection to the cultural landscapes, related artefacts and sites.

National Parks and Wildlife Act 1974 ("the NPW Act") and managed jointly by Heritage NSW and the Department of Planning and Environment (DPE). Part 6 of the NPW Act provides specific protection for Aboriginal objects and declared Aboriginal places by establishing offences of harm, which includes destroying, defacing or damaging an Aboriginal object or place, or moving an Aboriginal object from the land.

For European heritage, listings retain historical buildings, precincts, and industrial sites, fostering a sense of place and supporting tourism.

Listed site and buildings within Gundagai include the Old Gundagai Town Site, District Hospital, Railway Station, Courthouse, Police Station and Gaol.



4. Demographics

The Gundagai Urban Centre* supports an estimated residential population of 2207 persons (ABS, 2021) (based on usual place of residence), with an almost even split between males and females of 50.15% and 49.85% respectively.

Of the total population, 7.16% of the LGA identified as Aboriginal and Torres Strait Islander.

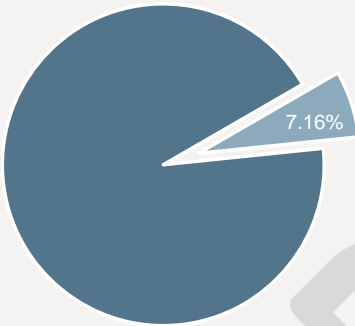


Figure 4 - ATSI Population Percentage 2021

*Urban Centres and Localities (UCLs) are defined using Statistical Areas Level 1 (SA1s) that meet density and/or urban infrastructure criteria.

The makeup and location of the population, their preferences and requirements will inform future land use and planning strategies.

While over the last twenty years, the population has been stable, its makeup and distribution has fluctuated.

Any future population change is not likely to be evenly distributed. Regionally, people are consolidating closer to urban centres for the lifestyle, employment, services, healthcare and amenity.

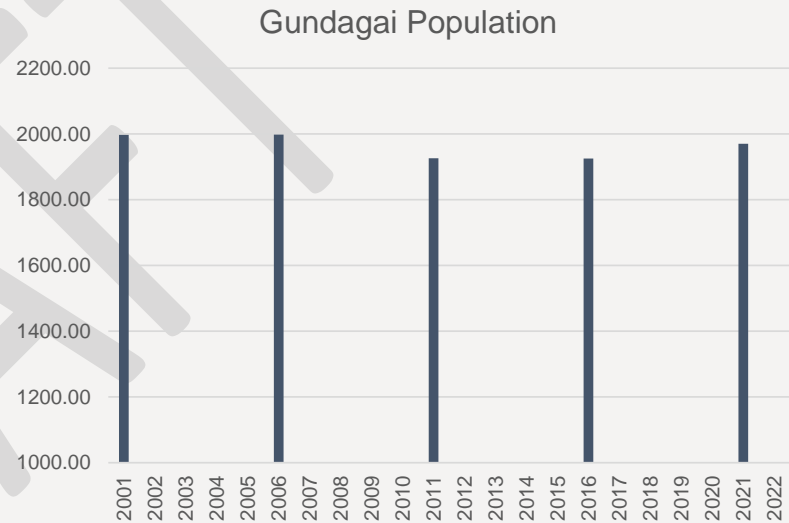


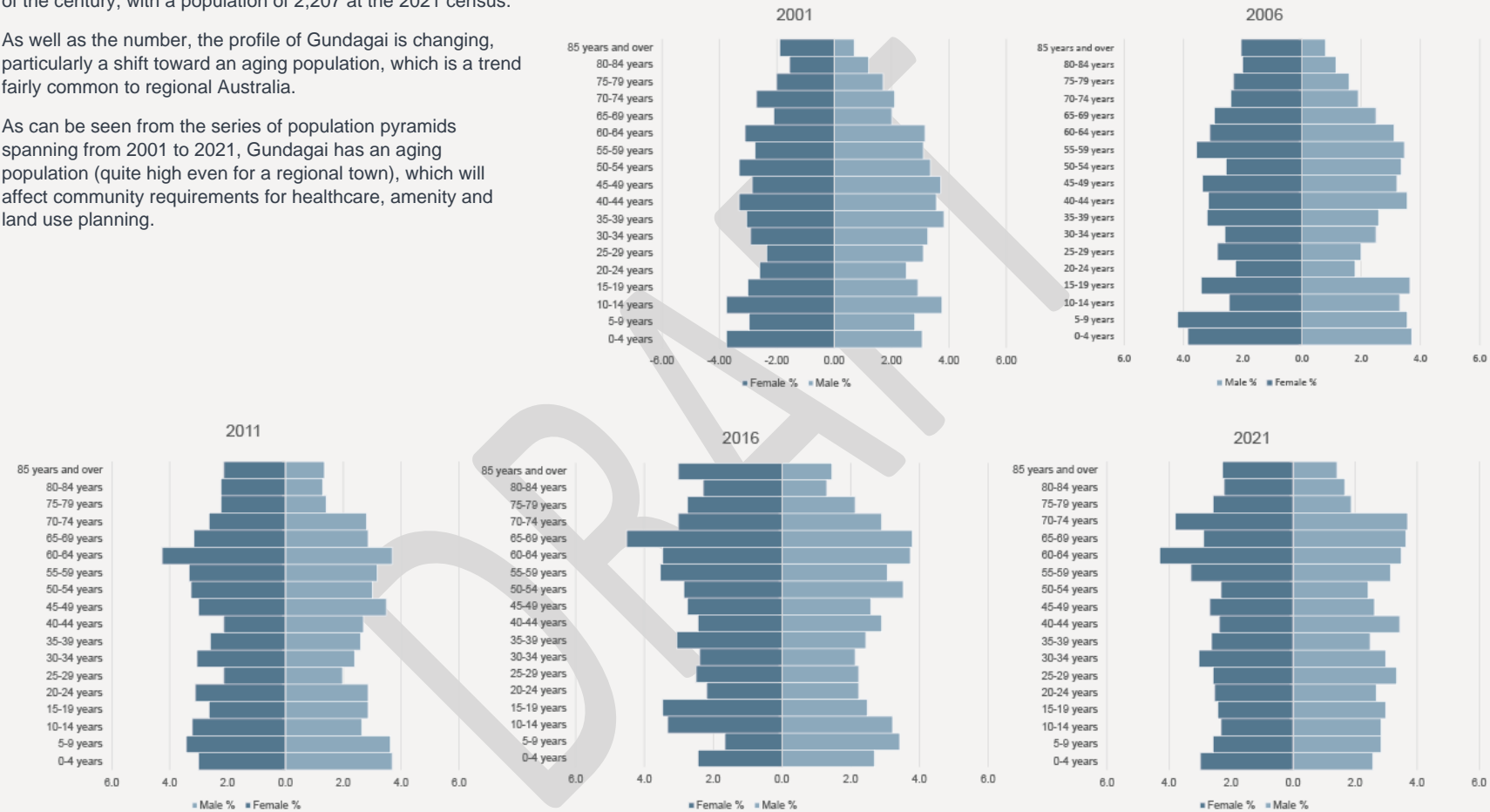
Figure 5 - Gundagai Residential Population (2001-2021) ABS

4.1.1. Population Changes and Distribution

Overall, Gundagai’s population has been stable since the turn of the century, with a population of 2,207 at the 2021 census.

As well as the number, the profile of Gundagai is changing, particularly a shift toward an aging population, which is a trend fairly common to regional Australia.

As can be seen from the series of population pyramids spanning from 2001 to 2021, Gundagai has an aging population (quite high even for a regional town), which will affect community requirements for healthcare, amenity and land use planning.



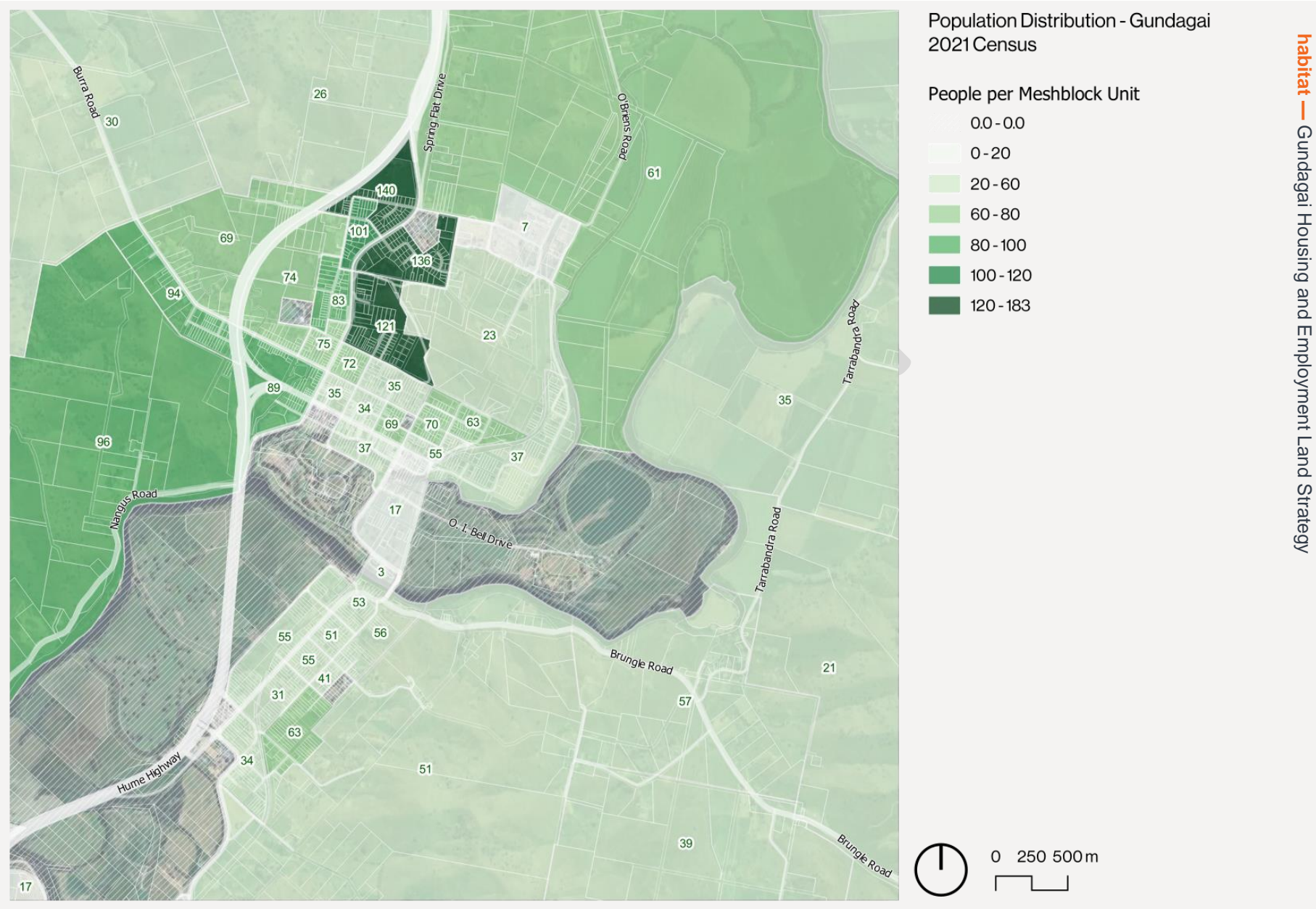
4.1.2. Population Distribution and Density

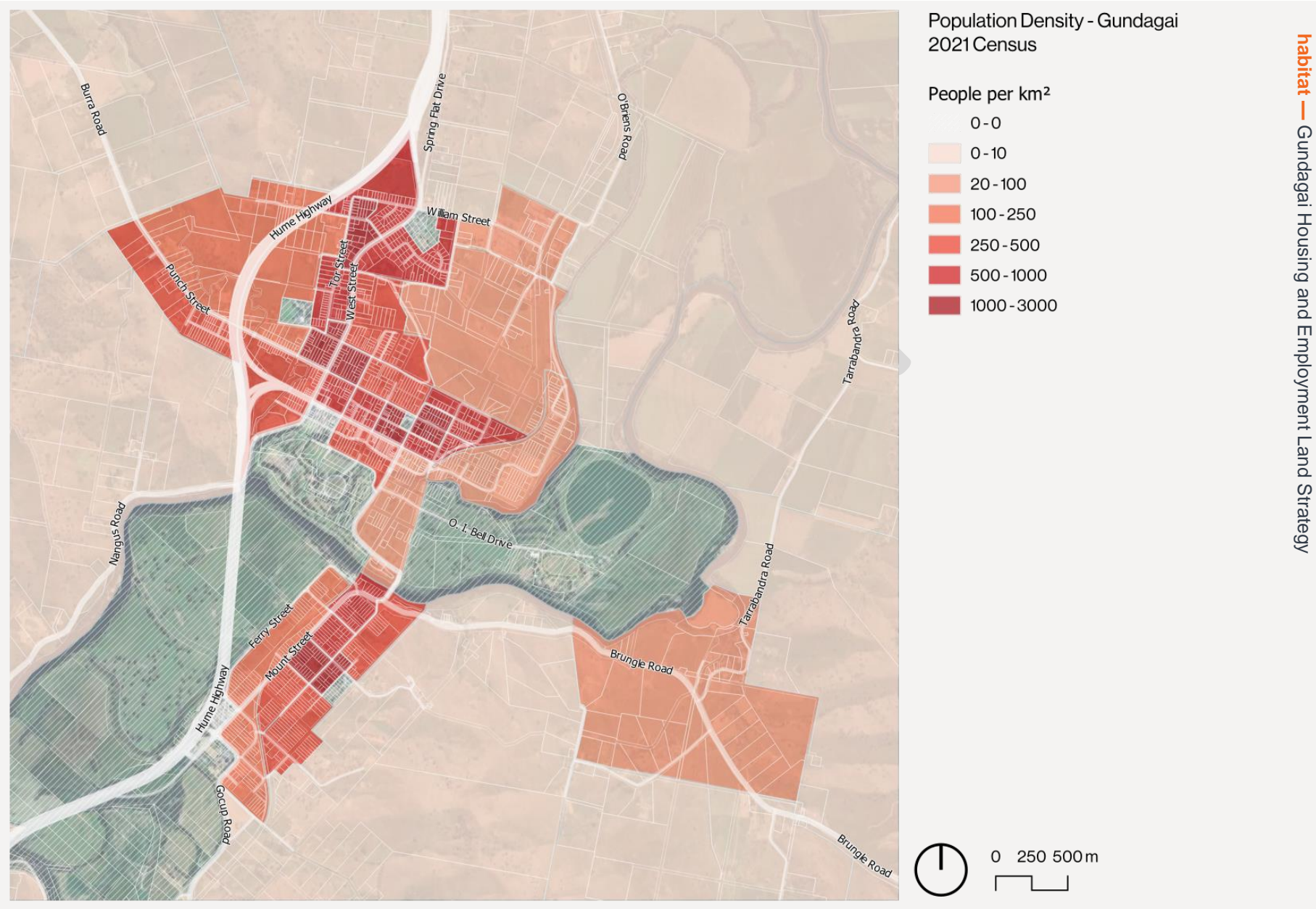
The population density for Cootamundra-Gundagai LGA varies between one to four people per square kilometre.

The average density for Regional NSW towns is 3.62 people per square kilometre, which puts Gundagai at the lower end of the spectrum. Gundagai's relative size and regional location also contribute to this.

While low density living is often part of the appeal of a regional lifestyle, and a reason for many who choose to live there, it is important to balance this with inefficient land uses, such as embedding car dependency due to long travel distances by maintaining that low density.

While the population density in and of itself may not prove insightful, understanding it in conjunction with other demographic categories such as age, migration or family groups can be useful.





4.1.3. Cultural Diversity

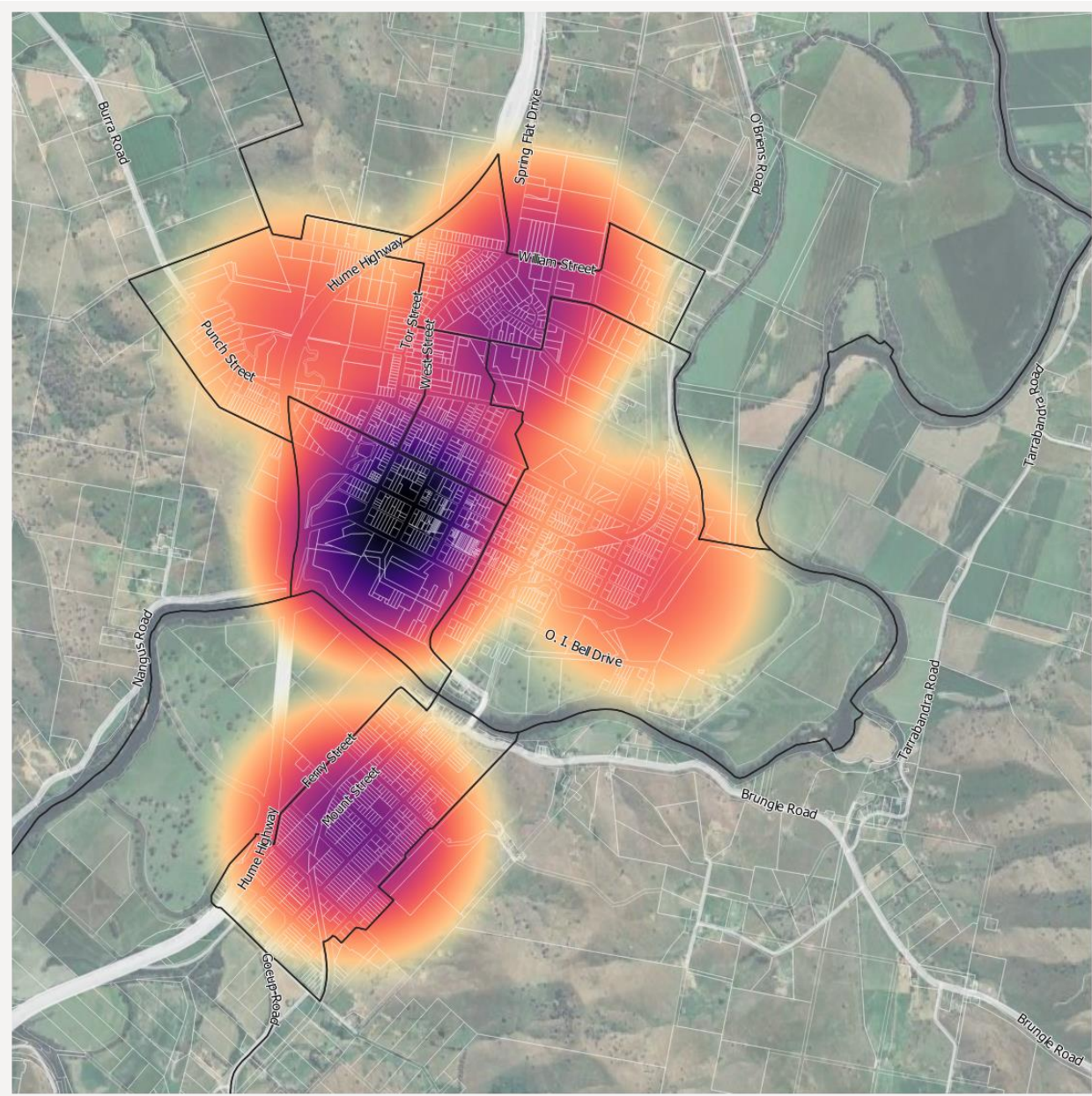
For a small regional LGA, Gundagai has a relatively small proportion of the population born outside of Australia (10.2%), less than the CGLGA (15.8%).

In the immediate region, LGAs with people of people born outside of Australia include Snowy Valleys (17.6%), Junee (15%), Wagga Wagga (17%) and Hilltops (15.8%).

ABS (Country of Birth by Person)

There is a concentration of migrants in Gundagai, a phenomenon that may be useful to unpack – the reasons for settlement, community, affordability and housing preferences can be investigated. (see following heatmap).

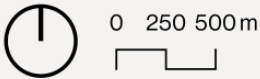
Likewise, there is a geographical spread of Aboriginal and Torres Strait Islander citizens throughout the Gundagai township. This data can be important for the provision of services, specific healthcare and preferred housing types.

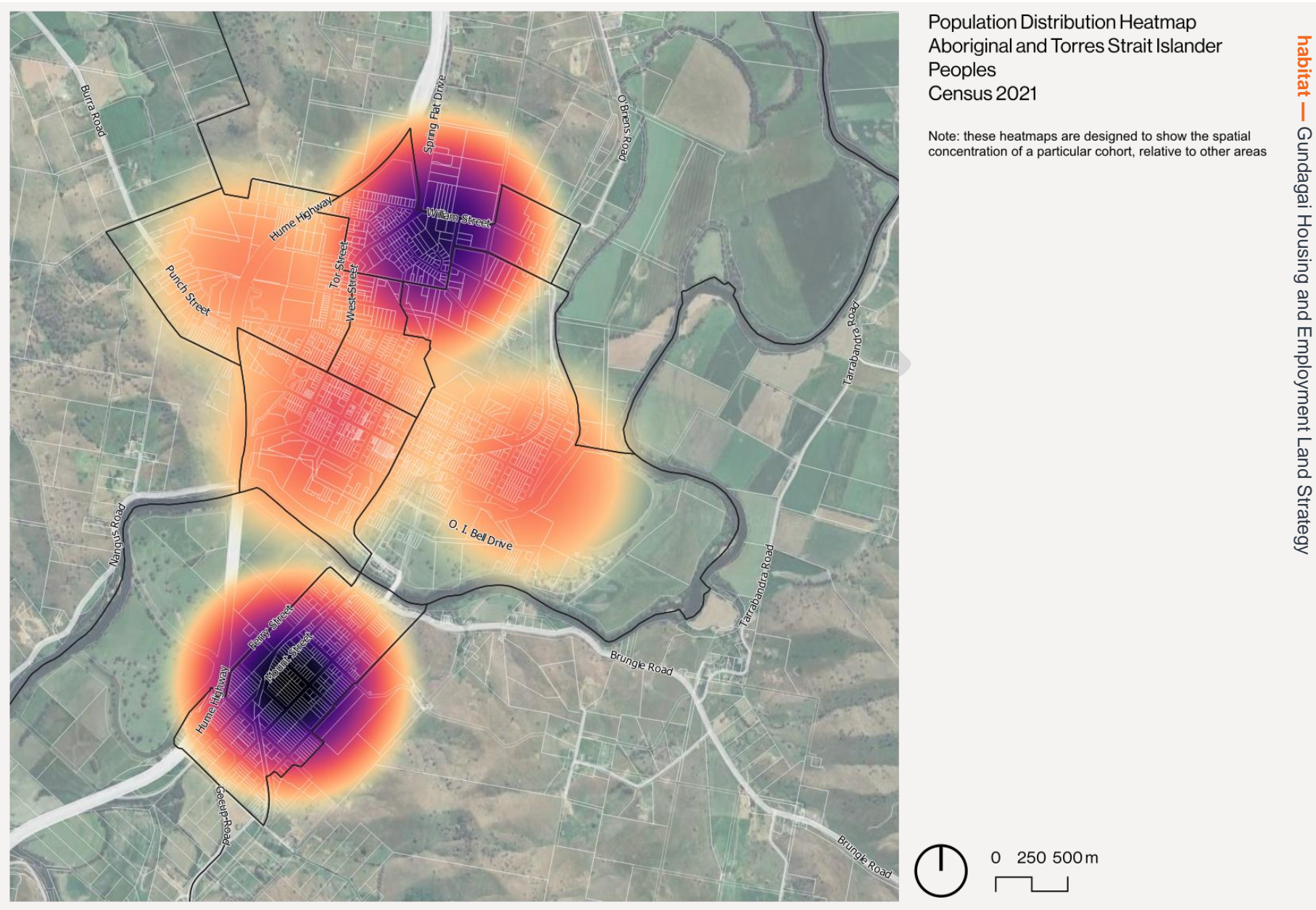


Population Distribution Heatmap
Birthplace outside of Australia
Census 2021

Note: these heatmaps are designed to show the spatial
concentration of a particular cohort, relative to other areas

habitat — Gundagai Housing and Employment Land Strategy





4.1.4. Population Migration

The largest cohorts of internal in-migrants come from fairly close origins, which is largely true for their location one year ago and five years ago.

The proportion of overseas migrants is also notable, though importantly this statistic does not cover temporary, seasonal or those on working visas, who may comprise a substantial group of workers

Table 1 - In Migration - One and Five years

Origin LGA 1 Year Ago To Gundagai	Number	OriginLGA 5 years Ago To Gundagai	Number
Overseas	16	Overseas	96
Snowy Valleys	9	Snowy Valleys	47
Unincorporated ACT	8	Wagga Wagga	21
Wagga Wagga	5	Unincorporated ACT	17
Sydney	4	Northern Beaches	10
Moirra	4	Shoalhaven	10
Bega Valley	3	Wollongong	10
Campbelltown (NSW)	3	Campbelltown (NSW)	9
Central Coast (NSW)	3	Central Coast (NSW)	8
Clarence Valley	3	Cumberland	6

The largest cohorts of internal (within Australia) out-migrants are also moving to relatively close LGAs, though the size of the locations people are migrating to might indicate people may be moving for employment or greater opportunity.

Table 2 - Out Migration - One and Five years

Destination LGA (1 yr)	Number	Destination LGA (5yrs)	Number
Wagga Wagga	29	Wagga Wagga	94
Snowy Valleys	23	Snowy Valleys	77
Unincorporated ACT	16	Unincorporated ACT	34
Wollongong	9	Wollongong	21
Mitchell	6	Albury	17
Albury	5	Hilltops	14
Broken Hill	5	Upper Lachlan Shire	13
Hilltops	5	Rockhampton	13
Junee	5	Junee	12
Kiama	5	Orange	10

Local Population Movement

Movement to and from the neighbouring LGAs of Wagga Wagga, Snowy Valleys and the ACT is highest, indicating people moving around the region.

Migration by Age group

A loss of young adults and young families (18-24, 25-34 and 35-44 year old cohorts) is the most significant outward migration trend, which may reflect a lack of opportunity, employment or education.

4.2. Housing

Housing is one of the most influential factors in determining how the planning instruments should be framed for the future.

Housing activity is not necessarily a result of historical planning or decisions made by Council though is more likely linked to larger scale migration flows locally, regionally and nationally.

The changes to the makeup of the population will place significant demands on housing stock in the future, particularly;

- The capability of the existing dwelling types to cater to changing household types
- The rise of lone person households
- Smaller family units and one parent families
- Housing stock suitable for an aging population
- Appetite for development

At the 2021 Census, there were 758 occupied private dwellings recorded in Gundagai: 88.0% were separate houses, 0.8% were semi-detached, row or terrace house, townhouse etc, 9.1% were flats, units or apartments and 1.3% were other dwellings.

4.2.1. Household composition

As at the 2021 census, there were 737 “households” throughout the LGA, comprised of groups outlined in Table 3.

Changes in household size (how many people occupy a dwelling) over the past fifteen years shows an increase of lone person households, and can be analysed in conjunction with the change in age groups (see Population pyramids).

For instance, it is a safe assumption to make that many of lone person households are older persons, who will have particular needs for housing.

The gradual decline in three and four person households usually indicate a decrease in family groups (also refer to change in household types, Figure 7)

Table 3 - Households, persons usually resident, ABS

Number of persons usually resident	Households
1 person	264
2 persons	267
3 persons	82
4 persons	81
5 persons	49
6 or more persons	16

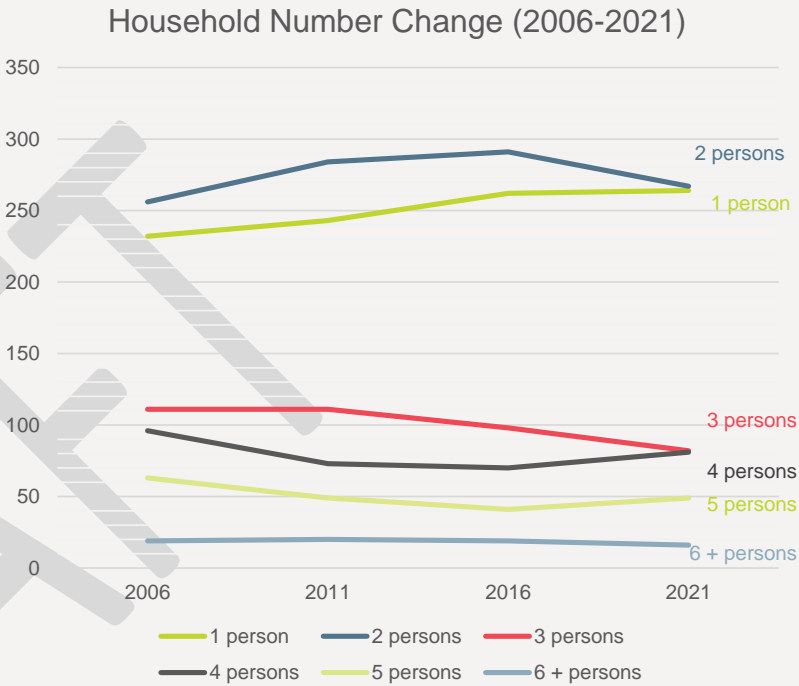


Figure 6 - Change in Household Number (ABS)

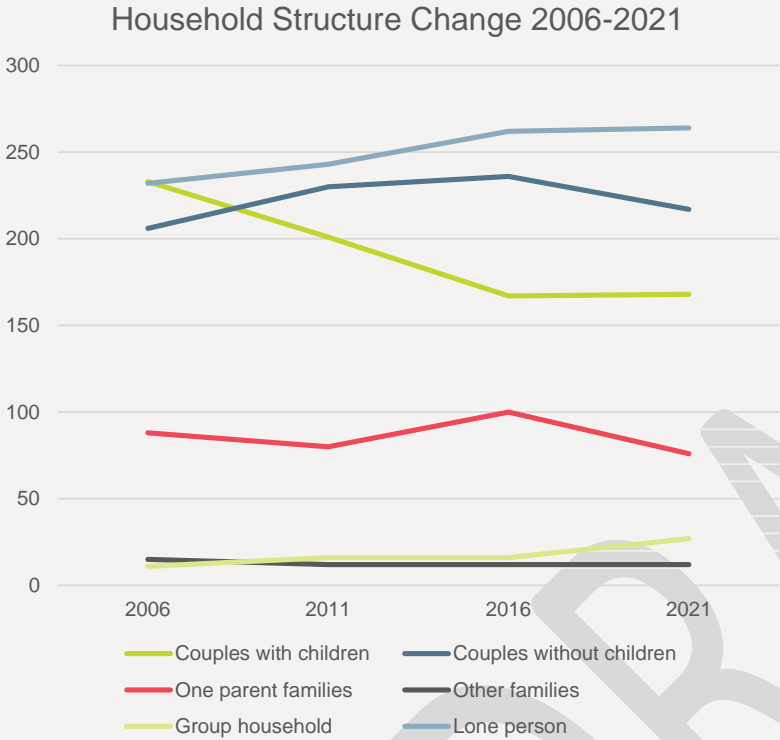


Figure 7 -Change in Household Type (ABS)

The change in household type broadly aligns with the change in household size. The rise in one and two person household are reflected in the growth of couples without children and lone person households.

The decrease in 'Couples with children', and three/four person households (likely the same cohorts) may indicate people moving for access to schooling, or other employment opportunities.

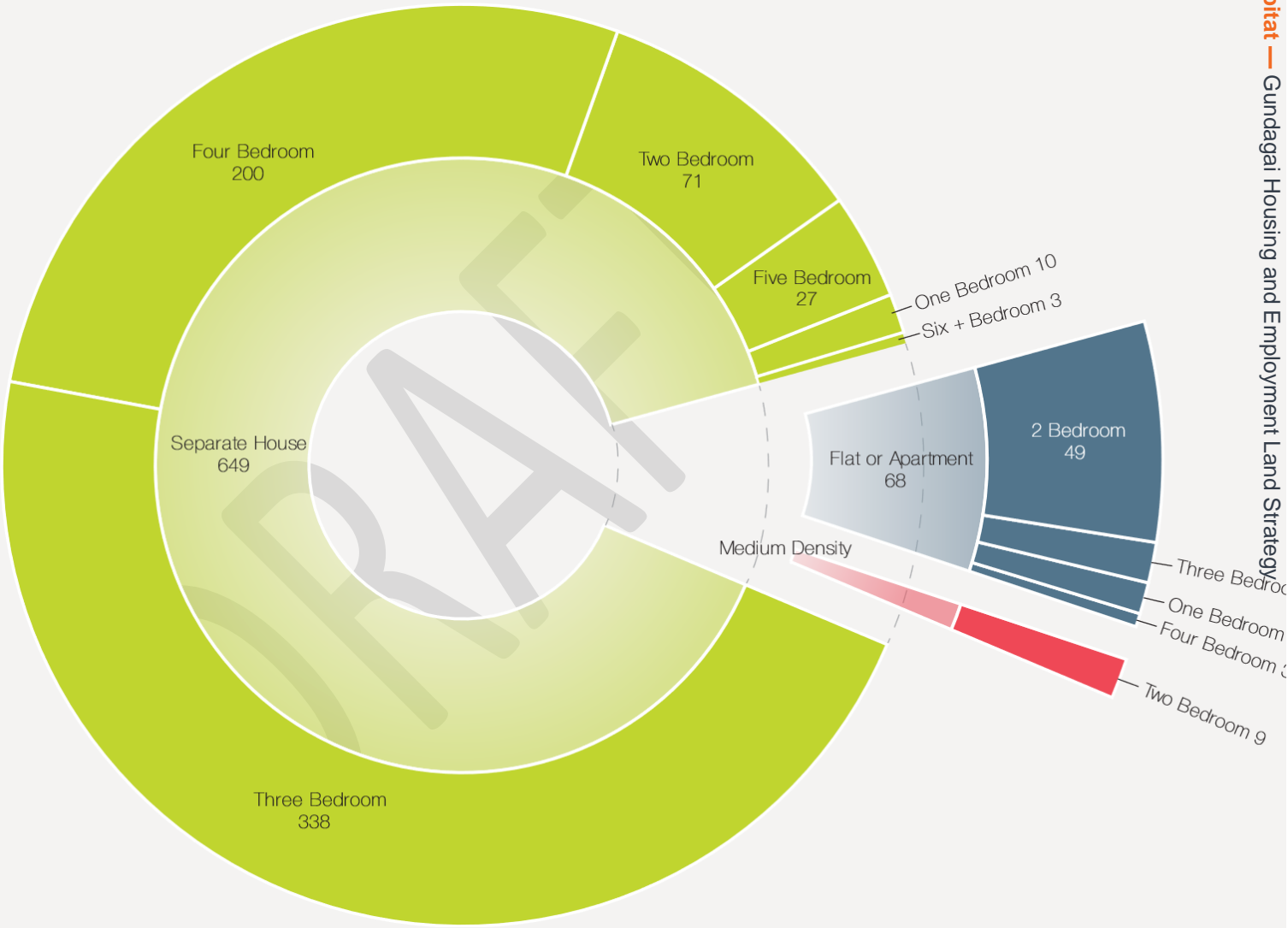
A small rise in group households (usually groups of unrelated people) might indicate people living together for financial and social benefits.

4.2.2. Dwelling Types

Throughout Gundagai, the dominant housing type is a detached three-bedroom dwelling. There is also a high proportion of four, five and over bedroom houses, and a small number of one and two bedroom dwellings, which is increasingly mismatching with the changing household compositions.

At the time of the 2021 census – there were 264 lone person households, 206 of whom are residing in separate dwellings.

The majority of dwellings containing three bedrooms and over indicate there is an increasing mismatch between the housing stock, and the changing household makeups.



4.2.3. Unoccupied Dwellings

In 2021, of a total of 107 private dwellings were considered unoccupied – **12.4%**, which represents around 130% of the Australian regional average.

This is a number that can be quite alarming during periods of scarce housing availability and rising costs of living, though is fairly consistent with national averages. Often this can be explained by people not being at home during a census, houses in the process of being sold or rented, or being used for short term rentals.

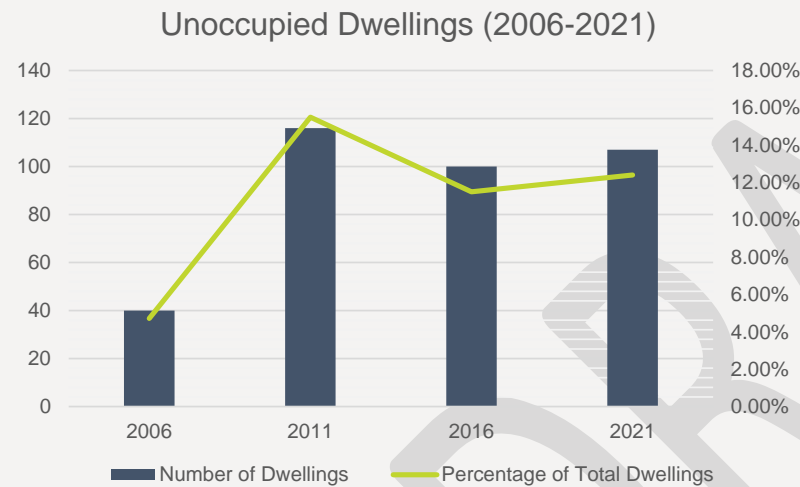
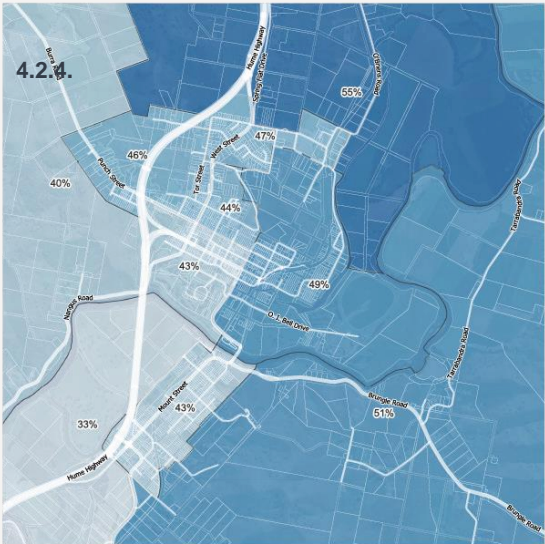


Figure 8 - Unoccupied dwellings (2006-2021), (ABS)

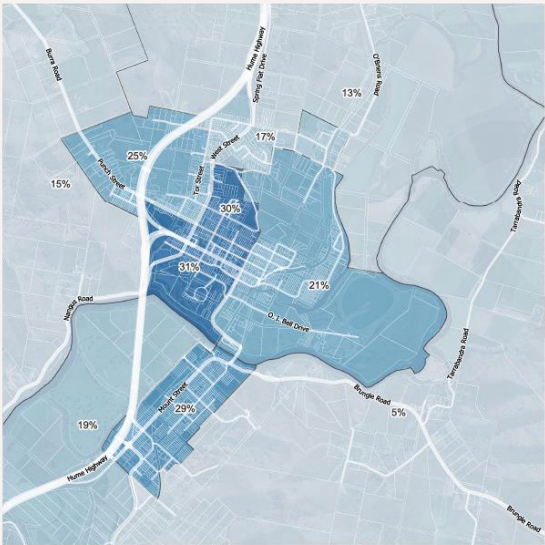
The following map shows the locations of unoccupied dwellings, which may be helpful in the context of Gundagai, particularly the above average numbers close to the centre of the town.



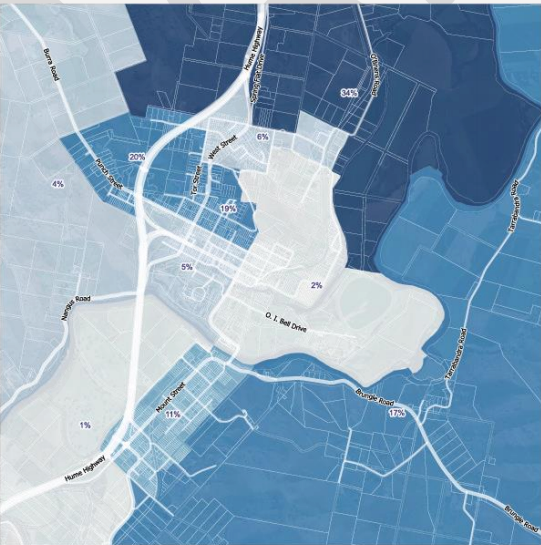
Owned Outright



Mortgaged



Rented



Unoccupied

Housing Tenure - Gundagai
2021 Census (SA1)

habitat — Gundagai Housing and Employment Land Strategy



Housing Tenure

Due to the low population numbers, it can be hard to identify clear trends in housing tenure though it may be instructive to analyse them in conjunction with population dynamics.

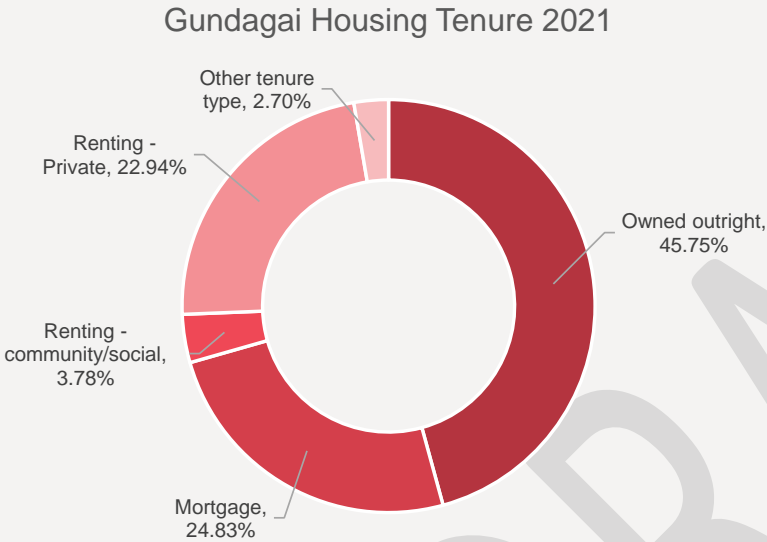


Figure 9 - Housing Tenure, Gundagai (2021)

Change in Tenure (2006-2021)

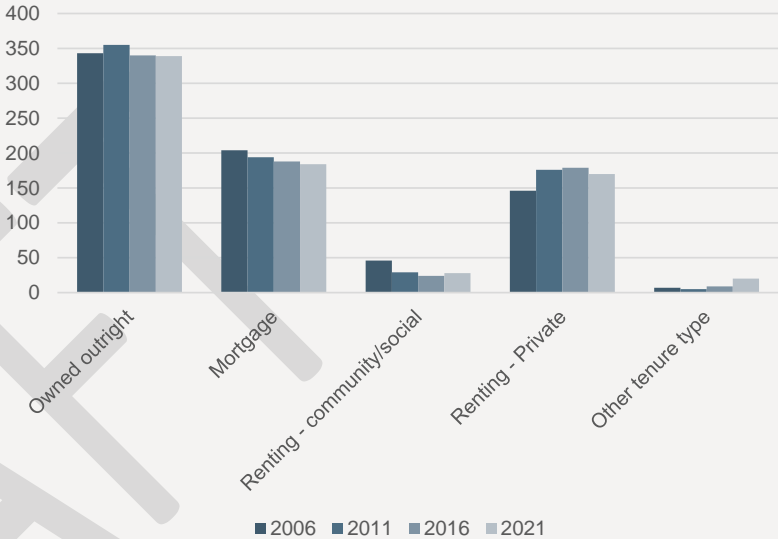


Figure 10 – Change in Housing Tenure (%), Gundagai (2006-2021)

Changes between 2006 and 2021 show the number of fully owned and mortgaged properties has decreased slightly and renting increased. Other tenure types, which often includes short term rentals and stays has increased slightly.

4.2.5. Housing Payments

Mortgage and Rental payments have been most recently reported at the 2021 census.

Of the 24.3% of households paying mortgages, the majority are paying between \$800 and \$1,800 per month. This has likely increased as interest rate rises have occurred since the census. There are also a notable number of households in the lowest bracket, which could indicate properties with very low mortgage balances, subsidised housing, or other unique financial arrangements.

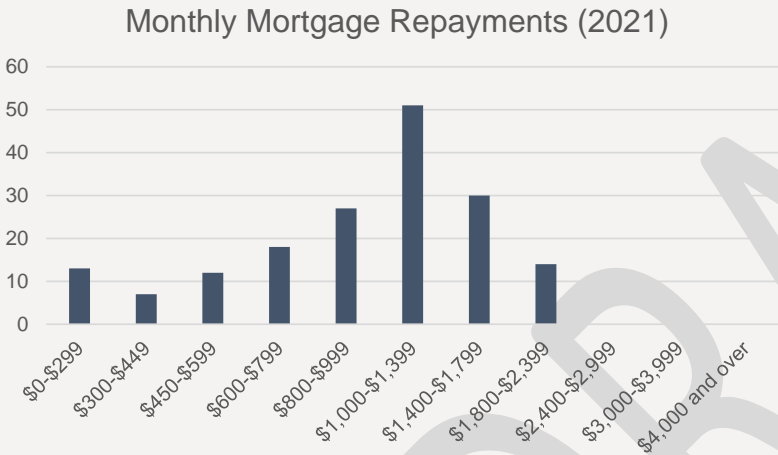


Figure 11 - Monthly Mortgage repayments, ABS

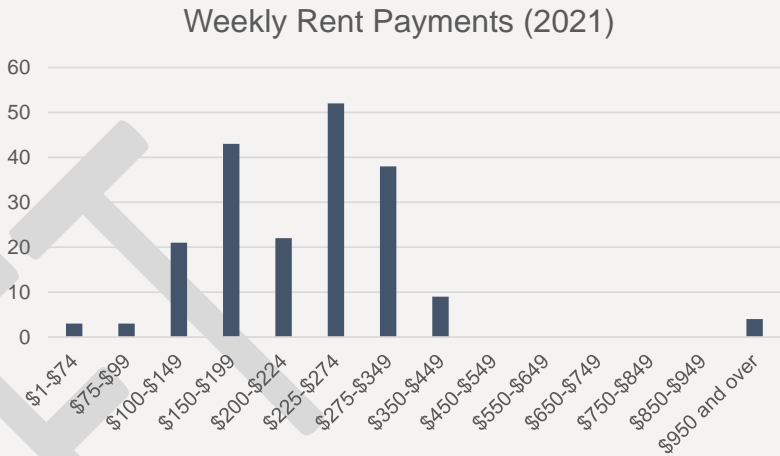


Figure 12 - Weekly Rent Payments (2021), ABS

While the Census figures may be slightly dated, data suggests that rental costs are still relatively low, with the majority of households paying less than \$350 per week, well below the NSW Regional median of \$540 for houses.

4.2.6. Housing and Land Sales

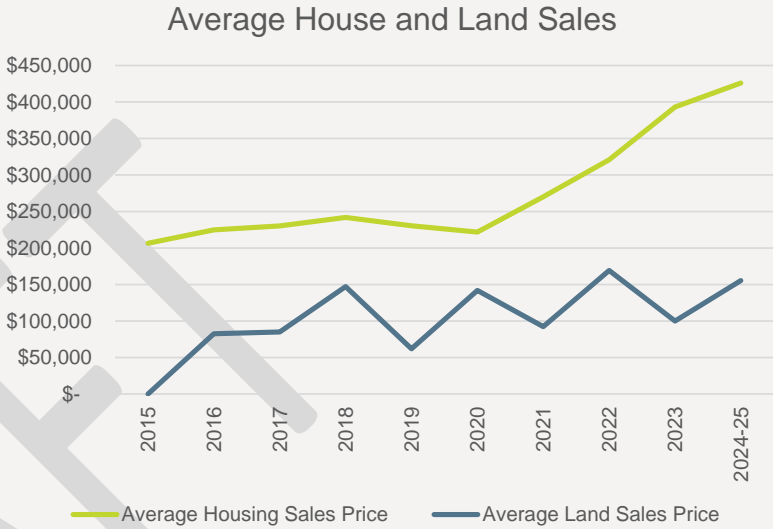
Access to affordable housing is perhaps as important culturally as it is economically, in Australian society. As a fundamental human right, housing is important for shelter as well as security. This often clashes with property’s standing as asset class, due to its potential for capital gains.

Housing prices in regional Australia have increased quite dramatically following the COVID pandemic and Gundagai is no exception. Over the past ten years, recorded house prices have risen by almost 100%, and particularly since 2020.

Table 4 - Average Residential Property Sales 2015-2025, CoreLogic

Year	Average Housing Sale Price	Average Land Sale Price
2024-25	\$426,021	\$155,375
2023	\$393,216	\$100,000
2022	\$320,836	\$169,200
2021	\$270,114	\$92,156
2020	\$221,779	\$141,800
2019	\$230,523	\$62,000
2018	\$241,788	\$147,100
2017	\$230,198	\$85,000
2016	\$224,760	\$82,500
2015	\$206,459	N/A

Of interest is the increasing house sales within the E1 Local Centre Zone, rising from one dwelling in 2015, to nine in 2024. This may reflect a higher desire for residential properties closer to the town centre.



4.2.7. Rental Availability

Figures held by the NSW Dept of Communities and Justice show the number of bonds held are steadily increasing which indicates that people are staying in their rental properties longer and rental stock may be harder to source. This correlates with the increase in renting figures shown in the previous section as well as the decrease in new bonds lodged per quarter.

*Note the data shown in Figure 13 and Figure 14 are for the Cootamundra-Gundagai LGA

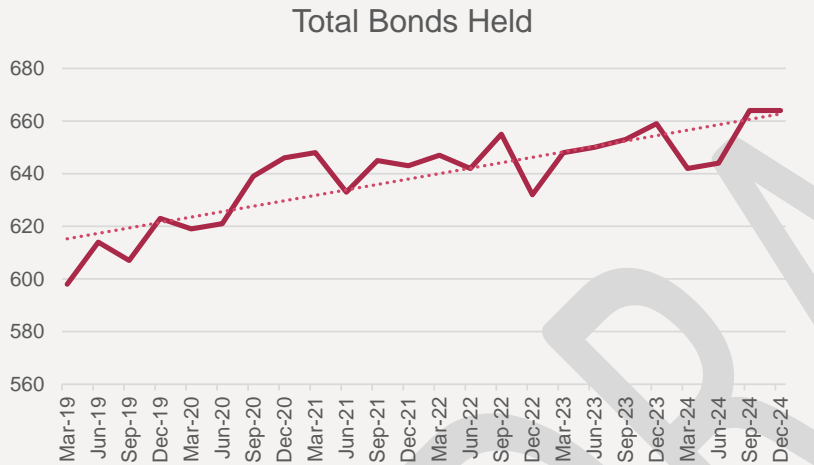


Figure 13 – Total bonds held (NSW Dept. Communities and Justice)

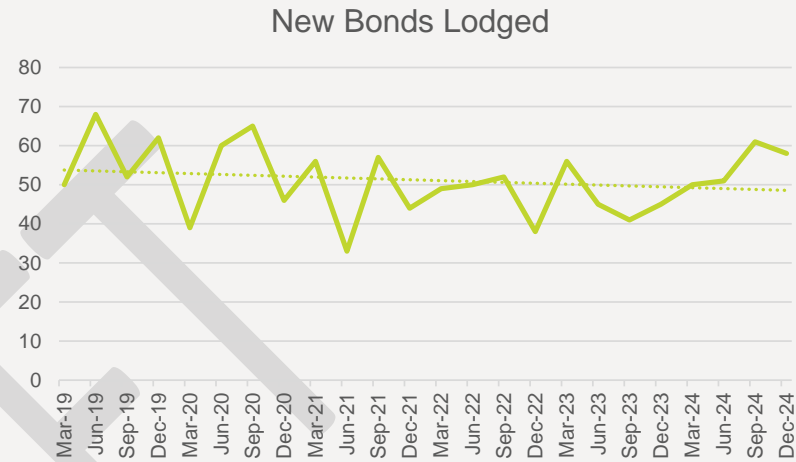


Figure 14 - New Bonds Lodged (NSW Dept. Communities and Justice)

4.3. Socio-Economic Profile

4.3.1. Family Income

The relationship between income and housing costs is crucial because it directly impacts an individual's or household's financial stability, quality of life, and ability to meet other essential needs.

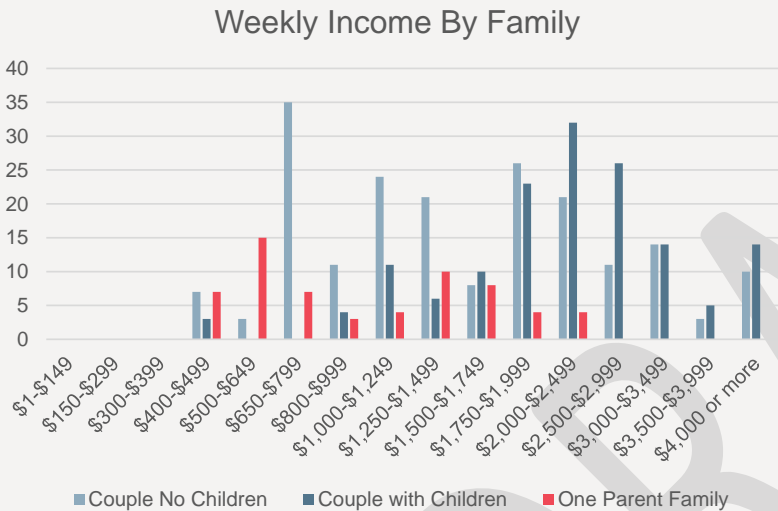


Figure 15 - Weekly income (2021), ABS

Figure 15 shows the most recent income figures by family type from the 2021 Census – Couples with and without children and one parent families.

As at the 2021 Census, most households in Gundagai are paying between \$800 and \$1,800 per month to service a mortgage, which is deemed manageable (up to 30% of income)

One-parent families are disproportionately represented in lower income brackets, which may indicate a need for targeted support to improve their financial stability and housing affordability.

- Couples with children have the highest representation in the **\$2,000– \$2,499** weekly income bracket (32 households), indicating that many families with children fall into this middle-to-upper income range. They also have a significant presence in higher income brackets (e.g., **\$4,000 or more**), with 14 households earning this amount.
- Couples without children are more evenly distributed across income brackets, with a notable concentration in the **\$650–\$799** range (35 households).
- They are also well-represented in higher income brackets, with 10 households earning **\$4,000 or more**.
- One-parent families are concentrated in lower income brackets, with the highest number (11 households) in the **\$500–\$649** range.
- Very few one-parent families earn above **\$1,750 per week**, highlighting potential financial challenges for this cohort.

4.3.2. SEIFA

The Socio-Economic Indexes for Areas (SEIFA) is a measure of relative advantage and disadvantage. It's not an absolute figure and can be a good indicator of accessibility to employment, education, amenity, healthcare, higher order regional towns, or where funding might be required.

1000 is the national, median rating for the index where the further deviation from 1000 indicates the relative advantage or disadvantage.

Listed in the 30th percentile (where only 30% of the areas are considered more disadvantaged), Cootamundra-Gundagai LGA's rating for the 2021 index is 926.

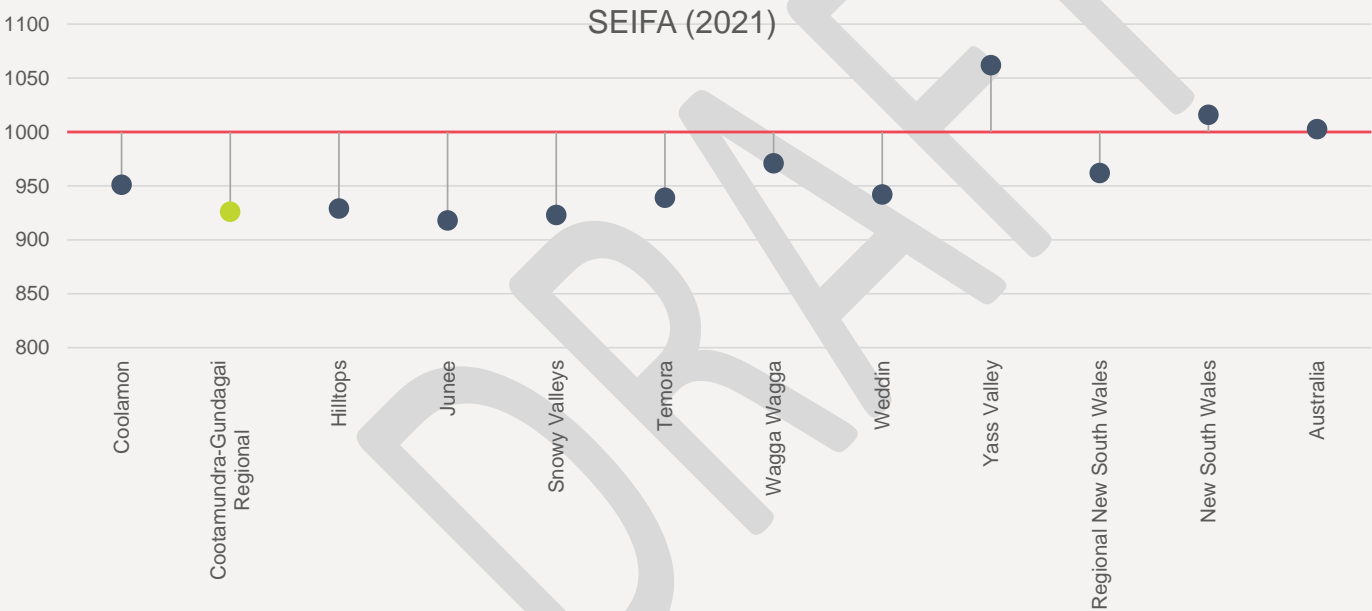


Figure 16 - Socio Economic Indexes for Areas (ABS, 2021)

4.3.3. Social Assistance and Housing

Table 5 - Assistance by LGA (Australian Dept. of Social Services)

Assistance Type	Recipients
Age Pension	500
Carer Allowance	100
Carer Payment	45
Commonwealth Rent Assistance	150
Disability Support Pension	120
JobSeeker Payment	115

4.3.4. Social Housing

In Cootamundra-Gundagai LGA, there are 150 people receiving Commonwealth Rent Assistance (Australian Institute of Health and Welfare).

For social housing, there are less than five priority applicants and 17 general applicants in the Gundagai Allocation Zone in 2024. Though these numbers are relatively small, expected wait times are up to two years for properties with up to three bedrooms. (DCJ, 2024)

Much of the direct control for social housing sits outside of Council's remit, such as the rates of rent assistance and income support.

At a minimum, effective advocacy to all levels of government will be required from Council to support housing for vulnerable groups in the community.

4.3.5. Education

There are a number of public and private schools providing primary and options throughout Gundagai

Gundagai Preschool

Gundagai Public School

Gundagai South Public School

St Patrick's Catholic Primary School

Gundagai High School

Other secondary school locations particularly with boarding options are located in Wagga Wagga.

A Country Universities Centre is soon to be located in the nearby Tumut which provides a physical location for any enrolled tertiary student to access study spaces and internet. The CUC is government funded and provides an essential hub for students who may be studying externally, online and live in the area. In 2021, 64 students (12.2%) were undergoing tertiary education, and like secondary school students travel (locally) to Wagga Wagga for TAFE, Charles Sturt University and UNSW Rural Campus.

4.3.6. Employment

Over the past twenty years, the Manufacturing sector has been the most populous employers in Gundagai, and this number is increasing.

There has been a small growth in other industry sectors, that aligns well to the aging population including Health Care and Social Services

Where people are employed has an impact on land use planning. Emerging, service based industries benefit from co-location with other amenities and services in town centres, and within proximity to where the people are who require those services. Agriculture, however, is more dependent on the location of production and widespread.

There remains a level of uncertainty of the amount of workers in agriculture and horticulture throughout Australia and this may be contributing to some of the pressure felt for housing throughout Gundagai. Data around temporary and seasonal workforces, such as Pacific Australia Labour Mobility (PALM) is presented by the federal government at very broad levels.

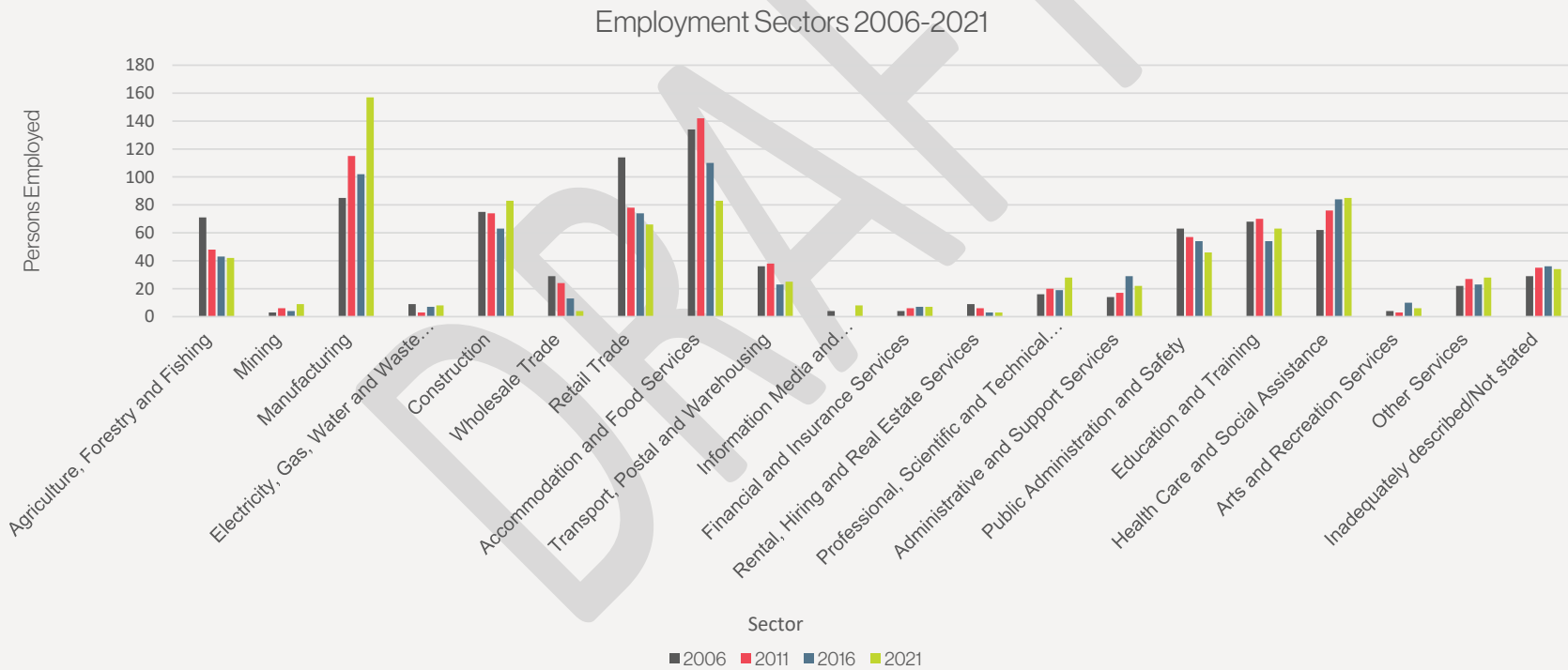


Figure 17 - Employment Sectors - Gundagai

4.3.7. Unemployment



Figure 18 - GCLGA Unemployment rate (Small Area Labour Markets, 2024)

Cootamundra-Gundagai currently has a relatively low unemployment rate of 2.6%, well below the current national average of 4.1%, itself at twenty year lows.

In Australia, **unemployment** is defined by the **Australian Bureau of Statistics (ABS)** as a situation where a person meets the following three criteria:

- 1. **Not Employed:** The person did not work at all during the reference week (the week when the survey is conducted).
- 2. **Actively Seeking Work:** The person actively looked for work during the previous four weeks, such as by applying for jobs, contacting employers, or attending job interviews.
- 3. **Available to Work:** The person was available to start work during the reference week if a job had been offered.

Labour force participation (2020-2024)

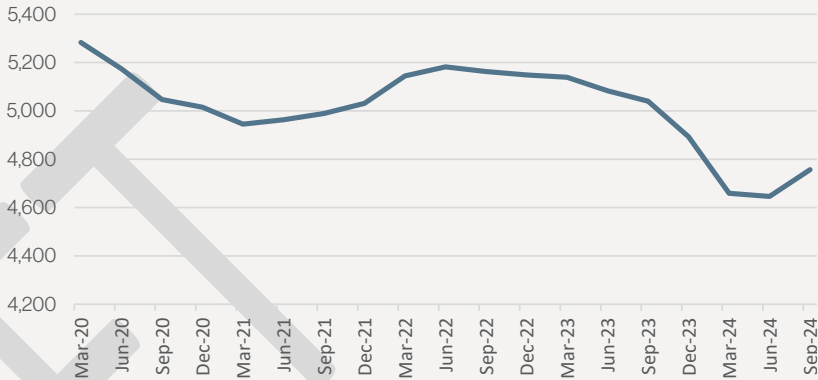


Figure 19 - CGLGA Labour Force Participation (Small Area Labour Markets, 2024)

The **Labour Force Participation Rate** is defined as the percentage of the working-age population (typically aged 15 and over) that is either employed or actively seeking work (unemployed). It is a key measure of the proportion of the population that is engaged in or available for the labour market.

A higher participation rate generally indicates a greater proportion of the population is contributing to or seeking to contribute to the economy.

The latest figure of 4757 people in the Cootamundra-Gundagai is a relatively high proportion of the working age population, though that number is declining.

4.3.8. Workforce and Economic Diversification

The Regional Australia Institute (RAI) classifies the diversification of Cootamundra-Gundagai Regional Council's economy as 0.55 (utilising the Hachman Index where zero indicates no diversity and one indicates a very diverse economy), relative to the rest of Australia

LGA	Diversification Index
Cootamundra-Gundagai	0.55
Coolamon	0.41
Greater Hume	0.38
Junee	0.48
Lockhart	0.25
Snowy Valleys	0.48
Temora	0.38
Wagga Wagga	0.91

As a small town, with a population under 5,000. RAI research generally encourages the pursuit of a diverse economic base which complements or supports main, service based industry – “related variety”

Related variety can benefit local economies that are dependent on service-based industries, such as tourism and education, that derive their demand from other sectors of the economy. Broadening the offer from these service industries can in turn enrich customer experiences and further broaden the customer base. (RAI)

Though a small town, Gundagai has leveraged its locational advantage to provide short stay and stopover type accommodation and related services for road travellers on the Hume Highway.

From a land use planning perspective – consideration of permitted uses, particularly within Employment, Local Centre and Tourism Zones should encourage this variety of supporting uses.

4.3.9. Journey to work

The spatial relationships between where people live and work are vital to land use planning structures. The geographic spread of both housing and employment lands, how far people travel and by what mode of transport all contribute to the urban and socio-economic structures.

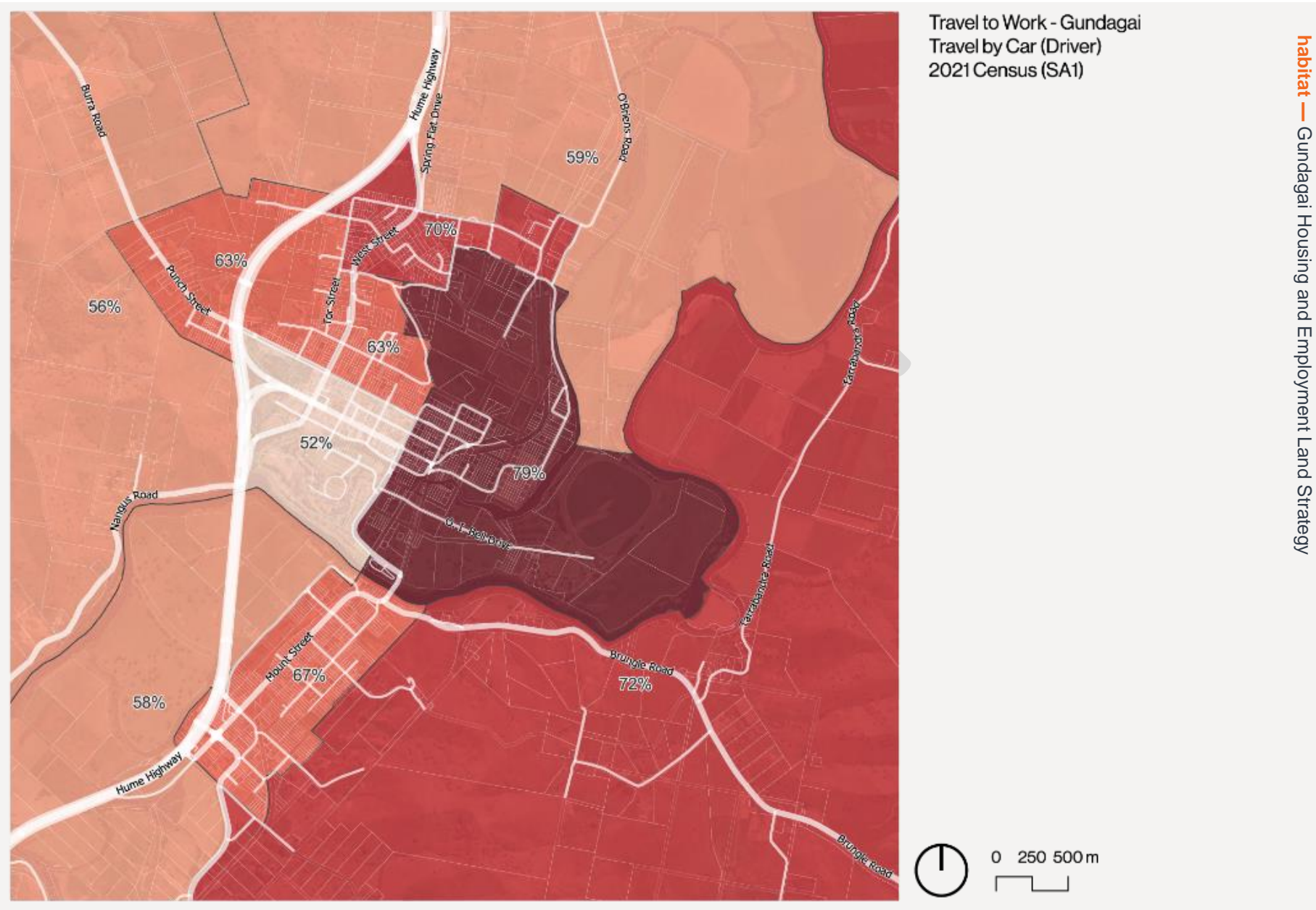
By far, the most dominant transport mode is the private car. Public transport is for all intents, non-existent and there is a small cohort of people who walk to work Gundagai

Post COVID, throughout regional Australia the prevalence of working from home has increased. This has implications for the spaces people live, as well as those they work in. As a consequence, people may seek extra bedrooms in a dwelling for office or work space. As there is currently the combination of 3+ bedroom homes with shrinking family units, this is unlikely to create a substantial problem for housing supply in the short term.

At the 2021 Census, 611 people from Gundagai worked within the Cootamundra-Gundagai Regional Council area.

Those workers who travelled outside of the Cootamundra-Gundagai Regional Council area commuted to the nearby Snowy Valleys and Wagga Wagga LGAs

During the Census period, only 56 people (6.9%) worked from home.



4.4. Key Considerations for Demography and Land Use

- Lone person households in Gundagai are increasing
- The workforce population is declining as the population is ageing
- Dwelling types are overwhelmingly three bedrooms and over, meaning that there is a disproportionate balance between household size and dwelling size
- Consideration of typical lot size, relative to minimum lot size, can make minor increases in density (for example, by subdividing a lot into two Torrens titled lots) difficult
- Gundagai has traditionally been relatively affordable, which has been attractive, however affordability is increasing
- The number of private renters is increasing. This is a common pattern in regional Australia, from the COVID pandemic where people stayed in place and the addition of a recent upswing in migration
- Cost of developing and releasing new urban land is high in comparison to undertaking new infill development due to the cost of servicing.
- There is a need to identify and encourage new industry and employment generating uses to establish in Gundagai to retain and increase population

5. Environment

This section addresses the environmental aspects that will influence the preparation of a land use strategy. Areas of analysis in this section include climate, vegetation, environmentally sensitive land, threatened species, flooding and bushfire hazards, , air, noise, water, salinity, waste management, effluent disposal, land use conflict, heritage, local state of the environment reports as well as the implications and issues for planning.

The Cootamundra Gundagai Regional LSPS vision pays particular attention to the environment, climate drivers and mitigation. Sustainability is a cornerstone of the document.

The community values the inherent connection to the river systems, understanding its importance to Aboriginal and European cultural heritage values, connection to Country and an understanding of place.

Council understands the health of the environment is directly connected to the health of Gundagai.

Gundagai is within the Southwestern Slopes Bioregion, an extensive area of foothills and isolated ranges comprising the lower inland slopes of the Great Dividing Range extending from north of Cowra through southern NSW into western Victoria.

This bioregion is dominated by a sub-humid climate characterised by hot summers and no dry season. A temperate climate, with warm summers, occurs at higher elevations along the eastern boundary of the bioregion.

Southwestern Slopes Bioregion, NSW DPE

Gundagai is also sited on an area of naturally occurring asbestos, which can present health and environmental risk, if disturbed. Council has an Asbestos Policy (2016) for dealing with risks due to natural and manufactured asbestos.

5.1. Climate

Climate modelling for the Riverina Murray Region is important for the Gundagai, especially as it relates to agriculture, water availability, bushfire risk, human, flora and fauna health. Projections include:

- Maximum and minimum temperatures are projected to increase.
- Number of hot days will increase.
- Number of cold nights will decrease.
- Forest Fire Danger Index (FFDI) - Average fire weather as well as severe fire weather days to increase in Spring and Summer.
- *“Temperature is the most robust indicator of climate change. In NSW, 6 of the 10 warmest years on record since 1910 have occurred since 2013.*

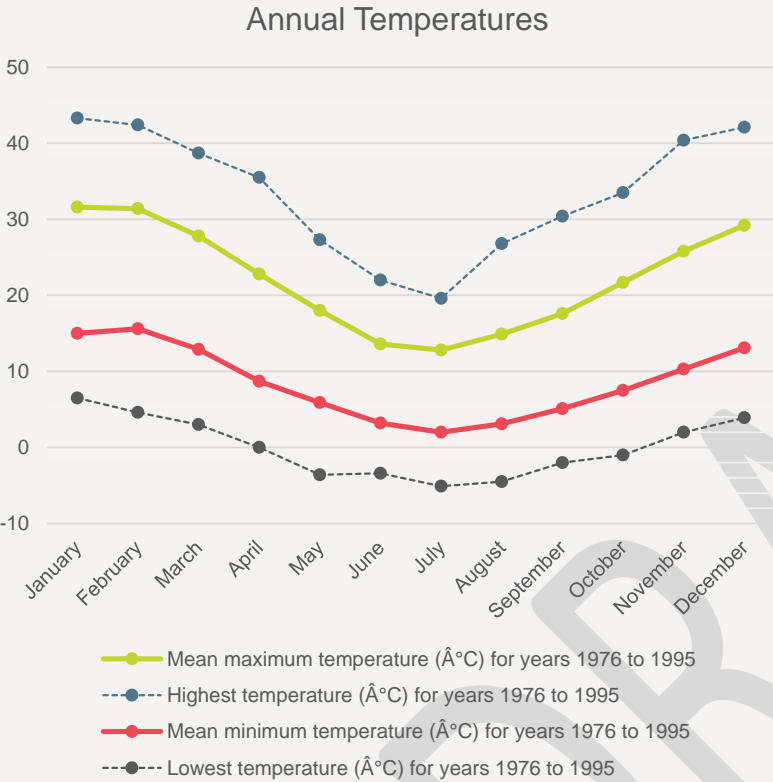
Riverina Murray Climate Change Snapshot

Heat related stress is the biggest environmental cause of hospitalisations and death in Australia. As the population in Gundagai ages, and the number of hotter days increases, the risk also increase.

“People aged 65 years and over are at increased risk of heat-related illnesses and need special care in hot weather.

Risk factors include living alone, chronic medical problems and certain medications.”

Heat stress and older people – betterhealth.vic.gov.au



Gundagai’s agricultural, and tourist economies, community health, will likely be more at risk in the coming decades.

This will have effects on dwelling patterns, how and where people choose to live, and their relationships to the built and living environment.

Figure 20 - Gundagai Annual Temperatures, Bureau of Meteorology

The NSW and Australian Regional Climate Modelling (NARCLiM) project summarises projections for severe weather changes and models high and low-emissions scenarios.

As of 2024, high emissions scenarios are more likely, the Intergovernmental Panel on Climate Change (IPCC) has reported the first twelve month period of 1.5°C over pre-industrial levels. NSW and the ACT have both already warmed by 1.4°C since national records began in 1910.

5.2. Flooding and Water

The impacts of climate change will result in more extreme weather events. Flooding has the potential to be more devastating than previously modelled or planned for.

As the average temperature increases, so too does the atmosphere's capacity to hold water, and precipitate larger volumes.

Gundagai is downstream from the ungated Burrinjuck Dam and Blowering Dam (Tumut River), and is at risk from riverine flooding during major events.

Flood risk is a key impact to consider when developing any land use strategy, when assessing land that may be suitable for development, or considering land that is becoming more flood prone as the effects of climate change are more readily felt.

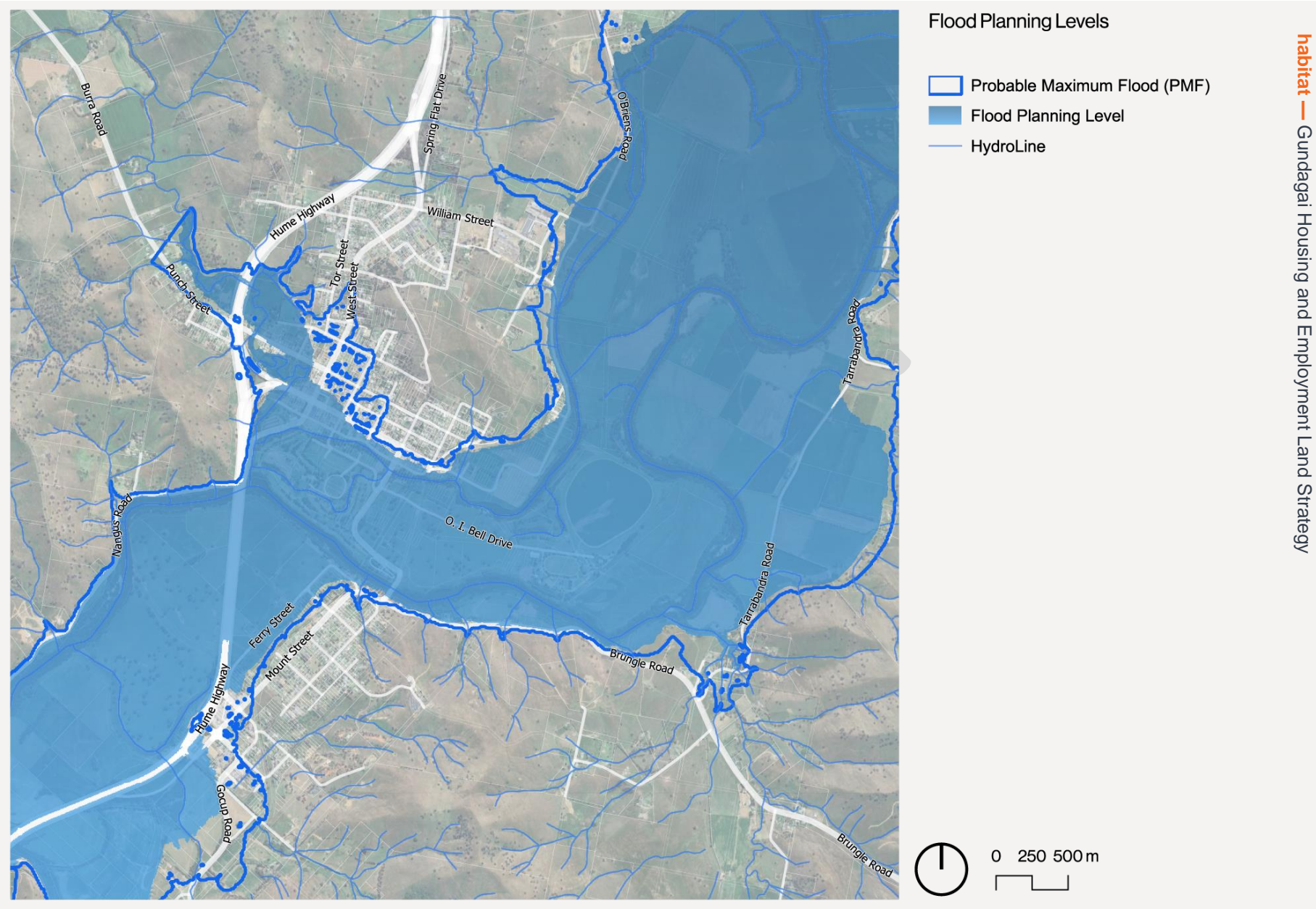
In certain geographic areas, insurance premiums are already beginning to rise in accordance with the increased risk.

As of 2023, NSW Department of Planning, Housing and Infrastructure has amended the way it assesses flood risk, and considers not just the modelled 1% Annual Exceedance Probability (AEP) risk, but the Probable Maximum Flood (PMF) levels when assessing suitable places for land use, inhabitation, dwelling and infrastructure.

Council has adopted the optional Clause 5.2 Special Flood Considerations, which gives consideration to flood behaviour, human and environmental safety, occupation and evacuation during flood events, particularly between the flood planning area and probable maximum flood level.

The Gundagai Floodplain Risk Management Study and Plan was completed in 2018 and has set out the required flood planning area, probable maximum flood level and risk categories.

As part of that process a number of buildings have been identified for voluntary house raising and/or voluntary buyback due to the flood risk, deep, fast-flowing water and with a shorter warning and evacuation time. State government funding is available as part of the Resilient Homes Program.



5.3. Bushfire

Council is responsible for bushfire mapping, which is then reviewed by the Rural Fire Service before certification by the commissioner. Bushfire mapping is a key input into the development of a housing strategy, particularly when assessing land that may be suitable for development.

Bushfire prone vegetation maps are separated into three categories and a buffer zone, which currently apply to Cootamundra-Gundagai LGA.

Category 1

Vegetation Category 1 is considered to be the highest risk for bush fire. It is represented as red on the bush fire prone land map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production. Vegetation Category 1 consists of:

- Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations

Category 2

Vegetation Category 2 is considered to be a lower bush fire risk than Category 1 and Category 3 but higher than any excluded areas.

It is represented as light orange on a bush fire prone land map and is given a 30 metre buffer. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices. Vegetation Category 2 consists of:

- Rainforests.
- Lower risk vegetation parcels. These vegetation parcels represent a lower bush fire risk to surrounding development and consist of:
- Remnant vegetation;
- Land with ongoing land management practices that actively reduces bush fire risk. These areas must be subject to a plan of management or similar that demonstrates that the risk of bush fire is offset by strategies that reduce bush fire risk; AND include:
- Discrete urban reserve/s;

- Parcels that are isolated from larger uninterrupted tracts of vegetation and known fire paths;
- Shapes and topographies which do not permit significant upslope fire runs towards development;
- Suitable access and adequate infrastructure to support suppression by firefighters;
- Vegetation that represents a lower likelihood of ignitions because the vegetation is surrounded by development in such a way that an ignition in any part of the vegetation has a higher likelihood of detection.

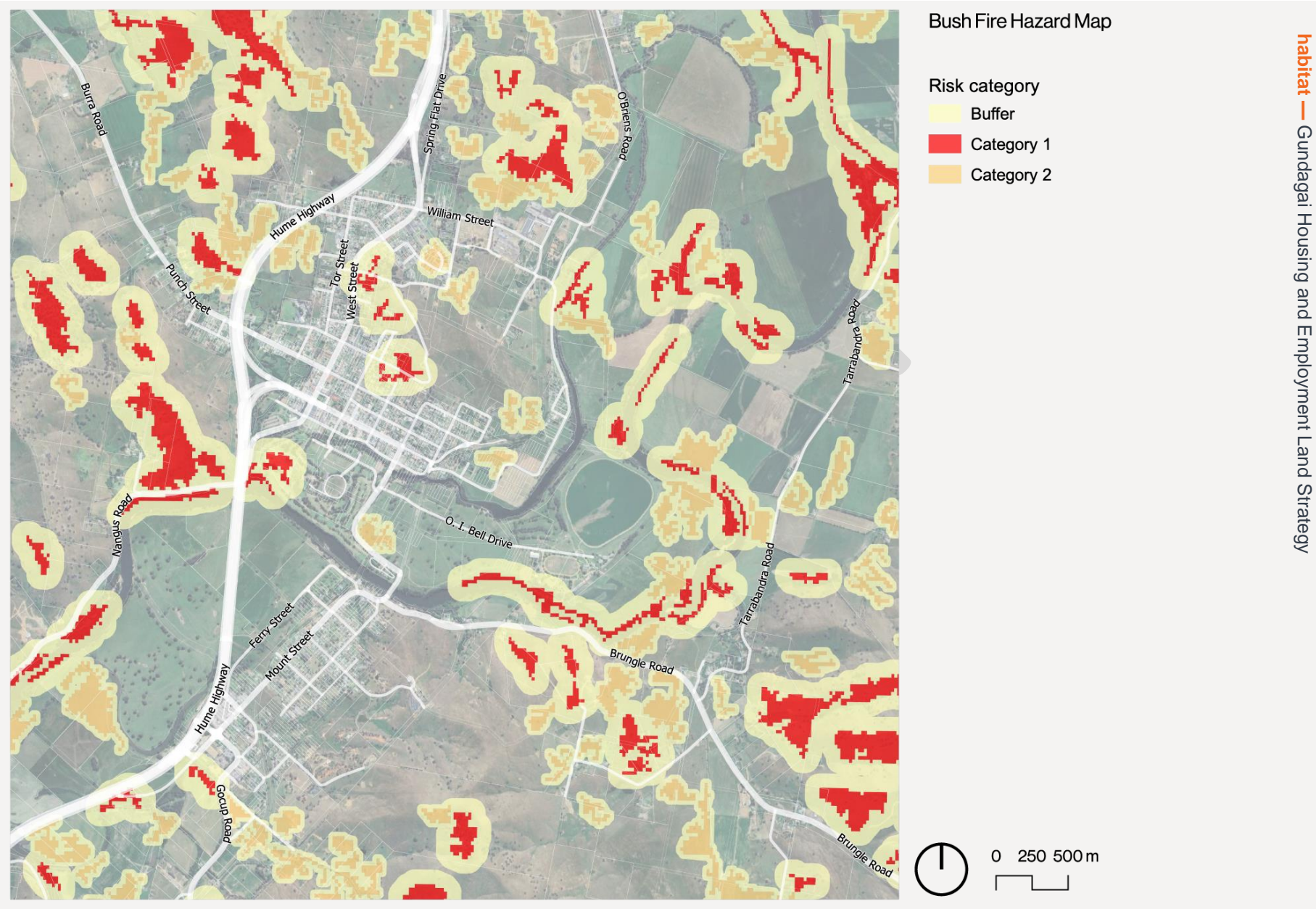
Category 3

The recently introduced Category 3 (grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands) may have applicability to parts of Gundagai.

Any risk particularly from grasslands should be investigated prior to any land being recommended for housing.

Category 3 mapping has not yet been completed for the LGA* and it is likely it will have considerable coverage of Gundagai, particularly in areas directly adjacent to the town

*At the time of publication, Council is exhibiting updated Bushfire Prone Land Map for the LGA with a view to its endorsement in 2025.



6. Themes, Strategies and Actions

The Strategy is founded on three, interconnected themes, with supporting strategies and practical actions.

The three themes upholding the Strategy encompass the results of the background research and community feedback process.

THEME Capacity and Preparedness

STRATEGIES

- Identifying land use opportunities for diverse community aspirations
- Building capacity within the community in readiness for future opportunities
- Understanding and mitigating environmental risk

THEME Simplification

STRATEGIES

- Removing planning barriers to pave the way for desired land use outcomes
- Identifying land suitable for desired uses and planning for its development

THEME Diversity and Accessibility

STRATEGIES

- Reflecting the diversity of the community in the types of housing, employment and land uses available.
- Physical accessibility through universal design

Strategic land use, encompassing where and how we live and work is complex topic and as such, an array of recommendations are made that each work towards the Strategy's themes and vision.

6.1. Capacity and Preparedness

6.1.1. Identifying land use opportunities for diverse community aspirations – Key Housing and Employment Investigation Sites

Key investigation sites have been nominated in this Strategy which can provide further land for brownfield and greenfield development opportunities within the already residentially zoned areas of Gundagai. Rezoning more land at the periphery or "spreading out" is not an efficient use of land nor is it cost effective for the community, despite its perceived expedience.

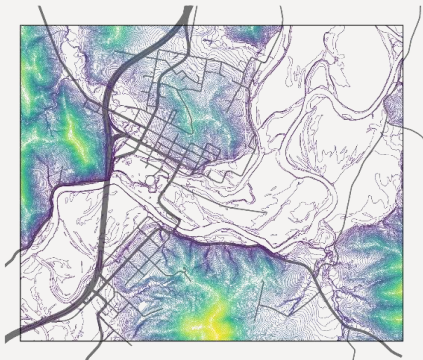
There are a number of factors to consider when determining the most appropriate land for future development. Gundagai's environmental constraints and geography are key considerations:

- Flood risk – can come from different sources and intensify depending on the extend of development in an area. Impermeable surfaces (roads, infrastructure, dwellings) can alter flood behaviour and decrease the capacity for land to adequately drain during a flood event.
- Land gradient – some of the land throughout Gundagai is steep, which can present increase the expense to construct buildings, as well to service the lots with reticulated water and sewer.
- Environmental Significance – land that may be host to ecologically important species or habitats to flora and fauna should also be avoided.

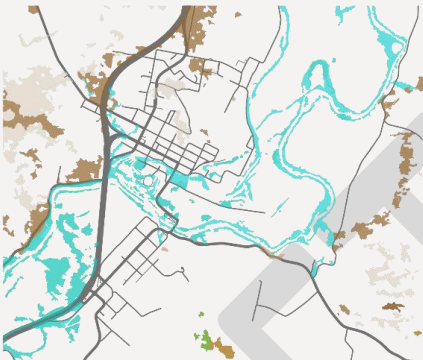
Other infrastructure considerations include proximity to existing services and transport networks, the cost to augment reticulated systems and to collect adequate contributions.

There is a plentiful supply of land within the key investigation sites, and a relatively slow rate of development, which will allow the time for Council to consider a well-designed outcome.

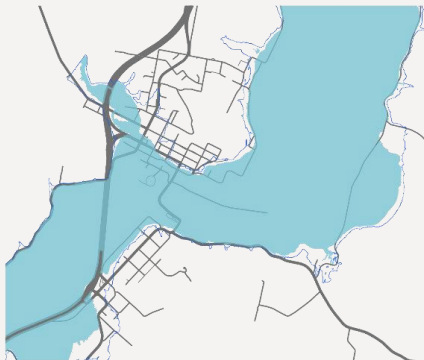
A common growth scenario and a high growth scenario have been calculated for future lot consumption and land requirements.



Avoid:
Steep gradients



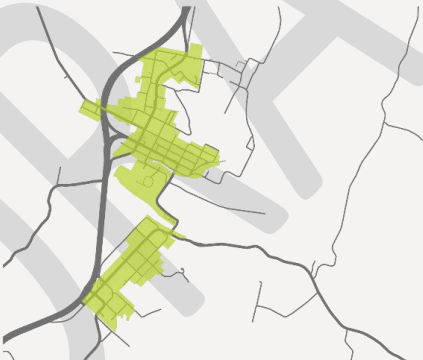
Avoid:
Environmentally significant land



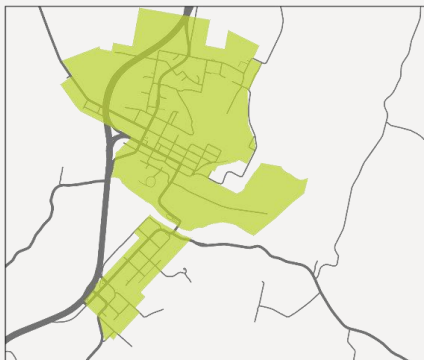
Avoid:
Flood Risk



Prioritise:
Proximity to amenity and
services



Prioritise:
Serviced areas (infrastructure)



Prioritise:
Already zoned areas

6.1.2. Key Residential Investigation Site 1

Key Residential Investigation Site 1 is located at the north western edge of Gundagai in land currently zoned for General Residential and Large Lot Residential Use.

It has proximity to West Street, the major north-south collector road in Gundagai.

It is adjacent to the Gundagai Hospital and Uralba Hostel – provision of aged care services, retirement village style development may be suitable.

To the south, flood risk emanates from Jones creek. This has been modelled and mapped in the Flood Risk Management Study and Plan, a master plan can be considered for the site that avoids this risk.

The site sits at the edge of the current sewer catchment area and is serviced with water – investigation into network augmentation can be undertaken as part of any further planning.

The land is bordered by the Hume Highway and noise may be a consideration in any future development.

Site Area	
Developable area	
Preferred Land Use Zone	R1 General Residential
Lot Size m ²	450m ²
Potential Lot Yield	
Years' Supply (Common Growth Scenario)	
Years' Supply (High Growth Scenario)	
Timeframe	



Figure 21 - Key Residential Investigation Site 1

6.1.3. Key Residential Investigation Site 2

Key Residential Investigation Site 2 is on the northern side of Mount Parnassus. It represents the most unconstrained greenfield residential sites in Gundagai.

Travel to central Gundagai is slightly further, the road network encourages residents drive around Mount Parnassus.

It is at the edge of the current sewer catchment area and is well serviced with water supply. Due to its location, connection to the sewer network (and necessary pumping) may be cost prohibitive for some parts of the site which may dictate the lot size and yield, should sewage need to be treated on site.

It avoids flood risk, sited well above the Probably Maximum Flood level.

While it is further away from the Hume Highway, the land is steeper than in Site 1, which may increase construction costs for dwellings built there in the future.

Site Area	
Developable area	
Preferred Land Use Zone	R1 General Residential
Lot Size m ²	450m ²
Potential Lot Yield	
Years' Supply (Common Growth Scenario)	
Years' Supply (High Growth Scenario)	
Timeframe	



Figure 22 - Key Residential Investigation Site 2

6.1.4. Key General Industrial Investigation Site

The General Industrial Investigation Site represents an opportunity for larger scale industrial use.

The northern portion of the site is currently occupied by the Saleyards and the southern portion by a council depot.

The location and proximity to a road network, zoned land, water network, and the opportunity a larger scale industrial investment might present to the local economy warrants an investigation into the possible relocation of either use.

Site Area	
Developable area	
Preferred Land Use Zone	E4 General Industrial
Lot Size m ²	
Potential Lot Yield	
Years' Supply (Common Growth Scenario)	
Years' Supply (High Growth Scenario)	
Timeframe	



Figure 23 - Key General Industrial Investigation Site

6.1.5. Key Productivity Support Investigation Site

The Key Productivity Support Investigation Sites represent small scale opportunities in the current MU1 Mixed Use Zone in South Gundagai, which is also proposed to be rezoned to E3 Productivity Support Zone to better reflect the opportunities the site presents for what is essentially light industrial use.

While the available sites are more fragmented than the General Industrial opportunities at the north of Gundagai, they can better serve small commercial/industrial uses that may not be suitable for the Sheridan St E1 Local Centre Zone, which has a retail/service/amenity/residential focus.

Strategy feedback has indicated there is a desire for developed, ready-to-go small industrial lots which this area has great potential for.

It enjoys access to reticulated water and sewerage networks, which ideally will lessen the upfront cost of developing these lots for this use.

Site Area	
Developable area	
Preferred Land Use Zone	E3 Productivity Support
Lot Size m ²	
Potential Lot Yield	
Years' Supply (Common Growth Scenario)	
Years' Supply (High Growth Scenario)	
Timeframe	



Figure 24 - Key Productivity Support Investigation Site

6.1.6. Building community capacity – readiness for future opportunities

Unused building and land register

In the 2021 Census, 107 private dwellings were listed as unoccupied in Gundagai.

This may be for a range of reasons including absent owners, dwellings for sale, homes are rentals, but not occupied, or are newly completed and yet to be occupied. As these are privately owned, utilising the stock may present difficult negotiations.

Brownfield sites may present more readily available opportunities.

The Housing Australia Future Fund, and any other State or Federal housing grants, will prioritise projects that are ready to commence. Knowing sites that are potentially ready to develop will be an important first step towards that readiness.

Short Term Rentals operated through online platforms such as Airbnb are increasingly scarce as the private rental market tightens, which can be exacerbated by the increase of temporary and seasonal workers. Council could facilitate a short term rental register to audit and understand the extent of the perceived problem.

Actions

- **Undertake a comprehensive land and building audit.**

Council as developer – an affordable housing portfolio and industry support.

The appetite for risk amongst developers within the region is understandably low, especially where it involves exploring new housing types.

Where Council acts as the developer, success can be measured in ways other than financial gain and the outcomes can be designed to be both flexible and specific e.g. medium density developments designed and constructed with universal design principles. Developments could be managed by community housing providers and made to approved residents or key workers.

It may benefit the community for Council to act as a developer for pilot projects, to explore, educate and promote new types of development for underserved members of the community.

Similarly, Council may wish to investigate the development of small infill sites within the new E3 Productivity Support Zone to build a portfolio of turnkey business properties and serviced lots.

The factors that define a community driven project, rather than a developer led project are vastly different.

- Increased control over development: Local governments can directly shape housing within their area, ensuring it aligns with community needs and planning objectives. This could include factors like housing type, affordability, and sustainability.
- Addressing specific housing needs: Local governments have a deep understanding of their community's housing needs, allowing them to tailor development projects to address specific gaps, like affordable housing for key workers or seniors.
- Potential for cost savings: By eliminating the profit margin of private developers, local governments could offer more affordable housing and industry options.
- Community engagement and ownership: Local government involvement can foster a sense of community ownership and participation in the development process, potentially leading to better outcomes.
- Innovation and experimentation: Local governments could experiment with innovative models and construction methods, potentially leading to better and more sustainable housing solutions.
- The specific risks and benefits would likely vary depending on the scale and scope of the local government's involvement, from smaller projects to large-scale developments. Council will need to consider potential for financial risk, conflict of interest and ensure strong public support and community engagement.

Actions

- **Explore options for modest pilot projects to demonstrate alternative housing models required by the community**

6.1.7. Understanding and Mitigating Environmental Risk

As part of completed the Flood Risk Management Study and Plan (2018), a number of buildings have been identified for voluntary house raising and/or voluntary buyback due to the flood risk, deep, fast-flowing water and with a shorter warning and evacuation time. State government funding is available as part of the Resilient Homes Program.

As outlined in Section 5.3, Bushfire mapping for the LGA is in the process of being updated, includes new Category 3 hazard areas, which will include a larger area of Gundagai than previous mapping.

More generally, flooding and bushfire can be considered symptomatic of broader climate change effects. While land use planning can consider these and seek to lessen those risks, it also has a role to play in effectively reducing that risk by addressing the drivers.

This Strategy has sought to implement its actions within the bounds of its current urban zones.

Actions

- **Implementation of local options for Resilient Homes Program through community consultation and engaging residents**
- **Update Bushfire Mapping reflective of Category 3 Hazards**
- **Implement appropriate development controls regarding hazards and risk to urban development within a DCP for Gundagai**

6.2. Simplifying Planning and Land Use

6.2.1. Land Use Zoning Amendments

Land Use Zoning throughout Gundagai is generally considered to appropriately reflect the general intention of developments across particular areas of the township and is suitable for the type of development Council.

The Strategy does recommends rezoning the current MU1 Mixed Use Zone in South Gundagai to E3 Productivity Support to encourage a light industrial and business focussed outcome in this location. This amendment seeks to provide more certainty in the area for businesses, developers and the community seeking light industrial opportunities and take advantage of South Gundagai's proximity to the Hume Highway.

Feedback has indicated a desire within the community for small business and light industry use which isn't suited to the Sheridan Street precinct of retail, service and amenity. This change also aligns with actions set out in the LSPS.

The objectives of the E3 Productivity Support Zone include:

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

Importantly, all property owners will retain existing use rights though the area will not be considered for further residential development

Action

- **Rezone MU1 Mixed Use Zone to E3 Productivity Support Zone.**

6.2.2. Master Planning and Contributions for Key Investigation Sites

Gundagai already has a supply of zoned urban land for both primary urban land (R1 and R3 zone) and lifestyle properties (R5 zone). It is largely recommended that these existing urban areas be prioritised for future housing outcomes to accommodate further growth.

In addition, the Strategy has identified key investigation sites which are considered capable of accommodating the long term growth of Gundagai and ensuring the town is able to efficiently take advantage of growth opportunities.

A key challenge for the efficient growth of Gundagai will be the release of urban land and provision of enabling infrastructure. The Strategy recommends that future master planning and supporting infrastructure planning be undertaken for the investigation sites to appropriately plan for their release.

Master planning and consideration of the growth areas should consider:

- Understanding site context and existing uses
- Developing key planning goals for the area
- Land Use Mix
- Sequencing
- Infrastructure and contributions
- Open space and urban design
- Specific plans for lot layout, densities
- Sustainability initiatives

A fundamental component of future master planning work would be a contribution plan that enables equitable delivery of infrastructure and services for the new urban areas. This ensures that key infrastructure to service growth areas can be made available at the right time and in the right sequence.

Action

- **Develop master plans for key investigation sites**

6.2.3. Incentivising Infill Housing

With traditionally larger lots and a restrictive lot size minimum, Gundagai has significant potential for infill development of existing urban land.

Infill development refers to the process of developing vacant or underutilised land within existing urban areas, as opposed to expanding outward into undeveloped or greenfield areas, which historically has been the accepted and preferred way to create housing opportunities in Gundagai.

Infill development maximises the use of existing urban infrastructure, services, and amenities. It allows for more efficient use of land within established communities, and leverages existing infrastructure, reducing the need for additional expansion and maintenance. It can also be used to enable growth in the township while infrastructure to develop greenfield areas are further planned, funded and developed.

Infill development is often located near existing transportation and road networks, reducing barriers to varied and more sustainable transport modes, such as public transport, cycling and walking.

It can contribute to the revitalisation of existing areas by bringing new life, attracting new residents, businesses, and investments. It also increases the catchment for businesses seeking to attract investment and a stable employment base.

Infill development helps to slow the spread of inefficient land use by utilising available space within existing residential zones. It can help to avoid the fragmentation and erosion of prime agricultural land, and environmentally significant spaces in the surrounding areas (such as the Murrumbidgee River).

Infill development allows for the creation of a variety of housing options, including multi-family dwellings, townhouses, and mixed-use developments. This diversity contributes to a more inclusive and resilient housing market that can meet the needs of different demographic groups, one of the changes occurring within the Gundagai community.

Actions

- **Consider removing subclause 3A from Clause 4.1 of the Gundagai LEP to simplify the development of primary urban land**
- **Consider removing the R3 Medium Density Zone and associated minimum lot size and zoning this land R1 General Residential**
- **Consider applying a standard minimum lot size across the R1 zoned land of 450m²**

- **Implement an 'Exceptions to minimum lot sizes for certain residential development' clause in the Gundagai LEP as per the Standard Instrument, which would enable concurrent subdivision and construction of 1 or 2 dwellings on lot sizes of 300m²**

6.2.4. Development Control Plan

The implementation of a Development Control Plan (DCP) is the most important recommendation of this Strategy. Gundagai does not have a DCP, the risks of which have been analysed earlier in the Strategy.

The DCP is a key planning tool, providing detailed design and planning guidelines to support the broader controls of the LEP, particularly

- Built form and urban design
- Environmental Sustainability
- Heritage and Local Character
- Access, Parking and Transport
- Subdivision and Lot Design
- Infrastructure provision
- Signage and Advertising

In the context of this Strategy, the DCP is also recommended to include master plans with controls outlining the above themes for key investigation sites. This provides certainty for landowners and developers as well as Council and the community when considering future development in preferred locations.

Action:

- **Council to prepare a comprehensive Development Control Plan for Gundagai.**

6.3. Diversity and Accessibility

6.3.1. Physical Accessibility through Universal Design

Universal design is a vital concept for buildings because it promotes the creation of spaces that are accessible, inclusive, and accommodating to people of all ages, abilities, and backgrounds. The concept of universal design goes beyond just meeting the needs of individuals with disabilities; it strives to create environments that enhance usability and comfort for everyone. In Gundagai, where there is an unusually large ageing population these concepts can be integrated into a Development Control Plan and incentives considered in a Contributions Plan.

- 1. Inclusivity: Universal design ensures that housing is inclusive, catering to individuals with diverse abilities and characteristics. This includes people with disabilities, elderly individuals, families with young children, and others. By designing with inclusivity in mind, housing becomes more welcoming to a broader range of residents.
- 2. Aging in Place: As the population ages, there is a growing desire for individuals to age in place—remain in their homes and communities as they get older. Universal design features, such as no-step entries, wider doorways, and accessible bathrooms, enable older adults to live independently and safely in their homes for a more extended period.
- 3. Flexibility: Universal design emphasizes flexibility in the layout and features of a home. This flexibility allows spaces to adapt to the changing needs of occupants over time. For example, a home designed with adjustable countertops and easily modifiable spaces can accommodate individuals with different mobility requirements.
- 4. Increased Safety: Universal design promotes safety by minimizing obstacles and hazards. Features such as slip-resistant flooring, well-lit pathways, and grab bars in bathrooms enhance the safety of the living environment for all residents, reducing the risk of accidents and injuries.
- 5. Market Appeal: Universally designed homes have broader market appeal, as they cater to a wide range of potential buyers or renters. This can be especially relevant in a diverse and aging population where the demand for accessible and adaptable housing options is increasing.
- 6. Cost-Effectiveness: Incorporating universal design principles during the initial construction or renovation phase can be cost-effective in the long run. It eliminates the need for costly retrofits or modifications later on, making housing more sustainable and accommodating over time.
- 7. Compliance with Regulations: Many regions have regulations and building codes that require certain accessibility standards in housing, especially in new

constructions. Universal design ensures compliance with these standards, helping developers and homeowners meet legal requirements.

- 8. Enhanced Quality of Life: Universal design contributes to an improved quality of life for residents. By removing barriers and making spaces more functional for everyone, it fosters a sense of independence, dignity, and well-being among all occupants.
- 9. Social Integration: Accessible and inclusive housing fosters social integration by allowing people with different abilities to live in the same communities. This promotes diversity and strengthens social bonds within neighbourhoods.

Actions

- Develop Universal design guidelines, integrate into Development Control Plan.
- Investigate potential for incentivising via contributions schemes

7. Conclusion

7.1. Summary of Key Actions

Action	Responsibility	Timeframe
Key Investigation Sites		
Residential Zones	Council	Short
General Industrial Zone	Council	Medium
Productivity Support Zone	Council	Short
Develop master plans for key investigation sites	Council	Short-Medium
Explore options for modest pilot projects to demonstrate alternative housing models required by the community	Council	Medium-Long
Implementation of local options for Resilient Homes Program through community consultation and engaging residents	Council	Short-Medium
Update Bushfire Mapping reflective of Category 3 Hazards	Council	Short
Rezone MU1 Mixed Use Zone to E3 Productivity Support Zone.	Council	Short
Undertake a comprehensive land and building audit	Council	Medium
Consider removing subclause 3A from Clause 4.1 of the Gundagai LEP to simplify the development of primary urban land	Council	Short
Consider removing the R3 Medium Density Zone and associated minimum lot size and zoning this land R1 General Residential	Council	Short
Consider applying a standard minimum lot size across the R1 zoned land of 450m ²	Council	Short
Implement an 'Exceptions to minimum lot sizes for certain residential development' clause in the Gundagai LEP as per the Standard Instrument, which would enable concurrent subdivision and construction of 1 or 2 dwellings on lot sizes of 300m ²	Council	Short
Council to prepare a comprehensive Development Control Plan for Gundagai.	Council	Short

Develop Universal design guidelines- integrate into Development Control Plan and investigate potential for incentivising via contributions schemes	Council	Short
Implement appropriate development controls regarding hazards and risk to urban development within a DCP for Gundagai	Council	Short

7.2. Monitoring and evaluation

Council will undertake regular monitoring and reporting of this Strategy as follows:

Annual reviews of housing delivery and supply against the implementation and delivery plan to ensure that the Strategy and the LEP are delivering the Strategy’s objectives

Five-yearly reviews of the evidence base and housing stock against the broader aims of the policy environment to ensure that the Strategy is aligned with the housing needs; and

Ten-year review of the Strategy to ensure the, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of the policy environment, Strategy implementation and delivery plan.

8.5 ENGINEERING COOTAMUNDRA

8.5.1 COOTAMUNDRA ENGINEERING REPORT - APRIL 2025

DOCUMENT NUMBER	434466
REPORTING OFFICER	Julie Buckley, Operations Support Officer
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	5. Integrated and accessible region 5.2 Easily accessible from major cities and other regional towns
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 Cootamundra Engineering Report for the month of April 2025 be noted.

Introduction

The Cootamundra Engineering Report for the month of April 2025 is submitted for the information of Council and the community.

Discussion

Fixing Local Roads

The Hovell Street works have been delayed by one week due to inclement weather and material supplier issues. Stage 2 is on hold pending Jemena service relocations. (Jemena were engaged to carryout the relocation of gas services over 3 months now. We cannot engage the contractor directly as Jemena engages approved contractors to work on their assets).

Current project completion is 30 June 2025. Meeting 02nd April 2025 with TfNSW to discuss the Extension of Time. TfNSW have been made aware of the delays relating to the services relocation several times.

State Roads

Shoulder widening and barrier installation south of Cootamundra at Yarrowee has been completed. Box culvert replacement at Yarrowee will commence early-mid April.

RMCC crews have undertaken minor pavement repairs.

Tenders have been invited for the asphalt works on the Olympic Highway and Burley Griffin Way intersection at Wallendbeen closing on 16th April 2025.

Local Roads & Community Infrastructure R4 Footpaths

The concrete crew have commenced works on the spoon drain in Poole Street.

The preliminary works, design and service location for the kerb project in Ursula Street to Southee Circle are underway with works expected to commence at the end of March.

Water and Sewer

Betts Street Sewerage Pumping Station (SPS) Rising Main Replacement tender have been invited on Vendor Panel and closing on 08th May 2025.

Res 1 & 2 Chlorination works to be advertised later in the month.

General Works

Gravel patching and maintenance grading has been carried out on Turner's Lane, Yannawah Lane, McCaffrey's Lane, Joe's Road and Yeo Yeo Lane.

Jet patching has been carried out at various locations throughout the shire.

Slashing has been completed on the Olympic Highway, Mabereen Lane and in the Cootamundra township.

Open drain works have been carried out on Florance Street, Betts Street, Poole Street and Parker Street.

Financial

Projects funded from various funding sources, as noted above.

Maintenance works funded from the General Fund.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

8.6 ENGINEERING GUNDAGAI

8.6.1 GUNDAGAI ENGINEERING REPORT - APRIL 2025

DOCUMENT NUMBER	434994
REPORTING OFFICER	Belle Mooney, Operations Support Officer
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	5. Integrated and accessible region 5.2 Easily accessible from major cities and other regional towns
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 Gundagai Engineering Report for the month of April 2025 be noted.

Introduction

The Gundagai Engineering Report for the month of April 2025 is submitted for the information of Council and the community.

Natural Disaster

The Natural Disaster restoration works continued throughout the area with identified damages being completed on the following roads:

- Yammatree Road
- Middleton Drive
- Cooininee Road
- Ovid Street
- Stockdale Road
- Landon Street
- Crowes Road



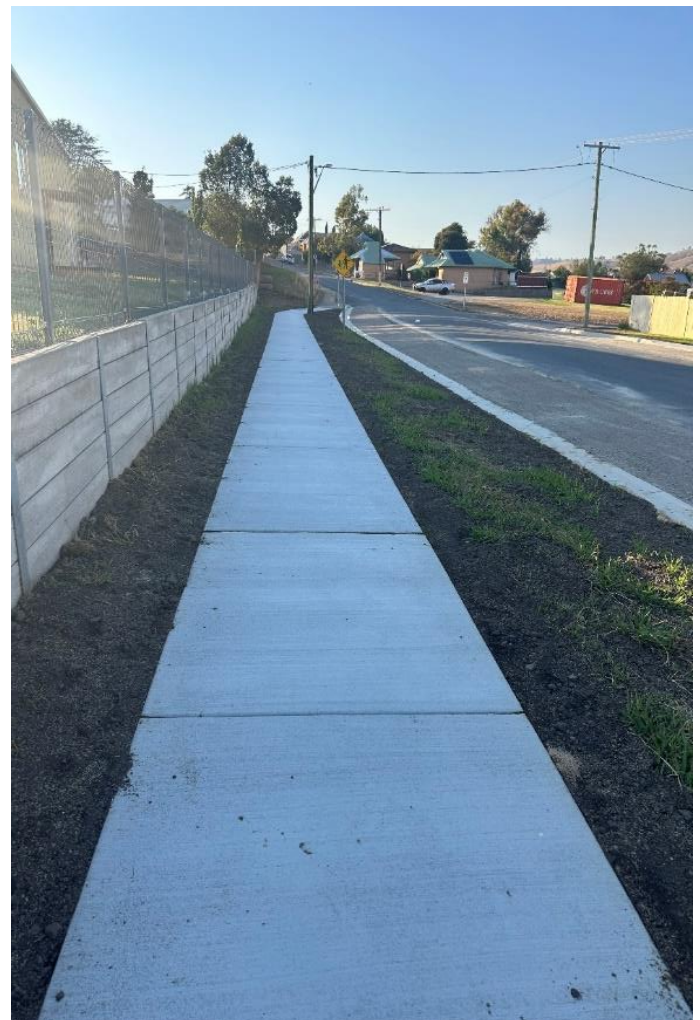
Local Roads and Community Infrastructure Program (LRCI)**Sheridan Street Block 3 Stage 2 upgrade:**

Landscaping has commenced in Sheridan Street block 3 with the raising of garden beds and backfilling with topsoil. Planting has begun and is anticipated to be completed after Easter as per the initial plans.

The new streetlight is scheduled to be installed before the end of April once arrived.

First Avenue Upgrades

Stage 1 of the First Avenue upgrade has now been completed. The footpaths have been poured and backfilling to clean up the site is complete. The second stage of the upgrade is currently in the final stages of planning. This stage will require the relocation and replacement of services including the water mains.



Fixing Country Bridges Round 2**Hillas Creek Bridge**

The bridge deck has been poured and is curing. Whilst the concrete is curing the railings on the bridge have been installed (with the exception of end terminals, which will be installed at the end of the project). As soon as the concrete from the final deck pour has cured enough, Council will construct the approaches to the bridge. The project is currently progressing well. Council staff have completed the gravel pad around the pilings as well as an access track, and contractors have completed the concrete pour for fill into the piers.

General Works

Council staff have completed maintenance to Carrs Road Bridge with the removal of rock from the creek bed and maintenance of the bridge batter.

Maintenance grading has been completed in various Nangus and Mundarlo areas with Old Hume Highway being completed in early April followed by gravel resheeting and the covering of bed rocks on Deltroit Road. Flood damages have also been completed in these areas where required, including Yammattree Road.

Grading and gravel resheeting associated with flood repairs has been completed on Stockdale Road, Crowes Roads and Cooininee Road.

Heavy patching works was completed throughout April on Caulderwood Road, Crowes Road and Brungle Road in identified locations.

Water and Sewer

Water and Sewer teams are completing ongoing maintenance and operations to the treatment plants, as well as mains repairs when required.

Council staff are currently completing the stop valve and hydrant maintenance program which involves the cleaning out, painting and locating of mains for mapping upgrades.

Following initial meetings with contractors and the completion of designs the Gundagai Water Treatment Plant upgrades have commenced on 7th April. This project will see a refurbishment of the Gundagai Water Treatment Plant Filter Rehabilitation and the Media Replacement and the Gundagai Water Treatment Plant Raw Water Intake and Chemical Dosing.

Asset Management Plan

A series of six internal workshops to assist with the development of the Asset Management Plan was undertaken during March. This will provide a good basis for further development of the plans.

Financial

Projects funded from various funding sources, as noted above.

Maintenance works funded from the General Fund.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

8.6.2 CROWN ROAD RESERVE TRANSFER TO COUNCIL ROAD RESERVE

DOCUMENT NUMBER	430418
REPORTING OFFICER	Thomas Hogg, Design Coordinator
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	5. Integrated and accessible region 5.1 Known for our good road network
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**That Council:**

- 1. Endorse the commencement of Crown Road Reserve Transfers to Council ownership for roads which are currently maintained by Council.**
- 2. Delegate authority to the Interim General Manager to sign any documentation necessary to give effect to this resolution.**

Introduction

The Cootamundra-Gundagai Regional Council area has a significant number of roads which are identified as Crown Roads. Crown or 'paper' roads were established during the settlement of NSW and are part of the state's public road network. Generally, Crown public roads provide access to freehold and leasehold land where little, or no subdivision has occurred since the original Crown subdivision of NSW in the early nineteenth century. It is the position of the Department of Planning and Environment – Crown Lands that they do not construct or maintain Crown roads.

The Department of Planning and Environment – Crown Lands will consider transferring road reserves to Council to administer the construction and maintenance of roads.

Transfer pursuant to Section 151 of the Roads Act 1993 legitimately places Council in a position to fulfil its obligations under the Environmental Planning & Assessment Act 1979 and the Roads Act 1993 to administer the road in the interest of local residents and public generally.

Crown road transfer to council is consistent with local government having the traditional responsibility for managing public roads for local needs. This complements Council's role in environmental planning, road engineering and development consent.

Discussion

The Department of Planning and Environment – Crown Lands considers roads suitable for transfer if it meets one of the following criteria:

- a) Council or TfNSW requests transfer of the Crown road, including for the purpose of s.44 of the Roads Act.
- b) The formed Crown road provides road access to urban or rural areas or provides access within country towns, villages, local communities and public areas.
- c) Road works on the Crown road are proposed by someone other than the department, and those works require development consent under the Environmental Planning & Assessment Act 1979.
- d) Development consent has been granted by a council that requires use of the Crown road to service a traffic generating development.
- e) The Crown road is required to be maintained to a standard specified as a condition of development consent. (Notably, if standards were not specified, transfer may still be relevant on the basis that road works were not required as the Crown road already conformed to council's access standards to service the development.)
- f) The Crown road was constructed, has or is being maintained by a council to facilitate access, as part of its local road network, which may include drainage structures such as a bridge or culverts.
- g) Construction or upgrade of the Crown road is required to meet standards required by a council.
- h) A council objects to the closure of the Crown road on the grounds the road is required for public access.

On preliminary investigation, the following roads have been identified to meet condition b) and f) above as they are already formed roads which Council currently maintains. This list is subject to change after further assessment by The Department of Planning and Environment – Crown Lands:

<u>Road Name</u>	<u>From (distance is approximate)</u>	<u>To (distance is approximate)</u>
Hanley Ln	Midblock between Virgil St & Hemans St	Hemans St
Hanley St	Virgil St	Hemans St
Punch St	Virgil St	Railway Pde
Hemans St	Hanley St	Railway Pde
Sheridan St	Sheridan Ln	Ovid St
Ovid St	Sheridan St	Punch St
Punch St	Ovid St	Pope St
Pope St	Punch St	Moon St
Moon St	Pope St	Ovid Ln
Ovid St	Moon St	Dodd St
Pope St	Moon St	Dodd St
Dodd St	Pope St	Crown Reserve
Hanley St	Bourke St	End
Tor St	Hanley St	William St

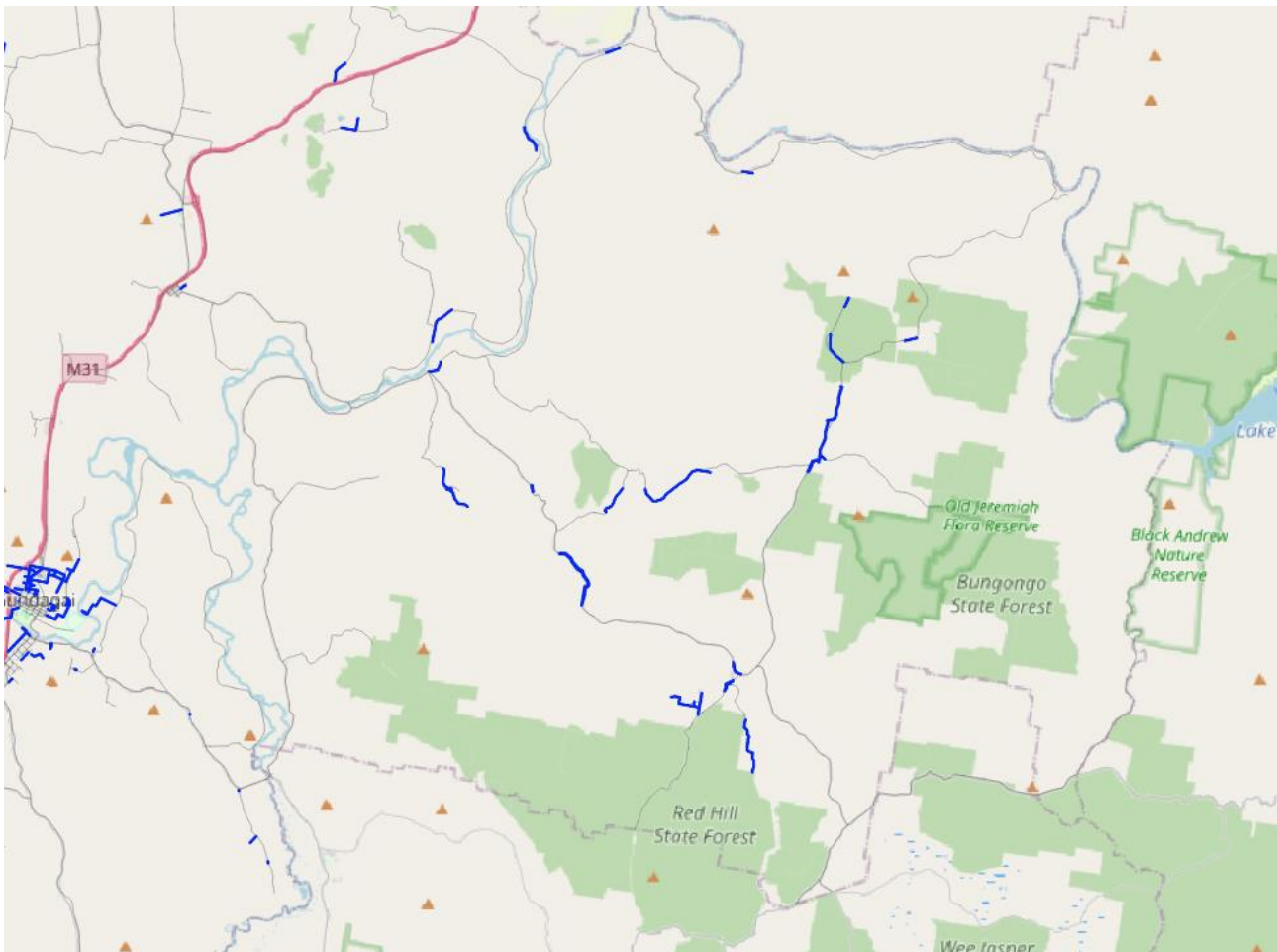
Attwood Ave	Tor St	End
Nicholls Ave	Tor St	End
O'Hagan St	Tor St	Hume Hwy
O'Hagan St	Hume Hwy	End
William St	Tor St	Charlotte St
Short St	Ann St	William St
Phillip St	Charlotte St	O'Briens Rd
O'Briens Rd	Phillip St	510m from Phillip St
Camp St	Phillip St	Dodd St
Dodd St	Camp St	Charlotte St
West St	William St	Hanley St
O'Hagan St	Tor St	West St
Nurse Murray St	West St	Neil McInerney St
Neil McInerney St* (Council resolved to transfer this road on 22 October 2024, however, has been included for consistency)	Nurse Murray St	William St
Ann St	Neil McInerney St	Charlotte St
Charlotte St	William St	End of Road
Judy St	West St	End of Road
West St Side Rd	Jack Moses St	End of Road
Jack Moses St	Tor St	End of Rd
Otway St	Hanley St	Otway Ln
Otway Ln	Otway St	Hanley St
Punch St	Bourke St	Hume Highway
Punch St	Hume Highway	1000m west of Hume Highway
Mackellar St	Punch St	Francis Ave
Francis Ave	Mackellar St	End of Rd
Nangus Rd	Sheridan Ln	Hume Highway
Nangus Rd	Hume Highway	Kimo Rd
Kimo Rd	Nangus Rd	End
Tumut St	Rail Corridor	End
Ferry St	Tumut St	Middle St

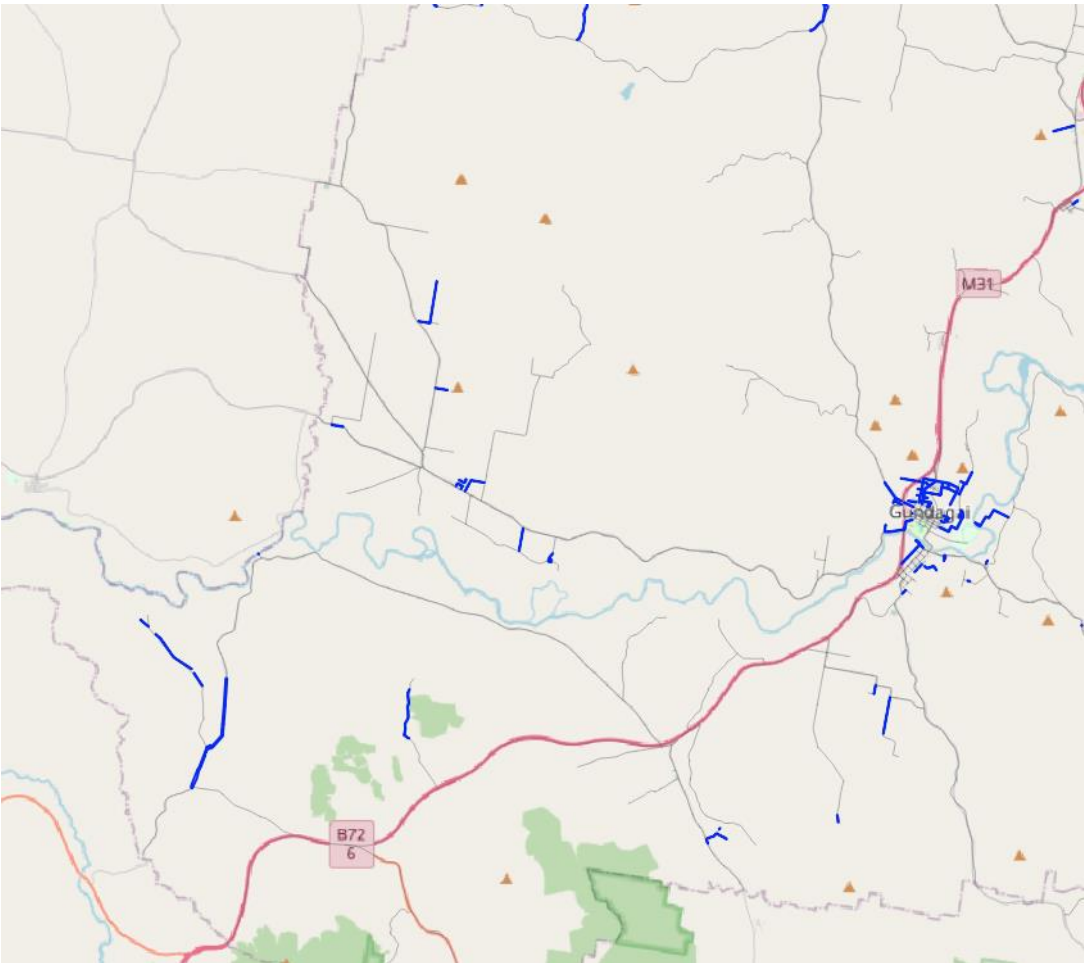
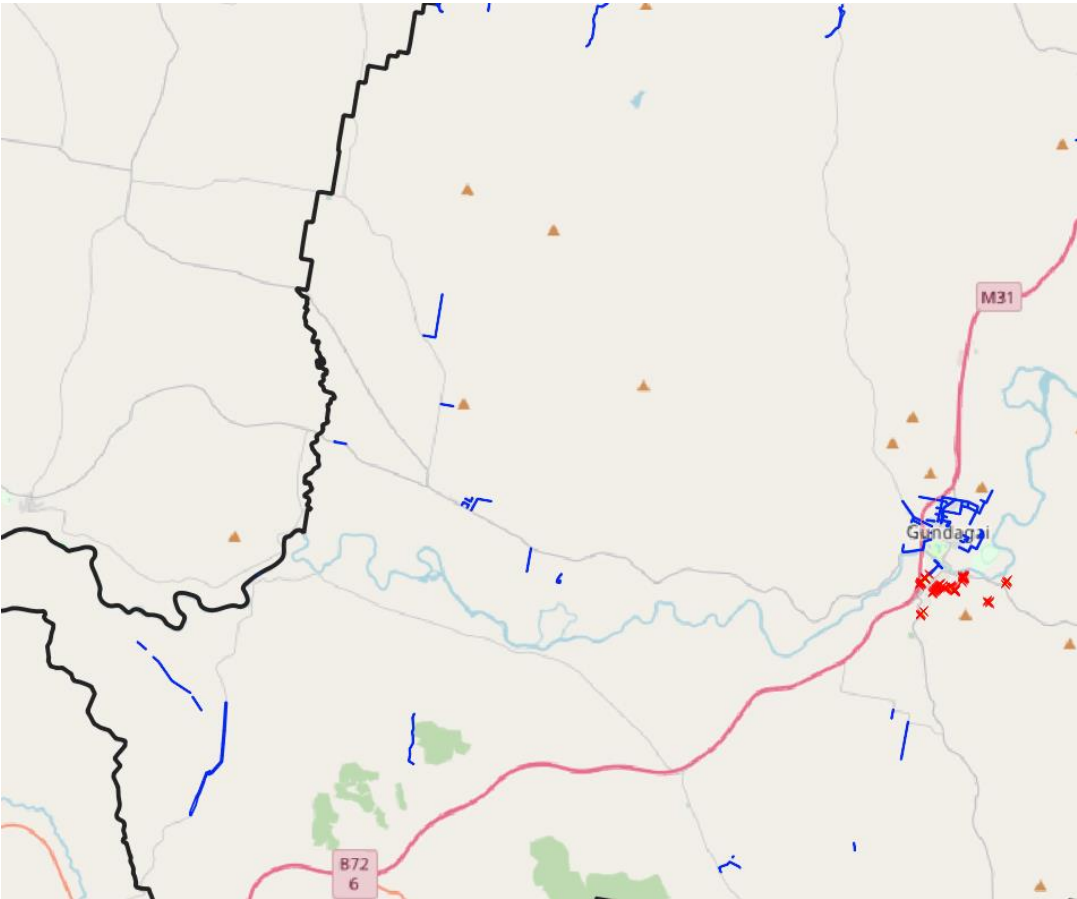
Sandhills Rd	Brungle Rd	End
Luke St	117m SW Stuckey Cl	End near Power Substation
Camphor Ln	Luke St	Tom St
Camphor Ln	Tom St	End
Readfords Rd	Edwardstown Rd	1450m South of Edwardstown Rd
Kinora Ln	Edwardstown Rd	350m South of Edwardstown Rd
Luandra Rd	Adelong Rd	End
Benool Rd	Bethungra Rd	End
Snowball Rd	300m from End	End
Rosedale Rd	2.2km from Hume Hwy	4.3km from Hume Hwy
Old Hume Hwy	Deltroit Rd	4.6km North from Deltroit Rd
Yabtree Rd	2.5km from Old Hume Hwy	End
Soldier Settlers Rd	Nangus Rd	Soldier Settlers Rd Ext
Nangus Tip Rd	Half way along Nangus Tip Rd	Soldier Settlers Rd Ext
Wantillo St	Wantillo St	Oakhills Rd
Billabung St	Vicinity of Nangus Public School	Vicinity of Nangus Public School
Hulong St	Nangus Rd	Tenandra St
Tenandra St	Bangus St	Hulong St
Bangus St	Nangus Rd	Tenandra St
Rays Rd	Bethungra Rd	End
Oura Rd	Woodstock Rd	450m east Woodstock Rd
Ginendoe Rd	Yammatree Rd	end
Yammatree Rd	June Council Boundary	400m East June Council Boundary
Brawlin Rd	Yammatree Rd	Lockhart Rd
Brawlin Rd	Brawlin Springs Rd	675m South West Brawlin Springs Rd
Willis Rd	Brawlin Springs Rd	700m east Brawlin Springs Rd
Willis Rd	700m west Burra Rd	270m north of Start of Crown Road Reserve
Willis Rd	2900m west Burra Rd	4600m west Burra Rd
Yammatree Rd	Burra Rd	600m west Burra Rd
Burra Rd	Yammatree Rd	700m North Yammatree Rd
Crowleys Rd	Yammatree Rd	700m North Yammatree Rd

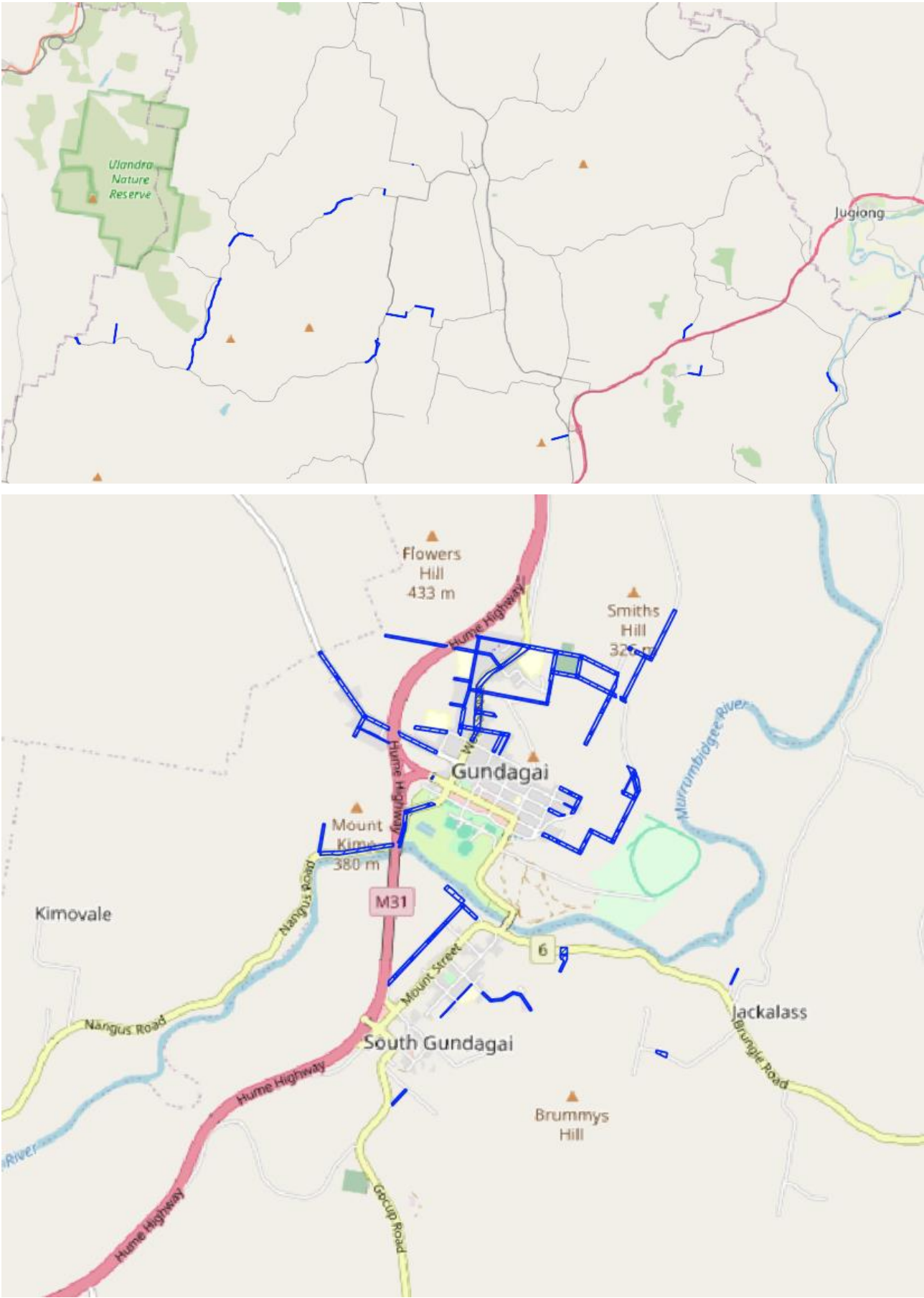
Wambidgee Rd	Burra Rd	1200m East Burra Rd
Wambidgee Rd	1700m East Burra Rd	2960m East Burra Rd
School Rd (Coolac)	Coolac Rd	End
Isaac Street	South St	Gocup Rd
Happy Valley Rd	Near Springfield Ln	Near Springfield Ln
Tard Rd	130m north Brungle Rd	End of Road
Coggans Rd	Hume Highway	1000m north of Hume Highway
Crowes Rd	940m North Riverview Rd	660m South Riverview Rd
Hopewood Rd	Adjungbilly Rd	680m North East Adjungbilly Rd
Fernhill Rd	Redhill Rd	End
U/N Off Kangaroo Mt Rd at Chainage 5400	Kangaroo Mt Rd	End
Kangaroo Mt Rd	4500m South Gobarralong Rd	U/N Off Kangaroo Mt Rd at Chainage 5400
Sommerset Rd	Black Springs Creek	600m west of Black Springs Creek
Adjungbilly Rd	100m east Redhill Rd	525m west Redhill Rd
Adjungbilly Village Rd	1700m South of Redhill Rd	End of Road
Mingay Street	Gobarralong Rd	End
Cooininee Rd	5300m from Hume Highway	6300m from Hume Highway
Tenandra Rd	190m from Old Hume Highway	End
Corkhills Rd	Stuckeys Rd	End
Bannisters Ln	1420m West Burra Rd	1460m West Burra Rd
Hopewood Rd	1590m West Bundarbo Rd	2180m West Bundarbo Rd
Maryvale Rd	Nanangroe Rd	1500m North West Nanangroe Rd
Maryvale Rd	2500m North West Nanangroe Rd	End
Nanangroe Rd	250m South Parsons Creek Rd	975m South Maryvale Rd
Black Andrew Rd	Nanangroe Rd	270m East Nanangroe Rd
Bundarbo Rd	7000m South East Hopewood Rd	7050m South East Hopewood Rd
Nanangroe Rd	2600m East of Maryvale Rd	3100m East of Maryvale Rd
Brungle Rd	1250m South East Sandy Creek Rd	1250m South East Sandy Creek Rd
Stuckeys Rd	1000m South Corkhills Rd	1100m South Corkhills Rd
Stuckeys Rd	80m South Brungle Rd	100m South Brungle Rd

Adjungbilly Rd	2000m North Parsons Creek Rd	1250m North Parsons Creek Rd
Adjungbilly Rd	950m South Parsons Creek Rd	3500m South Parsons Creek Rd
Parsons Creek Rd	700m South West Stockdale Rd	2000m South West Stockdale Rd
Parsons Creek Rd	1350m South East Stockdale Rd	4350m East Stockdale Rd
Redhill Rd	200m North East Adjungbilly Village Rd	400m South West Adjungbilly Village Rd

The blue Crown Roads in the maps below are proposed to be transferred to Council as they have been identified as already being within Councils asset register and are roads which Council currently maintain.







Financial

By transferring ownership council will now have the obligation to maintain these assets and the associated costs. Given council is maintaining these assets currently, no additional negative financial impact is anticipated.

OLG 23a Guideline consideration

There are no implications to the guidelines.

8.7 REGIONAL SERVICES GUNDAGAI

8.7.1 PRINCE ALFRED BRIDGE TIMBERS

DOCUMENT NUMBER	435518
REPORTING OFFICER	Greg Ewings, Acting Manager Regional Services Gundagai
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.4 Recognised as a premier local government Council that represents and advocates for community needs
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

That:

1. All salvaged timber from the dismantling of the historic Gundagai Prince Alfred Bridge currently being stored and quarantined at the Gundagai Landfill facility be repositioned to take up less space at the waste site and during this process be assessed and graded to establish the amount of timber retained that is good, fair and poor condition.
2. Timber assessed to be in good and fair condition be retained for suitable uses in public spaces within the Gundagai Township or for as gifts for special occasions to other LGA's which have the Hume Highway within their Boundary with the timber gifted being stamped or engrained with text description of its use in the Prince Alfred Bridge and the bridges importance to the Hume Highway and the North South Connection for 88 years.
3. Timber assessed to be in poor condition due to contaminates, splitting, broken or rotting could be sold as is, at market rates.

Introduction

The Prince Alfred Bridge is a significant piece of the history of Gundagai and NSW as it was the first major bridge crossing the Murrumbidgee River providing an integral transport link on the Hume Highway from 1896 to 1984, as well, giving a tourism attachment to the area.

The bridge was demolished in late 2021 due to its dilapidated condition presenting a public safety risk.

Discussion

Demolition of the structure was strongly opposed by the local community given its value though through a combination of lack of funding and available resources, demolition was the only viable alternative to protect public safety in the event of collapse.

Approximately 460 cubic metres of the bridge timber was salvaged in the demolition process and was transported and stored at the Burra Road Waste Site in Gundagai.

The issue of the future purpose and use of the timber was raised at the Council meeting held 26th April 2022 after a notice of motion resulting in the below resolution;

RESOLUTION 156/2022

The salvaged timber from the dismantling of the historic Gundagai Prince Alfred Bridge currently quarantined at the Gundagai Landfill facility until such time that a fitting project or projects are nominated to memorialise the bridge and it is known how the precious timber will be used and how much of the timber is required.

At that time the NSW Government commissioned a heritage expert to memorialise the Prince Alfred Bridge a firm had undertaken community consultation with nearly 140 memorial ideas being received from members of the community. These submissions were to be assessed to ensure that the most appropriate tribute(s) were chosen.

Some ideas put forward through a community survey in 2022 included:

- Picnic wharf over the Murrumbidgee River, a small replica of the former bridge, pedestrian bridges in local parks or a boardwalk.
- Viewing platform over the floodplain and bridge route, or at local lookouts.
- Planting an avenue of trees and a walking track along the bridge route.
- Artistic sculpture for a tourism attraction, like the dog on the Tuckerbox.
- Street or park furniture including seats and tables.
- Stylish industrial timber arbour leading to a memorial.
- Construction of a town Christmas tree for annual display.

It appears that the submission assessment and any recommendations from the assessment have not been received or implemented, and the timber remains stored at the Gundagai waste site sitting on approximately 1220 square metres of the site. This is not ideal for the site as the timbers are taking up usable space nor for the timbers being stacked on each other from the ground up in groups has led to further deterioration.

Since the demolition, Council has and continues to receive enquiries about the timber and request for access to and or purchase of timber. Those enquiries are responded to with the details of **Resolution 156/2022**.

Acknowledging there has not been formal details of any potential for the use of the timbers for approved tributes or purposes, it would be good to get clarity of what the Council's intentions for the timbers are.

It is proposed that the timbers be repositioned to take up less space at the waste site and during this process be assessed and graded to establish the amount of timber retained that is good, fair and poor condition.

Once this is established it is suggested that the timbers that are in good and fair condition (which is estimated to be around 50%) be retained for suitable uses in public spaces within the Gundagai Township (for example Timber Slab Seating for installation in the recently upgraded Sherwood Forest)

In addition, the timber in good to fair condition could potentially be utilised as a gift for special occasions to other LGA's which have the Hume Highway within their Boundary with the timber being stamped or engrained with text description of its use in the Prince Alfred Bridge and the bridges importance to the Hume Highway and the North South Connection for 88 years.

The timber that is assessed to be in poor condition due to contaminates, splitting, broken or rotting could be sold as is at current market rates currently estimated at between \$40 to \$125 per lineal meter pending the length, thickness and width of the section of timber.

This course of action if implemented would free up space at the waste site, retain a considerable quantity of timber for Gundagai Project use and provide income additional income to Council in the short term.

Financial

The repositioning and assessment process would be undertaken by internal staff and would come out of existing operational budgets.

OLG 23a Guideline consideration

There are no implications to the guidelines.

8.7.2 GUNDAGAI REGIONAL SERVICES WORKS REPORT

DOCUMENT NUMBER	435315
REPORTING OFFICER	Donna Britton, Operations Support Officer - Facilities
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	1. A vibrant, safe, and inclusive community 1.2 A welcoming community that cares for and looks after each other
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 Gundagai Regional Services Department, Monthly works report be received and noted.

Introduction

This report is an overview of the works Gundagai Regional Services performed over the previous month and intends to give an update on the ongoing works and projects being conducted.

Discussion

This report covers the Regional Services projects and works over the month, detailing the operational activities, information on the progress of projects and the routine duties of this division.

Gundagai Parks & Gardens Section – Parks, Reserves, Sporting Fields, and Playgrounds - Achievements for the month include:

- Installed sporting equipment at fields for start of season.
- Line marking has been completed at sporting fields.
- Preparation of the new garden beds at top end of Sheridan Street.
- Town maintenance.
- Painting of toilets at Yarri Park and furniture at Carberry Park.
- Removal of tree at Anzac Grove and tidy up for Anzac Day.
- Repairing of irrigation in Sheridan Street.
- Mowing and edging of footpaths.
- Fencing installed for off season usage at the pool.

Cemeteries – North Gundagai Lawn & Monumental, South Gundagai, Tumblong, Coolac, Mount Adrah, Muttama, Adjungbilly, Nangus, Wagragobilly (Darbalara). Cemetery happenings this month include:

- There were 5 interments across the Gundagai Cemeteries.

- General maintenance and upkeep across all cemeteries.
- Preparation of beam for installation of granite desktops on new beam.
- Hedging at Nth Lawn
- Quotes have been received for the supply of new toilet blocks at Nth Gundagai Lawn and Sth Gundagai Monumental.

Biosecurity –

- CGRC have been successful in receiving their WAP funding allocation for 24/25, all documentation relating to this program submission has been submitted.
- Goal 1 - 1.1.3a & b,d,h&i. Goal 2 - 2.1.2e, Goal 3 – LCA's 3.1.2, Goal 4 – 4.2.1, 4.2.4b, 4.2.5, LCA's 4.3.1a, 4.3.2b of WAP targets completed. We are on track to complete all targets prior financial years end.
- Staff have completed the Biosecurity Officer Induction Course.
- Private inspections are being completed.

Region	Activity	Date	LCA	Officer name	Weed
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Sticky nightshade
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	
Riverina	Control	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Blackberry
Riverina	Inspection	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	
Riverina	Control	31-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Blackberry

Riverina	Inspection	27-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Parthenium weed
Riverina	Inspection	27-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Parthenium weed
Riverina	Inspection	27-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Parthenium weed
Riverina	Inspection	27-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Parthenium weed
Riverina	Inspection	27-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Parthenium weed
Riverina	Control	27-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Blackberry
Riverina	Control	27-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Tiger pear
Riverina	Inspection	27-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Parthenium weed
Riverina	Inspection	27-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Parthenium weed
Riverina	Inspection	26-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Parthenium weed
Riverina	Inspection	26-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Parthenium weed
Riverina	Control	26-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Blackberry
Riverina	Inspection	26-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Alligator weed
Riverina	Control	26-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Blackberry
Riverina	Inspection	26-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Alligator weed
Riverina	Control	26-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Johnson grass
Riverina	Control	26-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Tiger pear
Riverina	Inspection	24-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Alligator weed
Riverina	Inspection	24-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Alligator weed
Riverina	Control	12-03-2025	Cootamundra-Gundagai Regional Council	Matthew Pappas	Tiger pear

Spray Records for the month of March 2025

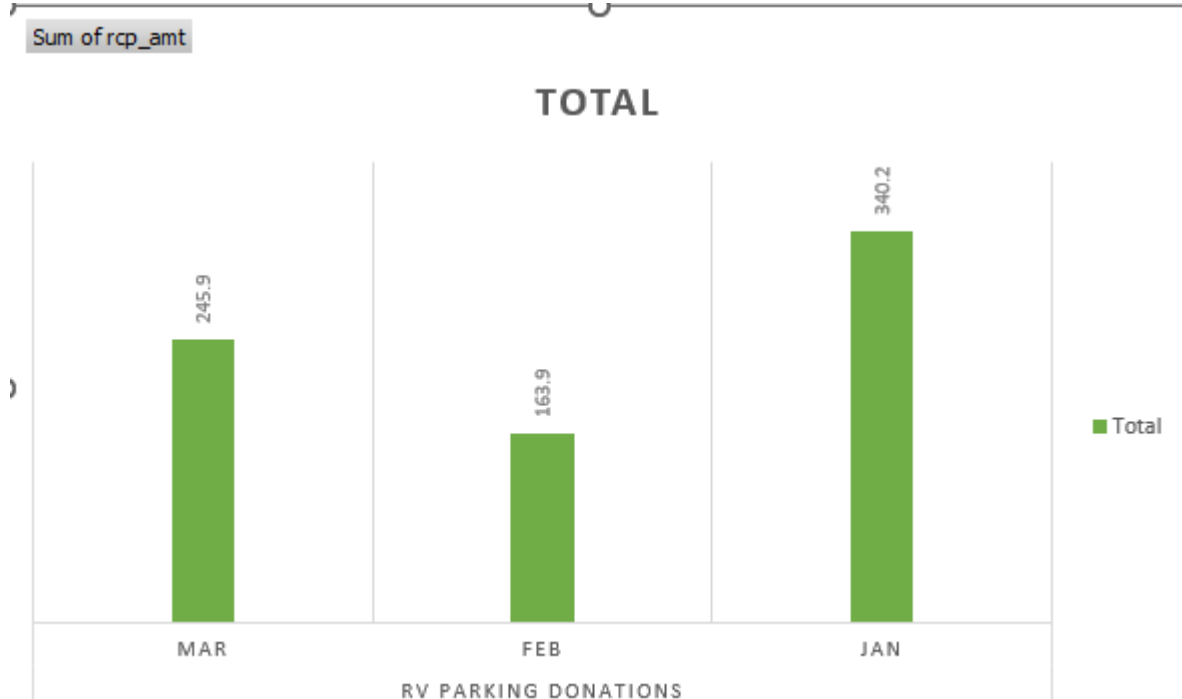
Date	Location	Applicatio	Land Use	Weed	Chemical	Quantity	Amount of Spray Mix
	Mar-25						
10/03/2025	North Gundagai Lawn Cemetery	Spot	Reserve	Fleabane	MCPA	800ml	40L
					Dicamba	280ml	
					Buffer	40ml	
12/3/25-13/3/25	Cemeteries	Spot	Reserve	All Weeds	Roundup	400ml	40L
					Metsulfuron	20g	
					Buffer	40ml	
24/03/2025	Sporting Grounds	Spot	Reserve		MCPA	600ml	30L
					Dicamba	210ml	
					Buffer	60ml	
25/03/2025	Darbalara Rd	Spot	Roadside	Bathurst Burr	Dicamba	1.8L	500L
	Coolac			Johnson Grass	Musta	4.0L	
	Sth Service Station			Blackberry	Metsulfuron	50g	
					Genwett	0.5L	
26/03/2025	Nangus Boat Ramp	Spot	Roadside	Johnsons Grass	Dicamba	0.72L	200L
	Nangus 3 Mile		Reserve	Blackberry	Musta	1.6L	
	Nangus Rd				Metsulfuron	20f	
					Genwett	0.2L	

Gundagai Public & Council Facilities:**Gundagai Pool –**

Gundagai Pool closed for the season on the 23/3/2025.

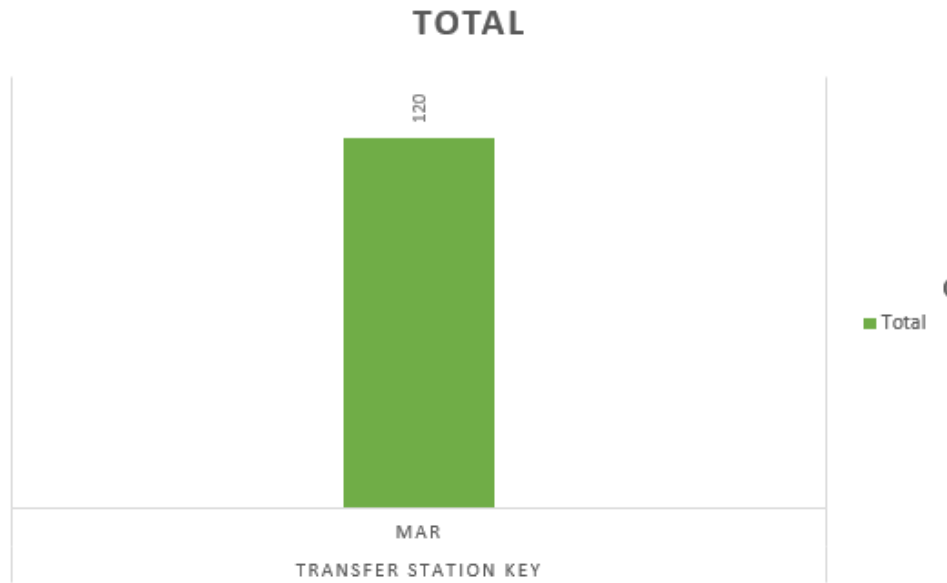
Gundagai RV Park Income March 2025

- 01/03/25 – 31/03/25 - Total Income \$245.90



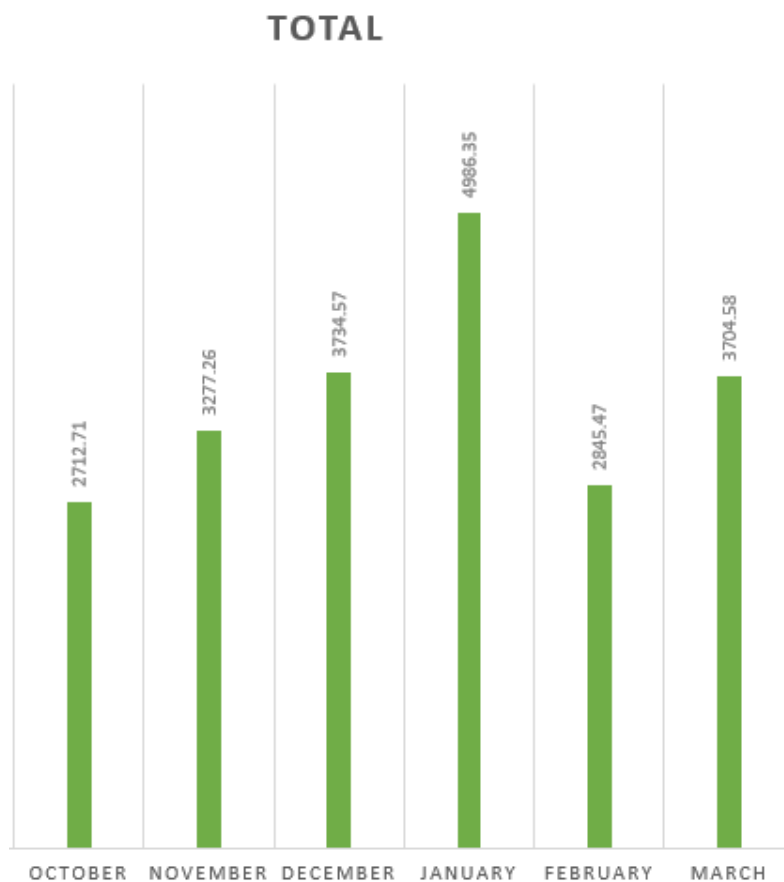
Gundagai Transfer Station Key March 2025

- 01/03/25 – 31/03/25 - General Income \$120.00



Gundagai Landfill/Transfer March 2025

- 01/03/25 – 31/03/25 - General Income \$3704.58



Gundagai Saleyards Truck Wash March 2025

- Income from the Saleyards Truck wash for the month of November amount yet to be received. *Note* Figures are GST inclusive.*

2024/2025		Avdata Payments /Council Income	Usage - Customers /Account Holders
		GST Incl.	
2024	July	\$ 3,157.14	35
2024	August	\$ 2,123.91	35
2024	September	\$ 3,313.23	30
2024	October	\$ 2,418.47	28
2024	November	\$ 2,277.33	30
2024	December	\$ 3,435.11	32
2025	January	\$ 3,250.47	33
2025	February	\$ 3,486.04	31
2025	March	\$ 3,245.63	32
2025	April		
2025	May		
2025	June		
2024/2025	Totals	\$ 26,707.33	286

Compliance:

Compliance with the Companion Animals Act 1998

Local Government (General) Regulation 2021 – Reg 217(1)(f)

- 3 dogs impounded and released to owners.
- Roaming cattle and sheep on Hume Highway.
- Illegal dumping on the Old Hume Highway.
- Roaming sheep Sth Gundagai.
- Lost horse.

Financial

There are no further financial implications as all work has been carried out as per the approved 23/24 budget allocations.

OLG 23a Guideline consideration

There are no implications to the guidelines.

8.8 REGIONAL SERVICES COOTAMUNDRA

8.8.1 REGIONAL SERVICES - COOTAMUNDRA MONTHLY WORKS REPORT

DOCUMENT NUMBER	434481
REPORTING OFFICER	Shelley Liehr, Operations Support Officer
AUTHORISING OFFICER	Trevor Dando, Acting Deputy General Manager Operations
RELEVANCE TO COMMUNITY STRATEGIC PLAN	2. A region for the future 2.2 A thriving region that attracts people to live, work and visit
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 Regional Services Cootamundra Department Monthly Works Report be received and noted.

Introduction

This report has been prepared to inform Council of the activities undertaken by the Regional Services – Cootamundra Department over the month of March 2025.

Discussion

Parks & Gardens

Mowing this month remained a high priority even with lack of rainfall. Irrigation throughout most parks contributed to maintaining quality playing surfaces. The three main sporting fields held host to Senior Cricket grand finals in Cootamundra. Stockinbingal also was maintained on a fortnightly basis.

Cootamundra's main street continues with routine maintenance in the way of hedging, fertilising and weeding, and will continue to be maintained with additional mulching, pruning and the replacement of winter annuals in the coming month.

The dangerous tree that fell in Livvi's Place was removed by contractors with the use of heavy machinery and a crane for safety. Livvi's Place has been re-opened and is accessible to the community, with the exception of 'Peter Pan's Fort, which was severely damaged by the fallen tree. The damage is scheduled to be assessed by contractors to determine the level of damage and works required to reinstate the structure. Livvi's Place continues to be maintained and landscaped over the next few months.

The transition from summer to winter sports configuration has commenced across sporting fields in Cootamundra. The installation of new goal posts has been completed at Les Boyd Oval within Fisher Park as the old post were deemed a safety hazard. The new posts will aid in the safety of workers

when erecting and dismantling during season changeovers. The installation was completed in conjunction with the Civil Works who poured concrete footings as a base for these posts. Line marking has also commenced at Fisher Park, Clarke Oval and Bassingthwaight Park.

Street tree maintenance requests continue to be carried out in line with work schedules, and as the weather cools and the demand for mowing decreases, the focus on tree maintenance will increase.

Saleyards / Truckwash

Ongoing weed maintenance has been conducted to keep the yards at a manageable level. No sheep sales have occurred.

In March, the truck wash recorded 138 transactions, invoicing a total of \$8,169.01.

Cemeteries

March has seen one burial in the Cootamundra Lawn Cemetery, and three Interments of Ashes in the Cootamundra Lawn Cemetery. Three plaques were affixed at the Cootamundra Lawn Cemetery.

Conservation grants for Stockinbingal and Wallendbeen Cemeteries were submitted in October and Council are still waiting to receive notification from the Biosecurity Conservation Trust on whether the applications were successful. If awarded, these grants will support the preservation of small areas of natural Grassy Box woodlands, two of the few remaining habitats of this kind in NSW.

Staff had a meeting with a Contractor to discuss Cootamundra Cemetery masterplan.

Regulatory Services

In February, Council Rangers 10 dogs were seized during the month. Of these, seven dogs were released to their owner, three were surrendered, three were rehomed, three were euthanised due to dog attacks and two are awaiting rehoming.

Council Rangers seized four cats. One of these was released to their owner, five were rehomed and two feral cats were euthanised.

Council's Ranger attended multiple dog incidents during the month with two dogs being declared Nuisance dogs, and one dog being declared as Menacing, resulting in four Penalty Infringement Notices (PINs) being issued in relation to a dog attack. A further three PINs were issued in relation to failure to register companion animals. The total of all PINs issued during March amounted to \$6,685.00.

Council Rangers continue to monitor and refill waste stations.

Additionally, Rangers issued warnings to owners of illegally parked vehicles. These vehicles are being monitored in line with timeframes legislated under the NSW Public Spaces Act.

In addition to routine patrols and compliance checks, Council's Ranger has been working with local schools to promote animal awareness. Local primary students were provided with fact sheets on responsible pet ownership, animal safety and the importance of learning how to identify potential dangers when approaching animals.

Preparations are underway to commence and audit of the NSW Companion Animals Register. The audit will identify animals that have been microchipped and not yet registered, which is a requirement under the Companion Animals Act 1998. Owners of unregistered animals will be contacted and provided with information on what steps are required to register their animals to comply with the regulations.

Waste

The secondhand tip shop processed 103 transactions for March with a total of \$956.33 in income. During this time staff have diverted 900kg of waste from the landfill into the shop to be repurposed. Staff are still ascertaining which products turn over quickly and what prices people are willing to pay.

A total of 188 tonnes of recycled crushed concrete was sold this month and a total of 202 tonnes of compost soil.

Facilities

The Cootamundra Caravan Park had a major gas leak repaired at the amenities building, along with some electrical fixes and repairs to the hot water system.

The Cootamundra Town Hall roof, gutters and ceiling were repaired following a water leak through the kitchen ceiling in the last storm event.

The six-monthly services and inspections for the fire safety equipment and emergency lighting was carried out for all Council owned facilities in Cootamundra.

Capital Works Projects

The opening of the new Ellwood's Hall toilet block was held during March which was well attended. This project was funded through the Stronger Country Communities Fund (SCCF) Round 5 and is a great new asset for the community.

The Fisher Park Changerooms project that was heavily underfunded through the SCCF Round 5 was identified and sent through to Michael McCormack's office as a project that they could potentially contribute funding to so the project could be delivered. Staff and members from the Cootamundra Rugby League Club met with Mr McCormack onsite to discuss the project in more detail. Michael McCormack's office has pledged to provide the additional funding required if reelected in the upcoming elections.

The Fisher Park redevelopment upgrades funded through the Southern Phone reserves has continued with new goal posts, a new announcer's box, a new PA system and painting in the changerooms.

The Muttama Creek Master Plan RFQ received nine submissions. The project has been awarded to Martens & Associates Pty Ltd. Their submission identified a Concept Flood Mitigation Scheme to improve the creek's capability to convey flood water, using flood modelling software which will provide a robust means of assessing potential engineering solutions required to mitigate flood impacts. They identified their Ecology Assessment and REF strategies, including consultation with community and all relevant government agencies. Martens demonstrated industry experience in undertaking similar projects with the ability to incorporate flood investigations and flood risk assessments with ecologically sustainable engineering practices. The flood funded projects have since been given a 12-month extension with the date of completion now being 30th June 2026. Regardless of the extension, it is anticipated that Council will continue to aim to have the below flood projects, including the master plan, completed as early as possible: -

- Masterplan and physical works to clean either side of Council bridges and culverts: \$210K (Status – about to commence)
- Nicholson Park canteen and building flood damage repairs: \$50K (Status – completed)
- Clarke Oval building and fence damage repairs: \$75,000 (Status – commenced and should be completed in around 4 weeks)

- Cootamundra Caravan Park fence, BBQ's and camp kitchen repairs: \$51,601.64 (Status – completed)
- Cootamundra dog park fence repairs: \$10,779.00 (Status – completed)
- Cootamundra playgrounds softfall replacement: \$25,000 (Status – completed)
- Cootamundra showground evacuation building improvements: \$130,000 (status – commenced and should be completed by June 30th)
- Barry Grace Oval fence replacement: \$120K (Status – completed)
- CGRC Waste Recovery: \$40K (Status – completed)
- Evacuation centres back-up generators: \$95K (status – quotes received, waiting on electrician to quote for installation to then proceed)

General and WAP Activity March 2025

Activity	Location	Km/Count	Date
Regional Inspection Program - Inspection of High Risk Pathways (roadsides) (Inspection) (Inspection) 1650km	Burley Griffin Way	10km	26/3/25
	Berthong Road	13km	26/3/25
	Corby's Lane	2.4km	24/3/25
	Old Cootamundra Road	18.6km	20/3/25
	Dudauman Road	8.5km	13/3/25
	Grogan Road	3.4km	23/3/25
	Olympic Highway	15km	20/3/25
	Kilrush Road	6km	11/3/25
	Olympic Highway	15km	25/3/25
	Cullinga Road	16.3km	12/3/25
	Cullinga Mines Road	2.8km	12/3/25
	North Jindalee Road	8.2km	27/3/25
		TOTAL: 119.2km	
(HRS) Inspection of named HRS.	Truck Wash	1 inspection	11/3/25
Inspection of HRS – Water ways and foreshore inspections.	Muttama Creek	4km	14/3/25
Private Property Inspections. Target 120	349 Back Brawlin Rd	1 Inspection	7/3/25
	8 Young St	1 Inspection	25/3/25
	30 Hoskins St	1 Inspection	25/3/25
	32 Hoskins St	1 Inspection	25/3/25

	20 Hoskins St	1 Inspection	26/3/25
	1 Victoria St	1 Inspection	26/3/25
	26 Hoskins St	1 Inspection	26/3/25
	1559 MUTTAMA ROAD MUTTAMA	1 Inspection	14/3/25
	1557 MUTTAMA ROAD MUTTAMA	1 Inspection	14/3/25
	1533 MUTTAMA ROAD MUTTAMA	1 Inspection	14/3/25
		TOTAL: 10 Grand Total: 71/60	
Inspect Council owned and Managed Lands	Muttama Waste Transfer Station	1 inspection	14/3/25
Implementing & Upgrading of Red Guide Post (RGP) Initiative (Co-ordination)	Cootamundra	1 Program	Updated RGP records supplied to Regional Coordinator prior to Q3 RRWC Meeting.
LCAs to eradicate or contain incursions of state and regional priority weeds (Control). Target 40km.	Sticky nightshade	Control	20/3/25
	Coolatai grass	Control	20/3/25
	Coolatai grass	Control	25/3/25
Provide landholders with education, training & technical advice & support on weed management (Extension)	Water poppy	4 Packages	14/3/25
	Cootamundra Connections Expo	Weeds sector participation.	26/3/25
	Parthenium Weed	15 Packages	26/3/25
	Water poppy	15 Packages	26/3/25
	Sticky nightshade	15 Packages	26/3/25
	Post Inspection Reports	11 Reports	March
	Water poppy Social Media Notice	1 Package	7/3/25
	Sticky nightshade Social Media Notice	1 Package	20/3/25
Coordination Event	Q3 RRWC Meeting	Wagga Wagga	19/3/25

Other			
Spot Spray Local Roads – Local priority weeds	Corby's Lane	African boxthorn control	24/3/25
	North Jindalee Road	Blackberry control	27/3/25
	Old Cootamundra Road	Coolatai grass control	20/3/25
	Olympic HWY	Coolatai grass control	25/3/25

General Comments:

- New incursion of Sticky Nightshade detected and treated. Single plant located 2km from Cootamundra (Olympic Highway). Reports of isolated plants in neighboring Council areas.
- Sticky Nightshade will officially be prioritised as an eradication species in the Regional Management Plan (1 July 2025). Assists future WAP applications.
- This plant has been a local priority whilst inspecting for the last 18 months in Cootamundra region (two plants found and treated to date).
- Incursion sites integrated into RGP for long term monitoring.
- Sticky Nightshade information packages submitted to website and Council social media in an effort to increase public awareness and reporting of possible sightings.
- Priority weed information packages were made available to the public at Cootamundra Connections Expo.
- Summer side spray of local roads continued.
- Dry weather conditions are limiting ability to treat as vegetation is no longer in active growth.
- Older Fleabane and Feather-Top Rhodes grass proving difficult to control roadside.
- Moderate to dense incursions of African boxthorn treated on Corby's Lane.
- Juvenile Blackberry and partial regrowth treated North Jindalee Road.
- Red guidepost areas inspected and control of Coolatai Grass carried out where required. Incursion density significantly reduced. Majority of plants treated were juveniles that had not seeded at time of treatment.

Property Inspections:

- Additional property inspections undertaken in Cootamundra to assist Gundagai biosecurity officer reach annual targets.

- Water Poppy surveillance in Muttama village due to historical reports of species (scheduled prevention in Riverina) – nothing observed. Muttama Creek inspections were conducted where properties had access to waterways.
- No high-risk species detected on any inspected properties with majority of landholders compliant in managing localised species (Schedule 3). Post inspection reports submitted.

Riverina Weeds Committee Meeting (19/3/25):

- WAP applications reviewed by DPI 21/3/25.
- Councils to be notified of application outcomes 28/3/25.
- CGRC did not exceed its historical regional allocation.
- All council applications are likely to be audited as the regional allocation budget has been exceeded.
- Multiple councils applied for more funding than the “agreed” allocations.
- Lower priority ISP goal funding will likely be cut from applications as a result.

Financial

All areas of expenditure relating to operations within the Regional Services – Cootamundra department are in the most part within the allocated budget allocations.

OLG 23a Guideline consideration

No impacts associated with this report.

9 MOTION OF WHICH NOTICE HAS BEEN GIVEN

9.1 NOTICE OF MOTION - COMMISSIONING OF A BRONZE STATUE HONOURING BOB HOLDER

DOCUMENT NUMBER	435286
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

The following Notice of Motion signed by Councillor Crs Collins, Kelly and Ryan was submitted on 8 April, 2025.

I hereby give notice of my intention to move the following motion at the Council meeting of Tuesday, 22 April, 2025:

MOTION

1. Investigate the commissioning and installation of a life-sized bronze statue of Bob Holder, a celebrated saddle bronc rider, to be installed in the garden bed outside the Cootamundra Post Office on Wallendoon Street as per the artistic concept attached.
2. Undertake community consultation with:
 - Mr. Bob Holder and his family;
 - The Cootamundra Rodeo Committee;
 - Parker and Wallendoon Street business owners.
3. Explore relevant funding avenues to support the project, including but not limited to:
 - NSW Government funding programs, e.g. Create NSW's Arts and Cultural Funding Program, Regional Arts NSW - Regional Arts Fund, and NSW Community Building Partnership Program;
 - Council's own heritage and community enhancement budgets;
 - Community fundraising and sponsorship opportunities.
4. Receive a report outlining scope, preliminary costs, funding strategies, and community feedback for further consideration by Council.

RATIONALE

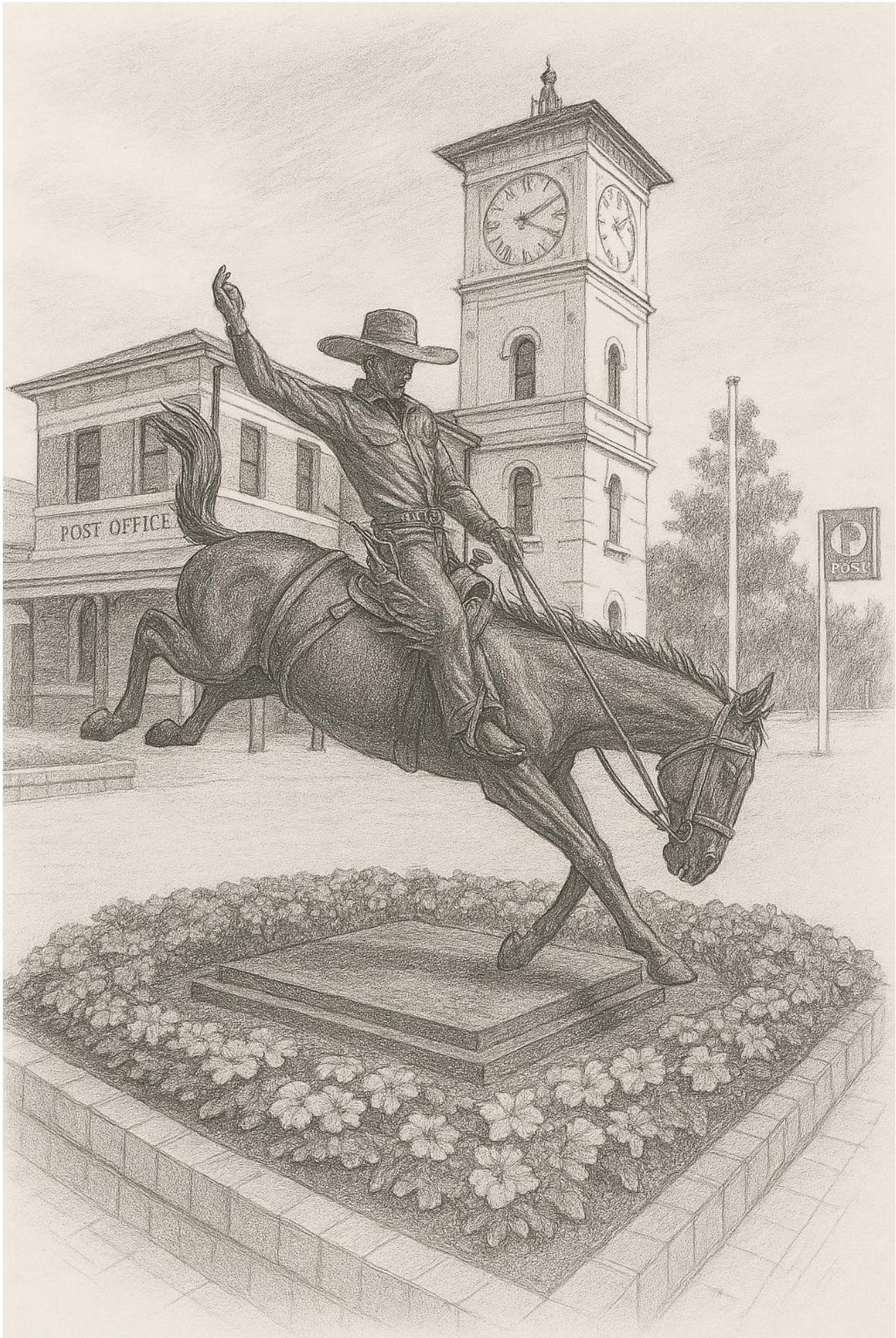
Bob Holder, known affectionately as the "Cootamundra Cat," is not only a local legend but also a figure of national and international acclaim. His legacy in the rodeo world spans over seventy years, during which he has competed at the highest levels, including a historic performance at Madison Square Garden in New York. As the world's oldest active rodeo competitor, Mr. Holder embodies the spirit, resilience, and courage of rural Australia. Commissioning a statue in Mr. Holder's honour is a unique opportunity for CGRC to pay tribute to a living legend who has represented Cootamundra with distinction. This tribute would act as a permanent recognition of his lifetime of achievement and character, cementing his legacy in the heart of the community that shaped him. It also aligns with how CGRC has recognised other icons, such as Sir Donald Bradman, highlighting the region's proud tradition of producing world-2

class talent. From a community and economic perspective, the benefits of such a project are significant. Public artworks have been shown to drive local tourism and stimulate economic activity. By situating the statue prominently outside the Cootamundra Post Office on Wallendoon Street—an iconic and central location—the installation will become an immediate point of interest for tourists, rodeo enthusiasts, and media alike. It will draw visitors into the town centre, encouraging foot traffic and patronage to surrounding businesses in the Cootamundra CBD. Moreover, the statue will enhance the cultural fabric of the town, adding another compelling feature to local walking tours, school excursions, and community storytelling. It will serve as a source of pride for residents, a point of education for younger generations, and a powerful attraction for regional promotion and branding. Local businesses, including nearby bakeries, cafés, retail shops, and accommodation providers, stand to benefit from increased visitor numbers, particularly during rodeo season and major events. This initiative also has the potential to inspire further investment and development in the Cootamundra town centre. A well-executed public statue with appropriate landscaping and interpretive signage will signal that Council values its history, honours its people, and is willing to invest in meaningful, long-term cultural assets. In summary, this proposal represents not only an act of recognition but a strategic investment in our town's identity, vibrancy, and economic sustainability. Honouring Bob Holder not only celebrates one man's extraordinary achievements, but also recognises what makes Cootamundra truly special and ensures that legacy continues to inspire future generations.

Note: Preliminary consultation has been conducted with members of Mr. Holder's family and the President of the Cootamundra Rodeo Committee, all of whom have expressed strong support for this initiative.

Attachments:

Artist's Impression – Proposed Statue of Bob Holder in Saddle Bronc Event





9.2 NOTICE OF MOTION - COMMUNITY CLEAN-UP DAY – MUTTAMA CREEK (HOVELL STREET TO OLNEY STREET)

DOCUMENT NUMBER	435686
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager

The following Notice of Motion signed by Councillor Cr Ryan was submitted on 14 April, 2025.

I hereby give notice of my intention to move the following motion at the Council meeting of Tuesday, 22 April, 2025:

MOTION

That Council:

- 1. Commit to organising a Council-led Community Clean-Up Day focused on the section of Muttama Creek between Hovell Street and Olney Street, Cootamundra, including overseeing planning, logistics, safety, and community engagement, with the goal of improving the environmental condition of the creek and fostering civic pride and participation.**
- 2. Provide logistical and operational support to enable the event, including but not limited to:**
 - a. Rubbish collection and disposal services (e.g. provision of bins or post-event waste collection),**
 - b. Supply of basic safety materials such as gloves, bags, and high-visibility vests,**
 - c. Promotional assistance via Council's website, social media platforms, and local media outlets.**
- 3. Undertake a site-specific risk assessment in consultation with Council's Risk and WHS policies and procedures to identify any hazards (e.g. erosion, water access risks) and implement appropriate safety measures, including exclusion zones where necessary.**
- 4. Ensure that all participating volunteers are covered under Council's public liability insurance, and that appropriate registration and safety briefing protocols are in place on the day.**
- 5. Engage with local schools, community groups, sporting clubs, and service organisations to promote involvement and foster a broad cross-section of community participation.**
- 6. Provide bottled water and basic refreshments for volunteers throughout the event and coordinate a community BBQ and informal gathering at the conclusion of the clean-up, featuring possible contributions such as local music or entertainment, to celebrate the collective effort and spirit of environmental stewardship.**

RATIONALE

Muttama Creek plays an important role in the identity, ecology, and public amenity of Cootamundra. However, sections of the creek have experienced increasing litter accumulation, contributing to visual pollution and potential environmental harm. This initiative seeks to respond constructively to community concerns, many of which have been raised informally on public forums and through constituent feedback.

A Council-led Community Clean-Up Day provides a structured and inclusive opportunity for residents to take positive action, create a stronger sense of ownership over public spaces, and enhance local pride. It also offers Council an opportunity to lead by example in fostering environmental responsibility and community engagement.

Events of this nature have been successfully run in other regional towns and have proven to be highly cost-effective, with benefits extending beyond environmental outcomes into community wellbeing and cohesion.

The nominated section of the creek – between Hovell Street and Olney Street – is a walkable, central stretch frequented by residents and visitors alike. This makes it an ideal pilot location for a community clean-up initiative. Should this event prove successful, future clean-up efforts could be extended to other sections of the creek or additional public spaces across the Local Government Area.

By ending the day with a shared BBQ and potentially some local entertainment, the event can serve not only as a clean-up, but as a celebration of the community coming together to care for its environment.

10 QUESTIONS WITH NOTICE

Nil

11 CONFIDENTIAL ITEMS

11.1 CLOSED COUNCIL REPORT

DOCUMENT NUMBER	434745
REPORTING OFFICER	Teresa Breslin, Executive Assistant to Mayor and General Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.1 A clear strategic direction that is delivered upon
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	To facilitate compliance with sections 10 and 11 of the Local Government Act 1993.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

Note

Council's Code of Meeting Practice allows members of the public present to indicate whether they wish to make representations to the meeting, before it is closed to the public, as to whether that part of the meeting dealing with any or all of the matters listed should be closed.

RECOMMENDATION

1. Items 11.2, 11.3 and 11.4 be considered in closed Council at which the press and public are excluded in accordance with the applicable provisions of the Local Government Act, 1993 and related public interest reasons detailed.
2. In accordance with section 11 (2) and (3) of the Local Government Act, 1993, the reports, correspondence and other documentation relating to Items 11.2, 11.3 and 11.4 be withheld from the press and public.

11.2 NOTICE OF MOTION OF RESCISSION - DOG ON THE TUCKERBOX WATER SUPPLY DEED

Provisions for Confidentiality

Section 10A (2) (c) – The Confidential Report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; and

Section 10A (2) (g) – The Confidential Report contains advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

Public Interest

It is considered that discussions of this matter in open Council would, on balance, be contrary to the public interest as it would be prejudice Council's ability to secure the optimum outcome for the community.

11.3 THE HOVELL STREET RECONSTRUCTION PROJECT - SUPPLY AND PLACE ASPHALT - TENDER RFT2025/06Provisions for Confidentiality

Section 10A (2) (d(i)) – The Confidential Report contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

Public Interest

Report contains confidential information relating to price submissions.

11.4 HOVELL STREET, COOTAMUNDRA - PAVEMENT REHABILITATION PROJECT - TENDERProvisions for Confidentiality

Section 10A (2) (d(i)) – The Confidential Report contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

Public Interest

Report contains confidential information relating to price submissions.