

Business Paper

ORDINARY COUNCIL MEETING

**ALBY SCHULTZ MEETING CENTRE,
COOTAMUNDRA**

6:00PM, Tuesday 24th June, 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, 24th June, 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 TUESDAY 20 MAY 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 Tuesday 20 May 2025

RECOMMENDATION

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

Minutes

EXTRAORDINARY COUNCIL MEETING

COUNCIL CHAMBERS, GUNDAGAI

6:00PM, TUESDAY 20th May, 2025

Administration Centres: 1300 459 689

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

PRESENT: Cr Abb McAlister (Mayor), Cr Les Cooper, Cr David Graham, Cr Penny Nicholson, Cr Ethan Ryan (online), Cr Danyal Syed (online)

IN ATTENDANCE: Roger Bailey (Interim General Manager), Trevor Dando (Deputy General Manager - Operations), Linda Wiles (Manager Business), Peter Smith (Interim Manager Finance), Michael Mason (Interim Manager Sustainable Development)

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.

2 OPEN FORUM

Nil

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 APOLOGIES

APOLOGY

RESOLUTION 097/2025

Moved: Cr David Graham

Seconded: Cr Les Cooper

That the apology received from Crs Wight (Deputy Mayor), Kelly, and Collins be accepted and leave of absence granted.

CARRIED

3.2 LEAVE OF ABSENCE

Nil

4 DISCLOSURES OF INTEREST

Nil

5 GENERAL MANAGER'S REPORT**5.1 BUSINESS****5.1.1 DRAFT COMMUNITY STRATEGIC PLAN, DELIVERY PROGRAM, AND OPERATIONAL PLAN****RESOLUTION 098/2025**

Moved: Cr Penny Nicholson

Seconded: Cr David Graham

1. The draft 2025-2035 Community Strategic Plan (CSP), draft 2025-2029 Delivery Program (DP), (incorporating the 10-Year LTFP), draft 2025-2026 Operational Plan (OP) (incorporating Budget, Revenue Policy, and Fees & Charges), and draft Workforce Management Plan, be placed on public exhibition for twenty-eight (28) days, with the following amendments:
 - a. Water Charges be increased by 10%
 - b. The Revenue Policy being updated to advise that the purpose of the annual charges for water supply services and sewerage services proposed to be made under sections 501 of the *Local Government Act 1993* is for both the provision of water supply services and sewerage services to parcels with an existing service, and the proposed provision of water supply services and sewerage services to parcels to which an extended water supply or sewerage service is proposed to be provided by Council.
 - c. The Revenue Policy being updated with the Minimum Domestic Tipping charge for loads up to 100kg of \$18.50
 - d. The Revenue Policy being updated for charges at the Cootamundra Airport, including a definition of 'Commercial'.
2. A further report be submitted to the Ordinary Meeting of Council scheduled to be held 24 June, 2025, to consider submissions received, if any, during the Public Exhibition period, and to formally adopt these documents.

CARRIED

The Meeting closed at 6:25pm.

The minutes of this meeting were confirmed at the Extraordinary Council Meeting held on 27 May 2025.

CHAIRPERSON

GENERAL MANAGER

5.2 MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON TUESDAY 27 MAY 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 27 May 2025

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on Tuesday 27 May 2025 be confirmed as a true and correct record of the meeting.

Minutes

ORDINARY COUNCIL MEETING

COUNCIL CHAMBERS, GUNDAGAI

6:00PM, TUESDAY 27th May, 2025

Administration Centres: 1300 459 689

**MINUTES OF COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, GUNDAGAI
ON TUESDAY, 27 MAY 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 (online)

IN ATTENDANCE: Roger Bailey (Interim General Manager), Trevor Dando (Deputy General Manager - Operations), Linda Wiles (Manager Business) (online), Peter Smith (Interim Manager Finance) (online), 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

MOTION

Moved: Cr Rosalind Wight
Seconded: Cr Penny Nicholson

That Council adjourn for Open Forum at 6.00pm.

2 OPEN FORUM

List of Speakers

1. Christine Scott – Raising money for recognition of female cricket captains at Jubilee Park.
2. Rose Misevic – Farewell from the Dog on the Tucker Box site current lease owners.

RESUME OPEN MEETING

MOTION

Moved: Cr Les Cooper
Seconded: Cr Rosalind Wight

That Council resume the Open Meeting at 6.10pm.

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 22 APRIL 2025

RESOLUTION 099/2025

Moved: Cr David Graham

Seconded: Cr Gil Kelly

That the Minutes of the Ordinary Meeting of Council held on Tuesday 22 April 2025 be confirmed as a true and correct record of the meeting.

CARRIED

6 MAYORAL MINUTES

6.1 MAYORAL MINUTE - COUNCILLOR ENGAGEMENT

RESOLUTION 100/2025

Moved: Cr David Graham

Seconded: Cr Les Cooper

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

CARRIED

7 REPORTS FROM COMMITTEES

7.1 MINUTES OF THE COOTAMUNDRA-GUNDAGAI LOCAL TRAFFIC COMMITTEE MEETING HELD ON THURSDAY 8 MAY 2025

RESOLUTION 101/2025

Moved: Cr David Graham

Seconded: Cr Ethan Ryan

- 1. That the Minutes of the Cootamundra-Gundagai Local Traffic Committee Meeting held on Thursday 8 May 2025, attached to the report, be received and noted.**
- 2. In consideration of the Cootamundra-Gundagai Local Traffic Committee recommendations detailed in the minutes, Council endorse the following:**
 - 2.1. That the two-hour parking restriction in front of the Cootamundra Council Administration Office be extended along Wallendoon Street to Thompson Street and include the Cootamundra Library and Town Hall.**
 - 2.2. That TfNSW be requested to determine the appropriate signs and line markings at the intersection of Temora Street and Parker Street, recognising the frequency and history on unreported crashes at the intersection.**

- 2.3. That the GIVE WAY signage on the Boundary Road and Berthong Road approaches to the Stockinbingal Road intersection are replaced with 'C' size STOP signs.**
- That advanced STOP sign warnings be installed.
- That unnecessary non-regulatory signs be removed to reduce sign clutter.
- That TfNSW investigate the placement of 80km/h speed signs.
- That centre barrier lines and hold lines be renewed.
- That pavement reflectors be replaced.
- That a streetsweeper clean the intersection and approaches.
- That the tree branches obscuring visibility along Berthong Rd be trimmed.
- 2.4. That NO STOPPING signs be installed 10m from the kerb on both sides of Temora Street on the western side of the Sutton Street and Temora Street intersection.**
- That a letter be sent to Sacred Heart Central School advising of the proposed placement of the No Stopping signs, to reinforce the parking regulation.
- 2.5. That approval be given to the Muttama Hall 355 Committee to hold the Muttama Hall 100 Years Celebration event on Saturday 17 May and Sunday 18 May 2025 subject to the following conditions:**
- a) The event organiser complies with any conditions set by Council and the NSW Police;
 - b) The Event Management Plan (EMP) is completed and submitted to Council (attached);
 - c) A current Public Liability Certificate of Currency (COC) is provided by Council (attached);
 - d) Council provides a Traffic Guidance Scheme (TGS attached) and arranges placement and removal of all speed reduction and event management road signs.
 - e) That Council's Event Management Plan template be amended to include "tick boxes" to remind event organisers that public liability insurance certificates have included interested parties (Council, TfNSW and NSW Police) when applicable.
- 2.6. That approval be given for the Cootamundra Community of Schools to hold the 2025 Book Week Parade on Friday the 22 August 2025 subject to the following conditions:**
- a) The temporary closure of Parker Street between Adams and McKay Street between 10:30am and 12 noon, including Bourke Street at Parker Street and the Woolworths carpark entry exit at Parker Street;
 - b) That all businesses along the route be advised and road closures be advertised throughout the community;
 - c) The event organiser complies with any conditions set by Council and the NSW Police;
 - d) A Police escort is organised for the duration of the parade by the event organiser;
 - e) The Event Risk Assessment and Hazard Summary forms associated with the Event Management Plan are completed and submitted to Council (attached);
 - f) A current Public Liability Insurance Certificate of Currency is submitted to Council (attached);
- 2.7. That the Cootamundra Charity Toy Run Event scheduled for Saturday 13 December 2025 be approved subject to the following conditions:**
- a) An Event Management Plan (EMP) is completed and submitted to Council (attached);
 - b) A current Public Liability Insurance Certificate of Currency (COC) is provided to Council, noting CGRC, NSW Police and TfNSW as interested parties (update requested);
 - c) An Emergency Services Agreement is signed and submitted to Council;
 - d) The event organiser complies with any conditions set by Council and the NSW Police.
- 2.8. That the Ton Motorcycle Run No. 3 Cootamundra scheduled for Saturday 15 November 2025 be approved subject to the following conditions:**
- a) An Event Management Plan (EMP) from the Cootamundra Antique Motor Club is completed and submitted to Council (attached);

- b) A current Public Liability Insurance Certificate of Currency (COC) from the Antique Motor Club is provided to Council, noting CGRC, NSW Police and TfNSW as interested parties (update requested);
- c) The event organiser complies with any conditions set by Council and the NSW Police.

CARRIED

8 GENERAL MANAGER'S REPORT

8.1 GENERAL MANAGER OFFICE

8.1.1 2025-26 DETERMINATION OF THE LOCAL GOVERNMENT REMUNERATION TRIBUNAL - COUNCILLOR FEES AND ADDITIONAL MAYORAL FEE

RESOLUTION 102/2025

Moved: Cr Penny Nicholson

Seconded: Cr Logan Collins

1. The Councillors annual fee effective 1st July, 2025 remain at \$13,030 per annum.
2. The Mayors annual fee effective 1st July, 2025 remain at \$28,430 per annum.
3. Consistent with resolution 173/2022 Council continue to support superannuation contribution payments for Councillors, subject to individual Councillors nominating an eligible superannuation account, thus enabling superannuation payments to commence.

CARRIED

8.1.2 NSW LOCAL ROADS CONGRESS 2025

RESOLUTION 103/2025

Moved: Cr Logan Collins

Seconded: Cr Rosalind Wight

The 2025 NSW Local Roads Congress Report be received and noted.

CARRIED

8.1.3 COUNTRY MAYORS ASSOCIATION MEETING MINUTES 28 MARCH 2025

RESOLUTION 104/2025

Moved: Cr Gil Kelly

Seconded: Cr David Graham

The Minutes of the Country Mayors Association Meetings held on 28 March 2025, attached to the report, be received and noted.

CARRIED

8.1.4 2025 RURAL AND REGIONAL SUMMIT SUMMARY

RESOLUTION 105/2025

Moved: Cr Rosalind Wight
Seconded: Cr Penny Nicholson

The 2025 Rural and Regional Summit summary report, be received and noted.

CARRIED

8.2 BUSINESS

8.2.1 DELIVERY PROGRAM - OPERATIONAL PLAN QUARTERLY PROGRESS REPORT

RESOLUTION 106/2025

Moved: Cr David Graham
Seconded: Cr Ethan Ryan

The Delivery Program incorporating the Operational Plan 2024/2025, quarterly progress report, (3rd Quarter, January, February & March), attached to the report, be received and noted.

CARRIED

8.2.2 THE ARTS CENTRE COOTAMUNDRA S.355 COMMITTEE MEETING MINUTES

RESOLUTION 107/2025

Moved: Cr Gil Kelly
Seconded: Cr Logan Collins

The Minutes of The Arts Centre Cootamundra s.355 Committee Meeting held 16 January 2025, 20 February 2025 and 17 April 2025, attached to the report, be received and noted.

CARRIED

8.2.3 MUTTAMA HALL MANAGEMENT S.355 COMMITTEE MEETING MINUTES

RESOLUTION 108/2025

Moved: Cr Les Cooper
Seconded: Cr Ethan Ryan

The Minutes of the Muttama Hall Management s.355 Committee Ordinary Meetings held, 16 April 2025, attached to the report, be received and noted.

CARRIED

8.2.4 MUTTAMA CREEK REGENERATION GROUP S.355 COMMITTEE MEETING MINUTES

RESOLUTION 109/2025

Moved: Cr Ethan Ryan

Seconded: Cr Rosalind Wight

The Minutes of the Muttama Creek Regeneration Group s.355 Committee meeting held, 7 April 2025, attached to the report be, received and noted.

CARRIED

8.2.5 COOTAMUNDRA SHOWGROUND USERS S.355 COMMITTEE MEETING MINUTES

RESOLUTION 110/2025

Moved: Cr Les Cooper

Seconded: Cr Ethan Ryan

The Minutes of the Cootamundra Showground User s.355 Committee Meeting held on 10 February 2025 and 23 April 2025 attached to the report, be received and noted.

CARRIED

8.2.6 COOTAMUNDRA HERITAGE CENTRE MANAGEMENT S.355 COMMITTEE MEETING MINUTES

RESOLUTION 111/2025

Moved: Cr Logan Collins

Seconded: Cr Rosalind Wight

- 1. The Minutes of the Cootamundra Heritage Centre Management s.355 Committee Meeting held 7 April 2025 and 5 May 2025, attached to the report, be received and noted.**
- 2. In addition, that the Cootamundra-Gundagai Regional Council write to Mr Geoff Larsen, with the Mayor and Deputy Mayor's signatures, thanking him and recognising his service to the Committee and history of Cootamundra and the surrounding area.**

CARRIED

8.2.7 STOCKINBINGAL ELLWOOD'S HALL S.355 COMMITTEE MEETING MINUTES

RESOLUTION 112/2025

Moved: Cr Les Cooper

Seconded: Cr Penny Nicholson

The Minutes of the Stockinbingal Ellwood's Hall s.355 Committee Meetings held, 24 April 2025 attached to the report, be received and noted.

CARRIED

8.3 FINANCE

8.3.1 DRAFT CORPORATE CREDIT CARD POLICY

RESOLUTION 113/2025

Moved: Cr David Graham

Seconded: Cr Rosalind Wight

The draft Corporate Credit Card Policy, attached to the report, be adopted.

CARRIED

8.3.2 FINANCE UPDATE - APRIL 2025

RESOLUTION 114/2025

Moved: Cr Les Cooper

Seconded: Cr David Graham

The Finance Update report, be received and noted.

CARRIED

8.3.3 INVESTMENT REPORT - APRIL 2025

RESOLUTION 115/2025

Moved: Cr Ethan Ryan

Seconded: Cr David Graham

The report detailing Council Cash and Investments as at 30th April 2025, be received and noted.

CARRIED

8.4 SUSTAINABLE DEVELOPMENT

Nil

8.5 ENGINEERING COOTAMUNDRA

8.5.1 WORK HEALTH AND SAFETY (WH&S) POLICY

RESOLUTION 116/2025

Moved: Cr Les Cooper

Seconded: Cr Penny Nicholson

That the updated Work Health & Safety Policy, attached to the report, be received and noted.

CARRIED

8.5.2 COOTAMUNDRA ENGINEERING REPORT - MAY 2025

RESOLUTION 117/2025

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

The Cootamundra Engineering Report for the month of May 2025 be noted.

CARRIED

8.6 ENGINEERING GUNDAGAI

8.6.1 GUNDAGAI ENGINEERING REPORT - MAY 2025

RESOLUTION 118/2025

Moved: Cr Les Cooper

Seconded: Cr Penny Nicholson

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

CARRIED

8.6.2 PLANT REPLACEMENT PROGRAM 2025/2026

RESOLUTION 119/2025

Moved: Cr Ethan Ryan

Seconded: Cr Rosalind Wight

- 1. The 2025/2026 Plant Replacement Program be endorsed.**
- 2. Council endorses the 2025/2026 Plant Replacement Budget of \$2.6m gross purchase, \$650k asset disposals, resulting in net capital purchase of \$1.95m.**
- 3. Following endorsement of the 2025/26 budget, Council authorise the advance ordering of plant given the significant lead times expected.**

CARRIED

8.6.3 UPDATE ON PLANT REPLACEMENT PROGRAM 2024/25

RESOLUTION 120/2025

Moved: Cr Les Cooper

Seconded: Cr Ethan Ryan

That Council note the update report on the Plant Replacement Program for 2024/25 financial year.

CARRIED

8.7 REGIONAL SERVICES GUNDAGAI

8.7.1 GUNDAGAI REGIONAL SERVICES WORKS REPORT

RESOLUTION 121/2025

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 122/2025

Moved: Cr Rosalind Wight

Seconded: Cr Logan Collins

The Regional Services Cootamundra Monthly Works Report be received and noted.

CARRIED

9 MOTION OF WHICH NOTICE HAS BEEN GIVEN

Nil

10 QUESTIONS WITH NOTICE

10.1 QUESTIONS WITH NOTICE

MOTION

Moved: Cr Logan Collins

Seconded: Cr Gil Kelly

That the responses to the Questions with Notice on road infrastructure intersections and roundabouts be noted.

11 CONFIDENTIAL ITEMS

11.1 CLOSED COUNCIL REPORT

RESOLUTION 123/2025

Moved: Cr Logan Collins

Seconded: Cr Ethan Ryan

1. Council entered Closed Council at 6.27pm.

2. Items 11.2 and 11.3 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.
3. 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 and 11.3 be withheld from the press and public.

CARRIED

RESUMPTION OF OPEN COUNCIL MEETING

RESOLUTION 124/2025

Moved: Cr Les Cooper

Seconded: Cr Ethan Ryan

That the Open Council meeting resume 6.28pm.

CARRIED

ANNOUNCEMENT OF CLOSED COUNCIL RESOLUTIONS

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

11.2 RFT 2025/5 - TENDER FOR WATER AND SEWER MAINS REPLACEMENT IN GUNDAGAI

RESOLUTION 125/2025

Moved: Cr David Graham

Seconded: Cr Logan Collins

1. That Trazlbat Pty Ltd be awarded the tender for RFT 2025/5 for a total price of \$563,055.00 (inc GST).
2. Delegate authority to the Interim General Manager to execute all necessary documentation associated with this contract and expend funds as per the contract.

CARRIED

11.3 COOTAMUNDRA MATERIAL RECOVERY FACILITY CONTRACT

RESOLUTION 126/2025

Moved: Cr Ethan Ryan

Seconded: Cr Gil Kelly

That Council authorises the Interim General Manager (IGM) to enter into negotiations to exercise the five-year extension option of the contract with the current contractor of the Cootamundra Material Recovery Facility (MRF), Elouera Association Incorporated (ABN 20 240 705 660) and, if the outcome is satisfactory, to accept and finalise the contract. In doing so, the IGM is to have regard to the proposed changes outlined in the report.

CARRIED

The Meeting closed at 6.30pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 24 June 2025.

CHAIRPERSON

GENERAL MANAGER

6 MAYORAL MINUTES

6.1 MAYORAL MINUTE - COUNCILLOR ENGAGEMENT

DOCUMENT NUMBER	440042
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.

15 May 2025

Cr Collins attended the Cootamundra Combined Schools' Walk Safely to School Breakfast BBQ.

18 May 2025

Cr McAlister (Mayor) attended the Muttama Hall 100-year celebration.

20 May 2025

Crs McAlister (Mayor), Wight (Deputy Mayor) Cooper, Graham and Nicholson attended an Extraordinary Council Workshop in Gundagai.

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

22 May 2025

Cr Collins was interviewed by Sally Bryant (ABC News Riverina) regarding the Disability Inclusion Action Plan and the newly formed Access & Inclusion Advisory Committee.

29 May 2025

Cr Collins attended a meeting with the Wallendbeen Community Association and the Wallendbeen Town Tennis Club.

28 May 2025

Crs McAlister (Mayor), Wight (Deputy Mayor), Collins and Cooper attended a meeting with Australian Meat Group (AMG) and council staff.

29 May 2025

Crs McAlister (Mayor), attended the Richard Norden VC and Battle of Coral/Balmoral Memorial - Turning the Soil Ceremony.

Cr McAlister (Mayor) attended a catch-up meeting with Local Land Services and the Interim General Manager.

31 May 2025

Crs McAlister (Mayor), attended the official opening of the Boer War Monumental Archway.

6 June 2025

Crs McAlister (Mayor) and Wight (Deputy Mayor) attended a Murrumbidgee Local Health District (MLHD) meeting in Gundagai.

10 June 2025

Crs McAlister (Mayor), Wight (Deputy Mayor), Cooper, Graham, and Kelly (online) attended a Council Workshop in Cootamundra.

11 June 2025

Cr McAlister (Mayor) attended the official opening of the Cootamundra Fire Station.

Cr McAlister (Mayor) attended the Country Mayors Association Welcome Reception.

12 June 2025

Cr McAlister (Mayor) and the Interim General Manager attended the Country Mayors Association Meeting in Orange.

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	439312
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. TACC Minutes - 15 May 2025 ↓

RECOMMENDATION

The Minutes of The Arts Centre Cootamundra s.355 Committee Meeting 15 May 2025 attached to the report, be received and noted.

Introduction

The attached Minutes of The Arts Centre Cootamundra s.355 Committee meeting held on 15 May 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

Report purpose does not conflict with guidelines.

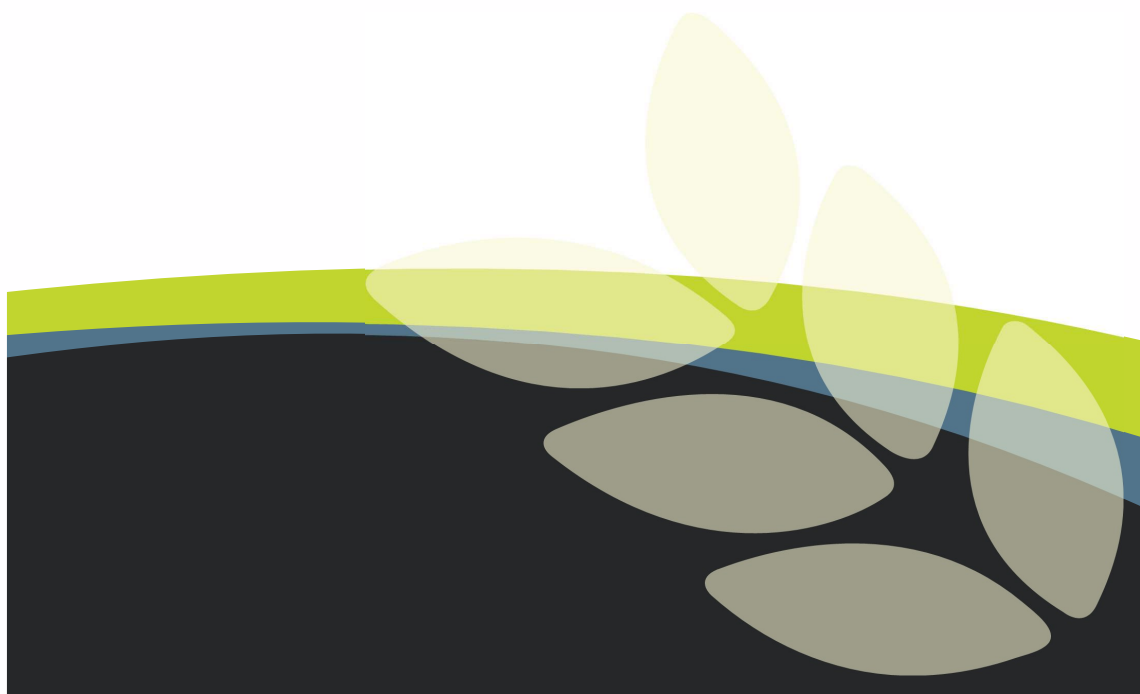


Minutes

THE ARTS CENTRE COOTAMUNDRA SECTION 355 COMMITTEE

THE ARTS CENTRE COOTAMUNDRA, 18 WALLENDON STREET

THURSDAY 15 MAY 2025



Agenda

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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: Mackenzie Bird, Lynn Cameron, Isabel Scott, Hannah Northey,

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

Denise price, Rachel Magrath

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 20 February 2025 to be confirmed as true and correct. (Appendix A). moved Julie Cowell; seconded: Rosie Fowler-Sullivan

1.5 Correspondence in/out

- Studio 3 partition, still in waiting, Brendon has moved onto a different job due to a miscommunication in availabilities.
- Corresponding with Linda Wiles and Leah Sutherland at council in relation to centre manager Natalie, Julie and Eric are meeting with Linda and Leah to discuss the matter on 16/05/25.

1.6 WHS

- Brought to attention that the piano stool in the green room was in disrepair, has been thrown out and replaced.

- Automatic lighting at entry way to the dirty arts room needs refresh to improve visibility when entering/exiting the building.
- Swipe key with tag 504 has accessed the building but has no known person associated with it, no unusual activity has occurred. Julie to chase with Stephen Lowe on whose key it is.

1.7 ReportsFinancial Report

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

1.7.2 Report for Administration & Movies

- Council community donations applications are due Fri 31 May by 5pm (media release is attached). I think that we should check in with council to see if they have record of the funding that they held for us, to help go toward the outdoor area upgrade (drainage and new cement and new roofing to cover path to toilets. Write email?
- Bookings
 - We still do not have a choir master/mistress, but Mackenzie is helping with the running of it while we wait to hear anything from Young Regional Conservatorium. I think that they will be too expensive even if they find a teacher. (About \$165/wk)
 - Darren Coggan tickets are selling slowly - in bigger groups - 4 or 5. Need to get it happening more though.
 - Matt Arthur has changed his date to Thurs 4 Sept (not Friday) due to his other bookings.
 - Tues May 27 - Fling will be here to screen "My Black dog" for free. They may or may not be organising school screenings/workshops too around that date.
 - Enquiry from Geoffery Bell regarding Sarah Storer playing here August 21st. Enquiry ongoing
 - Wallendbeen Red Cross has asked for us to screen The Penguin Lessons in September (date to be advised) We should have access to that movie with Madman Entertainment. Awaiting date to follow through with booking.
 - Leigh Barker agreed to 50/50 split, but is still trying to nail down a date
 - Coota High has hired the exhibition room for June 26-30 last week of term two.

Other

- Michael van Baast will pick up and install the new sub-woofer in the theatre. It has been paid for.
- John Coleman from Australian Theatre Supplies will be here Thurs 8 or Fri 9 May to service the projector at a cost of \$1780 (if nothing is terribly bad)
- Linda Wiles at CGRC agreed to look over the job description for office coordinator. Nat, Eric & I will meet with Leah Sutherland on Friday 16 May to discuss (council had a thought...)
- 29.4 Contacted Squire Interiors regarding window coverings for the east side of studios. they will come to have a look and quote
- Wed 30 May - I met with the community liaison officers of Inland Rail. They are expecting 400 people to live in a camp at Stockinbingal from September this year. They work two weeks one, one off. They are required to take part in social activities and volunteering during their time here.
- 6/5/25 Dale Gilders came to do a quote on concreting - removal and new to make the drainage correct at the back door (out to the toilets)

- 6/5/25 John Fallon - steel removal of kiln (& roof) - called and left a message
- 6.5.25 - Emailed Independent kitchens to say no to the quote for now. The wall side looks good. The cost is also about \$25K and may be too much? Should we be requesting a quote for something moveable that we could use at the theatre Foyer/pottery area?

Movies

Date	Movie name	adults	seniors	children	comp & n/c	total income (inc gst)
Wed 2 Apr	A Complete Unknown	6	7	0	2	\$181.00
Sun 6	Jesus Christ Superstar (CinemaLive)	17	3			\$485.00
Wed 9	JCS	3	9			\$255.00
Sun 13	The Lost Tiger (Maslow)	2	0	11	1	\$151.00
Wed 16	The Lost Tiger	3	4	7	0	\$174.00
Sun 20	Snow white (Disney)	2	3	1	0	\$80.00
Wed 23	Snow White	4	18	20	6	\$474.00
Sun 27	Dogman (Universal)	4	18	20	6	\$474.00
Wed 30	Dogman	0	0	0	0	\$0.00

Total income = \$2,274

Total movie cost = \$1,497.50

Leaves \$776.50 to cover marketing, booking, projecting (a bit less than \$200 per movie)

Possible office Co-ordinator/movie admin raise? Casual theatre booking agents earn \$38/hr plus superannuation. Presently, I charge TACC \$31.5/hr. Lucy charges \$42/hr (no gst) and Eric \$31 (no gst). I'd like to ask for \$33 plus GST per hour. With the possibility of increase if I am still here in January 2026. Council originally stated that if they hired someone for TACC it would cost us \$55/hr (all costs inclusive)

1.7.3 Reports for Comms and marketing

TACC Comms Report – as at 13 May 2025

- **TACC Facebook**
Followers = 1,579 (up by 24 since Feb 2025 meeting)
In the last 28 days 3 posts had a reach of 1.7K – They were the posts for the 3 school holiday movies. The post with the most likes was “Not long now until Fibre Fest” with 10 likes
- **TACC Instagram**
Followers = 472 (up by 2 since Feb 2025 meeting)
In the last 28 days the post with the largest reach (313) and the most likes (10) was “Not long now until Fibre Fest”
- **TACC Mailchimp**
Total email subscribers = 612 (down by 1 since Feb meeting)
- Movies: business as usual + we have a special screening of “My Black Dog” on Tuesday 27 May (brought to us by Fling – Gabby Rose). Another movie fundraiser is in the pipeline for September.
- External Bookings: Darren Coggan (27 July) and Matt Arthur (4 Sept) – confirmed and locked in. They have created their own promo materials and I am distributing the info in the normal ways.
- TACC Event: Fibre Fest 2025 (31 May). Initial save the date / general info has been distributed. Focus now is social media tiles / posts, a new poster and a Coota Times ad. A few activities TBC first.
- Photography Exhibition in June: I had a meeting with the 3 participants (Sarah - Bye Bye Blackbird, Scott – Franky Kactus, David – Outstanding Dave). This was the first time all 3 had had the opportunity to come

together. The general theme was decided along with the plan for the opening (7 June).
I have requested promo shots, bio and general overview of the theme from each photographer. Once I have received that all regular promo activities will kick off. They also had a meeting with Eric to discuss the room set up and Julie has asked our volunteers if they can help with opening hours.

*** A BIG THANK YOU TO ERIC! He has been very active on FB and Instagram – often liking posts before I do! If you are able to, please remember to navigate to the TACC pages and like the posts. The more likes, the more the post will be spread far and wide!

Any other thoughts, comments or suggestions please let me know.

(Reports moved: Rosie Fowler Sullivan; seconded: Hannah Northey)

1.8 Business Arising from previous Minutes

- Subcommittee formed to discuss website, style guide, marketing & social media – On Hold
- Subcommittee formed to discuss website, style guide, marketing & social media
- 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
 - 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.
- Facebook Group for Volunteer Members; Nat Lucy and Rachel to have a meeting to determine best path forward for social media for members
- Community chest: Natalie has presented a revised community chest constitution and distributed to the committee to read and review.
- 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
- Proposal to hire an architect to begin the grant ball rolling as our volunteer draftsmen have yet to get back to us.
- 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: still wanting
 - 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

- Due to Julies request for a pay increase Natalie put forward a motion that all our regular contractors, Julie, Eric and Lucy receive a pay increase. Raised to \$33/hr for Julie and Eric and \$45/hr for Lucy, the motion passed unopposed by the committee.
- Squire interior has provided mock-ups for retractable window awnings to replace the grapevine.
- Fibre fest: moving along steadily, event encompassing a whole range of activities
 - market stalls
 - Photography and crocheting workshops
 - community craft project
 - 4:00pm relaxed “movie” with dim lighting for hand craft
 - Hannah chasing a coffee van to provide refreshment.
- Postponed removal of old evaporative air conditioners from studio 7 moving forward instead with installing reverse cycles first. Julie to chase quotes on installation of new air conditioners.
- Natalie to email Narrell Vogul on the updates to style guide and marketing material.
- Natalie to Mariah Foley at shinning designs on potential drafts work for the building
- Julie to chase Riverina auto-doors and security about quotes for automatic door installation.

1.10 Date and Time of Next Meeting

19th June 2025 at 5:15pm

1.11 Time Meeting Closed

Meeting closed 6:10pm

Sign Off in the Volunteer Attendance Register

8.2.2 STOCKINBINGAL ELLWOOD'S HALL S.355 COMMITTEE MEETING MINUTES

DOCUMENT NUMBER	439960
REPORTING OFFICER	Anne Chamberlain, Governance Officer
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	To Comply with the s.355 Committee Management Manual.
ATTACHMENTS	1. Stockinbingal Ellwoods Hall s.355 Committee Meeting Minutes - 22 May 2025 ↓

RECOMMENDATION

The Minutes of the Stockinbingal Ellwood's Hall s.355 Committee Meetings held, 22 May 2025 attached to the report, be received and noted.

Discussion

The attached Minutes of the Stockinbingal Ellwood's Hall s.355 Committee Meetings held on 22 May 2025, are submitted for the information of Council and the community.

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

The report purpose does not conflict with guidelines



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Minutes

STOCKINBINGAL ELLWOOD HALL SECTION 355 COMMITTEE

AT ELLWOOD'S HALL STOCKINBINGAL

5.30PM THURSDAY 22 MAY 2025

1. AGENDA ITEMS

1.1. Attendance and Confirmation of Quorum

Attendance: Chairperson: Carmel Payne

Secretary: Lorna Nixon

Treasurer: Alan Pether

Councillor: Les Cooper

General Members: Kim Lee, Robyn Gray

Confirmation of a Quorum: There are **11** Members appointed to this Committee.
Quorum numbers are met - **no**.

1.2. Apologies: Stephen Neave, Sue Caldwell, Su Moon, Wendy Millynn, Jim Preston, Lynn Basham.

1.3. Disclosure of Interests: Nil

1.4. Previous April meeting notes to be discussed and dealt with as there was not a quorum:

Confirmation of Minutes from March Meeting:

Moved: Robyn Gray

Seconded: Kim Lee

Acknowledgement that councillor Les Cooper was an apology for the April Meeting. (An oversight of the secretary)

1) **Garbage Bins:** Someone is needed to put out the red bin when needed (kept outside the kitchen door).

Action: Kim Lee volunteered to put the bin out as needed. If she is unable, she will contact another committee member.

2) **Working bee** to gut the old ladies toilet:

Action: Alan Pether volunteered to remove the wooden doors on the cubicles. Removing the internal wall would be difficult as it is holding up the roof. **Alan has volunteered to purchase a lock to keep the outer door secure.**

3) Choose a date for the **November Markets:**

Action: 15th or 22 November 2025 - **22 November 2025 was chosen.**

- 4) Ideas to **minimise weed growth** in the back yard near the old toilets:
Action: Jim Preston to spray as required during yard maintenance.
Also committee to put down some weed matting and make use of the mulch left in Ellwood Street for community use.

- 5) Ideas for **storage of chairs and tables:**
Action: Tables and chairs to remain in the meeting room for now.

- 6) It was suggested that some accumulated money be put on **term deposit.**
Action: Leave as is for the moment.

- 7) **Future fund raising ideas:** Welcome to Stockinbingal BBQ; Train Display; Debutante Ball.
Action: Welcome to Stockinbingal BBQ or Pot Luck Meal/ Curry for 6 September 2025. A list of names of newcomers to the village to be compiled.
Also: Contact the Epping Rail Group to see if they would be interested in bringing their Bethungra Spiral model train display to Stockinbingal again.

- 8) **A shed** to house our own lawn mower (to be obtained) and BBQ was suggested.
Action: Maybe later.

1.6. Correspondence in/out:

- 09.05.2025: From Steve Lowe asking who we used to treat the rising damp.
- 10.05.2025: Secretary informed Steve Lowe of rising damp person; thanked him for providing covers for holes on septic tank; reminded him that we are waiting on bin lids and a new lock to the front door.
- 12.05.2025: From Steve Lowe advising that he would have the bin lids sent out that week and would chase up the door lock with the storeman who was dealing with this issue.
- 12.05.2025: From Linda Wiles at council wondering if we applied for an ARTC community grant as the cheque had been sent to council!!
- 12.05.2025: To David Dunbar to book the Tin Shed Rattlers for March 2026.
- 12.05.2025: From David Dunbar confirming late March - 28th or 21st.
- 13.05.2025: Secretary to Linda Wiles advising her of our bank details.

1.7. Report from the Treasurer For March 2025:

- Opening Balance: \$11,969.13
 - Income: 100.00 Hall hire for Line dancing.
500.00 Bush Dance
 - Expenses: Nil
 - Closing Balance: \$ 11,969.13
 - Card A/c: \$659.16 (Money from Hall hire and Bush Dance)
- Alan moved that his report be adopted. Seconded:**

Report from the Treasurer for April 2025:

Opening Balance: \$11, 969.13

Income: 130.00 (Hall Hire for Line Dancing

Expenses: 2,643.30 Treatment of Rising Damp

Closing Balance: 9,455.83

Card A/c: 659.16

Alan moved that his report be accepted. Seconded : Robyn Gray.

1.8. General Business:

1) Stage Store Rooms to be cleared out and possibly renovate one of them:

Action: Time this activity with the upcoming Community Boot Sale on 26 July from 8.00am-1.00pm at 3 Wood St. Site to be booked for \$5.

2) Mirror for the new ladies toilets:

Action: Kim Lee has obtained quotes - 1500 x 900 for \$124 from Bunnings seems to be the desired size and price. To be confirmed.

3) Regular cleaning of the toilets, particularly prior to regular Stop & Mingle and other events.

Action: A list of volunteers to be made - Robyn, Carmel, Lorna etc

4) Regular cleaning of the hall especially prior to events:

Action: List of volunteers to be made.

5) **Finish cleaning the bricks** and ask Jim Deacon if he could provide a strip of timber for the join between painted and unpainted bricks.

Action: Set a date to complete.

6) Karaoke/Trivia Night for 7.00pm July 19; \$10 per person.

Action: Advertising to be done, newsletter advert; Lucky door prizes, winning trivia table prizes, best singer etc, to be organised.

Date and Time of Next Meeting: 5.30pm 24 July 2025 which will be the AGM.

1.9. Time Meeting Closed: 6.55pm

Signed:

Carmel Payne

Lorna Nixon

Chairperson

Secretary

8.2.3 COMMUNITY DONATIONS POLICY REVIEW

DOCUMENT NUMBER	439468
REPORTING OFFICER	Linda Wiles, Manager Business
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
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	The appropriate provision for the budgeting and funding of the Community Donations program be included in the Operational Plan.
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 Community Donations Policy 2025 ↓

RECOMMENDATION

- 1. Council place the reviewed draft Community Donations Policy, attached to the report, on public exhibition for a period of not less than 28 days.**
- 2. The Policy be adopted under delegation should there be no submissions that warrant significant changes to the Policy.**
- 3. The appropriate provision for the budgeting and funding of the Community Donations program be included in the 2025/2026 Operational Plan.**

Introduction

Cootamundra- Gundagai Regional Council (CGRC), and the former Cootamundra and Gundagai Shire Councils, have traditionally supported local sporting clubs, community groups and individuals through the provision of financial, and in kind, support.

The purpose of this Policy is to enable Council to support the local initiatives put forward by the organisations that promote these values. In doing so, the Policy aims to:

1. Make provision in Council's budget to provide financial assistance to selected organisations which meet the criteria set out in this Policy and associated procedures.
2. Provide an annual open and transparent decision-making process for requests for donations from Council. And,
3. Ensure an accessible and equitable process for those seeking donations from Council.

Discussion

This policy has been reviewed to ensure Council is able to support local initiatives put forward by community organisations.

Financial

The appropriate provision for the budgeting and funding of the Community Donations program be included in the 2025/2026 Operational Plan.

OLG 23a Guideline consideration

Consideration of the 23a Guidelines has been given when updating this policy.



Community Donations Policy

Policy Approval and Distribution

Approved by	Council resolution
Responsible Officer	Manager Business
Section/Service Unit	Business
Next Review Date	24 June 2025

Version Control

Ref	Date	Description	Resolution Number
0.1	28-04-2020	Adopted.	112/2020
0.2	28-02-2023	Presented to Council to facilitate public exhibition process – Adopted thereafter.	029/2023
0.3	24-06-2025	Presented to Council to facilitate public exhibition process – Adopted thereafter.	

Purpose

Cootamundra-Gundagai Regional Council (CGRC), and the former Cootamundra and Gundagai Shire Councils, have traditionally supported local sporting clubs, schools, community groups and individuals through the provision of financial, and in kind, support. It is imperative that CGRC continues to provide that support to its communities now and into the future.

The purpose of this Policy is to enable Council to support the local initiatives put forward by organisations that promote a vibrant and supportive community where all members of the community are valued. In doing so, the Policy aims to:

1. Make provision in Council's budget to provide financial assistance to selected organisations which meet the criteria set out in this Policy and associated procedures.
2. Provide an annual open and transparent decision-making process for requests for donations from Council, and;
3. Ensure an accessible and equitable process for those seeking donations from Council.

Scope

All community Members belonging to, and/or delivering services/activities to the CGRC Local Government Area and which:

- assist to provide a service that falls within Council's area of responsibility, or;
- benefits or assists a target group or activity identified in one of Council's adopted plans.

Objectives

To better regulate donations, sponsorships and in-kind support of not for profit, community groups, and individual activities by providing procedures adequately addressing application criteria for appropriate assessment and approval.

Definitions

In this Policy, *donation* includes 'financial assistance' in providing funds, 'in-kind assistance' by way of assisting with staff, plant or supplies, or general sponsorship and the waiving of fees and charges.

Legislative Framework

Section 356 of the Local Government Act 1993 prescribes the requirements when councils provide financial assistance to others (including charitable, community and sporting organisations and private individuals). Financial assistance must be for the purposes of exercising the council's functions under the Act.

(See also Office of Local Government Circular 06-32 – Provision of financial assistance under Section 356)

Section 377 (1A) of the Local Government Act states that the power can be delegated and this permission is mirrored in Section 356(3) which, in similar terms, removes the need for 28 days public notice of a proposal to pass a resolution to grant financial assistance prior to doing so where:

- The assistance is part of a specific program which has been included in the council's management plan (the purpose of this policy).
- The program's budget does not exceed 5% of the council's income from ordinary rates for the year and;
- The program is uniformly available to all or a significant group of persons within the area.

Related CGRC Policies, Procedures and Forms

Community Donations Policy Procedure

Application Form in above procedure

Review Period

This document is to be reviewed 3 months after each ordinary Council election to ensure that it remains relevant and meets legislative requirements, or as required.

Policy Statement

Nothing in this Policy restricts Council from making recurrent donations, subject to Council receiving an annual application from the applicant organisation. Funding in any one year will neither preclude nor guarantee funding in any other year.

Council will only provide financial assistance to individuals in exceptional circumstances and only then if the application for assistance is made by an incorporated organisation.

Council will not approve financial assistance for initiatives or events that generate financial profits for commercial companies and/or individuals.

Council community donations are not to be used in conjunction with any other Council discount.

Applications must be received prior to the advertised closing date. Any application received outside of this period will be considered with the following years applications.

8.2.4 APPLICATIONS FOR COMMUNITY DONATIONS 2025

DOCUMENT NUMBER	439354
REPORTING OFFICER	Linda Wiles, Manager Business
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
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	Total financial implication is \$41,200.00 from Annual Community Donation Budget.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	To comply with the Community Donations Policy.
ATTACHMENTS	Nil

RECOMMENDATION

- 1. Council provides \$150 to schools in the LGA from the annual community donations budget, incorporating Gundagai High, Gundagai Public, Gundagai South Public, St. Patricks Primary, Nangus Public, Bongonga Public, Cootamundra High, Cootamundra Public, E.A Southee Public, Sacred Heart Central, Elouera Special, and Stockinbingal Public, totalling \$1,800.**
- 2. Council review applications received and determine successful donation recipients from the remaining \$39,400.**

Introduction

Each year Council determines an annual community donations budget, this is then allocated each year in June to successful applications of the community donations program.

Discussion

Council advertised through its usual mediums inviting community groups, schools, and local clubs to apply for a donation in accordance with its Community Donations Policy.

Applications were received until 5pm Friday 30 May 2025 for consideration by Council.

This year, the applications received exceeded \$82,000. Council's 25/26 budget is \$41,200.

Council has assessed each application on its individual merits based on how it will benefit the CGRC community. Details of successful applications will be made available on Council's website for the information of the community.

To ensure as many applicants receive a portion of the donations budget as possible, it has been necessary to reduce the amount requested for many applications.

A summary of each application is included in the table below. Late applications have been included separately at the bottom of the table.

Organisation Name	\$ Requested		Purpose/ Project (Summary) <i>*See applications for full details.</i>
	\$	In-Kind	
Cootamundra Veterans Week of Golf	\$ 1,000.00	\$ -	Week of Golf for men and women over the age of 55. Sponsorship for the 54 Hole individual winners.
Cootamundra Turf Club	\$ 20,000.00		To assist supporting the purchase of the new WIFI Speaker system costing \$20,000
E.A Southee Public School	\$ 500.00		Funds to purchase book prices for Students for annual presentation days
Cootamundra Public School	\$ -	\$ 800.00	Request for 2 days hire of town hall to conduct the annual presentation day awards.
Gundagai Neighbourhood Centre Inc	\$ -	\$ 5,720.00	Rent Waiver - request for in-kind support of waiving annual rent fees for Gundagai Neighbourhood Centre
Lions Club of Cootamundra	\$ 750.00	\$ 500.00	Annual Christmas fair and fireworks display located at Fisher Park Cootamundra. Fireworks & facility hire etc.
Cootamundra Health Care Co-Operative Ltd (Adina Care)	\$ 10,000.00		Cootamundra Beach Volleyball Carnival - Assist with costs of services required at the event including Ambulance, SES. Assist with construction costs to build a permanent stage for the event.
Cootamundra High School	\$ 200.00		Presentation Day awards
Cootamundra Riffle Club	\$ 2,796.00		Council Rates - to assist with the financial stability of the club.
Cootamundra Sports Foundation	\$ 1,000.00		1. Sports person of the Year award. 2. Promotion of sport in the town via website. 3. Annual Donations to local Junior sportspeople and sporting clubs.
NSW Branch Australian Carriage Driving Society	\$ 2,000.00		Carriage driving championship event 24-26 October 2025 at Gundagai Showgrounds
Cootamundra Bridge Club	\$ 2,000.00		To assist with costs associated with the Cootamundra Bridge Congress 30-31 August 2025
Stockinbingal Public School	\$ 150.00		Annual presentation night.
Adina Care Cootamundra	\$ 5,000.00		Intergenerational Program with local schools, community members and Adina Care residents.
S.I South West Slopes	\$ 4,300.00		Women in Sports Dinner 1 August 2025.

Stockinbingal Community Newsletter	\$ 1,000.00		Printing cost of monthly Stockinbingal Newsletter.
Riding for the Disabled	\$ 11,444.48		1. Purchase of Commercial Washing Machine \$6444.48 2. \$5000 towards Hay for 2025.
	\$62,140.48	\$7,020.00	
<u>LATE APPLICATIONS:</u>			
The Art Centre Cootamundra	\$ 5,145.00		The funds will be spent on equipment that will be used for a variety of ongoing and ad hoc events held at The Arts Centre Cootamundra
Heritage Centre Cootamundra	\$ 1,000.00		Display Cabinet for Centre
Battle of the Bidgee Inc	\$ 5,000.00		Battle on the Bidgee Stockmans Challenge – a three day event held down at the Gundagai Showgrounds . 2nd weekend of October.
Defenders of Australia Club		\$ 2,000.00	Land Rover Gundagai Convoy event, in-kind donation to cover traffic control for event.
	\$11,145.00	\$2,000.00	
TOTAL	\$73,285.48	\$9,020.00	
Grant Total	\$82,305.48		

The above summary is in order of when the application was received.

Financial

Council has previously resolved to allocate appropriate provision for the annual community donation program budget and that it is increased each year in line with the consumer price index (CPI).

Please note, application received from the Lions Club of Cootamundra included a request for \$500 in-kind support. These funds will be absorbed from the Fisher Park budget.

OLG 23a Guideline consideration

Does not conflict with guidelines.

8.2.5 FINAL COMMUNITY STRATEGIC PLAN, DELIVERY PROGRAM AND OPERATIONAL PLAN

DOCUMENT NUMBER	438879
REPORTING OFFICER	Anne Chamberlain, Governance Officer
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Good governance: an actively engaged community and strong leadership team 4.3 Cootamundra-Gundagai Regional Council is a premier local government Council
FINANCIAL IMPLICATIONS	There are no Financial implications associated with this report.
LEGISLATIVE IMPLICATIONS	To comply with s.402, s404 & S.405 of the Local Government Act 1993.
POLICY IMPLICATIONS	To comply with OLG IP&R Guidelines and Handbook
ATTACHMENTS	<ol style="list-style-type: none"> 1. Community Strategic Plan (CSP) ↓ 2. 2025-2029 Delivery Program ↓ 3. 2025/2026 Operational Plan ↓ 4. 2025-2029 Workforce Management Plan ↓ 5. Submission - Murrumbidgee Local Health District ↓ 6. Submission - Brendan Price ↓

RECOMMENDATION

1. Council acknowledges the submissions received in response to the public exhibition of the draft, Community Strategic Plan (CSP) draft 2025/2029 Delivery Program (DP), (incorporating the Long-Term financial Plan) and draft 2025/2026 Operational Plan (OP), (incorporating Revenue Policy, Fees & Charges and budget) and Workforce Management.
2. The draft Cootamundra-Gundagai Regional Council 2025-2035 Community Strategic Plan (CSP), draft 2025-2029 Delivery Program (DP), (incorporating the 10-year LTFP), draft 2025-2026 Operational Plan (OP) (incorporating Budget, Revenue Policy, and fees & Charges), with the amendments to the fees and charges within the Revenue Policy, be adopted.
 - a) Caravan Park License – ‘Plus per site fee’ added.
 - b) Rates Section 603 Certificates – Legislated fee updated \$100 per assessment.
 - c) Council notes the fee of 1% to be charged to all council Point of Service (POS) for payments made by Credit card to recover Merchant Fees charged by financial institutions.
 - d) The Effluent charge for 2025/2026 has been determined at \$1.50kL.
3. The draft Cootamundra-Gundagai Regional Council 2025/2029 Workforce Management Plan (Part of the Resourcing Strategy) be endorsed by Council.

Introduction

At its Ordinary Meeting held 27 May, 2025, Council resolved to place the draft Community Strategic Plan (CSP) on public exhibition for twenty-eight (28) days. The public exhibition period ended on the 17 June, 2025.

The Draft Community Strategic Plan (CSP), draft 2025/2029 Delivery Program (incorporating the Long-Term financial Plan), Draft 2025/2026 Operational Plan (incorporating the Revenue Policy, Fees and Charges and budget) and Workforce Management Plan was placed on public exhibition in accordance with the Office of Local Government Integrated Planning & Reporting (IP&R) Handbook and the Local Government Act, 1993. Notice of the exhibition and invitations for submissions were advertised in the Council Snippets and Newsletters. It was also published on Council's website.

Discussion

Council received two (2) submission during the public exhibition period.

A full copy of the submission received has been attached to the report. Submission recipient and date received below:

Alison Nikitas, Director Public Health – Murrumbidgee Local Health District – 11 June 2025.

The following strategies in the Community Strategic Plan currently support the objectives of this submission.

1.1a Quality Health and well-being services that support the changing needs of the community throughout the lifecycle through government and non-government organisations.

1.1b Provide opportunities for the recreational use of parks, sporting facilities, swimming pools by ensuring they are safe, maintained, managed and meet the needs of all community members.

1.1d: Work closely with Murrumbidgee Local Health Rural Operations representatives to provide input into Health Programs to ensure services, programs and reforms are communicated and implemented throughout the LGA.

1.2a: Support initiatives and facilities that encourage social inclusion and community connections.

1.2e Ensure implementation of Disability Inclusion Action Plan elements across the LGA.

The Objectives and Strategies outlined in this submission will be taken into consideration in forward planning of our four-year Delivery plan and Annual Operational Plan.

Brendan Price – dog on the Tuckerbox – 17 June 2025

This submission requests the existing objective of the 2022-2025 Delivery Program be carried over into the 2025-2029 Delivery Program.

2.1F(1):

Seek funding to create visitor servicing hub at Snake Gully/Dog on the Tuckerbox

Measures of success:

- Funding secured to establish visitor servicing hub
- Funding secured for engineering consultant to develop water pipeline plan
- Funding secured to develop water and sewerage solution for the area
- Program of works systems developed for the area

Additionally, there are four (4) amendments received from CGRC staff, which are summarised below:

Updates to Fees and Charges

Caravan Park License

Modification to approval to operate park or manufactured home estate, **plus per site fee**. (Page 36 of the fees and charges)

Rates and property information

Rates – Section 603 Certificates – **Legislated fee updated. \$100 per assessment**. (Page 10 of the fees and charges)

Merchant Fees

That Council note the fee of 1% to be charged at all council Points of Service (POS) for payments made by Credit Card for the purpose of recovering Merchant Fees charged by financial institutions on all comparable transactions. **Wording updated in fees and charges**.

Effluent Reuse Charges

The Effluent Reuse charge has been determined at **\$1.5kL**.

The fees and charges will be provided as an additional attachment under separate Cover.

A. MINOR BUDGET RELATED ITEMS FOR NOTING

A(i). That Council note the reapportionment of interest on investments across Council funds as contained in the Table below and included in the copy placed on public exhibition.

Income Statement by Fund (\$)	General Fund		Water Fund		Sewer Fund		Total	
	24/25	25/26	24/25	25/26	24/25	25/26	24/25	25/26
Income from Continuing Operations								
Rates & Annual Charges	14,832,301	15,559,475	1,987,188	2,185,907	3,000,585	3,180,700	19,820,074	20,926,082
User Charges & Fees	6,638,477	4,534,477	2,909,612	3,197,953	678,664	719,244	10,226,753	8,451,674
Other Revenues	679,250	1,144,500	-	-	-	-	679,250	1,144,500
Grants & Contributions - Operating	8,155,400	8,510,552	-	-	-	-	8,155,400	8,510,552
Grants & Contributions - Capital	8,857,957	1,984,578	524,043	-	-	-	9,382,000	1,984,578
Interest & Investment Revenue	620,000	827,368	230,000	306,927	150,000	200,170	1,000,000	1,334,465
Total Revenue	39,783,385	32,560,950	5,650,843	5,690,787	3,829,249	4,100,114	49,263,477	42,351,851
Expenses from Continuing Operations								
Employee Benefits and On-Costs	16,682,108	16,699,270	577,511	784,575	592,196	645,086	17,851,815	18,128,931
Materials & Contracts	8,853,721	9,192,814	3,386,000	3,656,000	1,735,000	1,945,000	13,974,721	14,793,814
Borrowing Costs	10,943	-	59,769	105,147	38,817	32,851	109,529	137,998
Depreciation and Amortisation	10,882,000	11,268,194	568,000	598,960	1,050,000	1,142,925	12,500,000	13,010,078
Other Expenses	1,032,000	832,000	-	-	-	-	1,032,000	832,000
Total Expenses	37,460,772	37,992,278	4,591,280	5,144,682	3,416,013	3,765,862	45,468,065	46,902,821
Net operating result for the year attributable to Council	2,322,613	(5,431,328)	1,059,563	546,105	413,236	334,252	3,795,412	(4,550,970)
Net operating result for the year before grants and contributions provided for capital purposes	(6,535,344)	(7,415,906)	535,520	546,105	413,236	334,252	(5,586,588)	(6,535,548)

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.



2025 Community Strategic Plan





WORKING IN PARTNERSHIP WITH THE COMMUNITY

To co-create a vibrant region attracting people, investment and business through innovation, diversity, and community spirit.

2



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**THE DECISIONS WE MAKE
NOW AS A COUNCIL
AND COMMUNITY WILL
IMPACT ON WHAT
OUR LIVES, TOWN AND
REGION WILL BE LIKE
IN THE FUTURE.**



**COOTAMUNDRA-
GUNDAGAI** REGIONAL
COUNCIL

MESSAGE FROM THE MAYOR

The Community Strategic Plan (CSP) 2025-2035, has been developed by our community, "Our Place, Our Future 2025-2035" is the vision Council shares with the community for the future of our Region.

The recent review ensures Council is on track to deliver the goals and aspirations reflected in the CSP of 2022-2032. The review will also capture changes in community objectives and priorities. The decisions we make now as a Council and community will impact on what our lives, town and region will be like in the future.

Council recently held a number of feedback stands in towns and villages across the LGA, an online survey was conducted along with an online feedback opportunity. I sincerely appreciate the responses and time, members of the community have invested in providing feedback, attending the feedback stands, and completing the online survey and feedback form during the consultation period. This input is invaluable and instrumental giving Council a clear direction in what the community feel is important to achieve our visionary goals.

Cr Abb McAlister

Mayor Cootamundra-Gundagai Regional Council







OUR PLAN

The Cootamundra-Gundagai Community Strategic Plan is based on the aspirations, priorities, and values of our community. The Community Strategic Plan (CSP) is a shared community vision, and has been developed by balancing what the community has asked for and what needs to be done.

The plan helps to shape Council actions over the next 10 years. It is reviewed every four years in line with Council elections to ensure it aligns with community needs.

The CSP represents the highest level of strategic planning undertaken by local Councils. It is led by the Mayor and Councillors through engagement with the community. Council has a custodial role in engaging, refining and preparing the plan on behalf of the Cootamundra-Gundagai community.

Cootamundra-Gundagai Regional Council developed this plan in consultation with the community through online, telephone, face-to-face community survey and forums. When the plan refers to 'we' and 'our' it refers to the collective Cootamundra-Gundagai community, including Council, other levels of government, businesses and organisation and residents.

The plan aligns with the NSW State Plan and Riverina-Murray Regional Plan, and has been prepared with regard to social justice principles of access, equity, participation and rights, and addresses social, environmental, economic and governance matters.

INTEGRATED PLANNING AND REPORTING FRAMEWORK

The CSP is the cornerstone document of the NSW Government's Integrated Planning and Reporting (IP&R) Framework. The IP&R framework provides the structure from which all of Council's strategic and operational documents are connected, including reporting and accountability.

MEASURING PROGRESS

The IP&R framework requires Councils to measure and report on progress in implementing this Plan. Our outcomes are listed in this plan under each theme heading.

OUR VISION. OUR VALUES.


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



POPULATION

11,424
(ABS ERP 2023)

WORKFORCE

4,685
people employed
59% full-time
34% part-time

REGION LAND AREA

3,982
square kms

INDUSTRIES

Agriculture
Healthcare
Social assistance

OUR COMMUNITY SNAPSHOT

The Cootamundra-Gundagai Regional Council Estimated Resident Population is 11,424 as at 2023.

The Cootamundra-Gundagai Regional Council area is located in the South West Slopes and Riverina Regions of New South Wales, about 390 kilometres south-west of the Sydney CBD, and about 95 kilometres north-west of the Canberra CBD.

The region boasts spectacular views of the country-side, with rolling hills and some of the country's best farming and cropping locations. We have museums for history lovers and an Arts Centre that holds regular workshops, exhibitions, performances and movie sessions. Combined with gorgeous architecture, streetscapes and views to keep the most ardent culture vultures and photography lovers intrigued.

The regions main industries are agriculture, meat processing, renewable energy, tourism, manufacturing and health and a growing dedication to coffee, great pub food and independent boutiques to attract the envious glances from Sydney, Melbourne and Canberra!



ENGAGEMENT PROCESS

In 2022 Council engaged with the local community and stakeholders to understand:

1. The community's priorities and aspirations for the future
2. Local challenges, opportunities and priorities
3. Their ideas for what would make living in the region better

During the engagement activities, Council asked the community to consider:

1. Where are we now? To understand our current position and identify what we do well as a region
2. Where are we going? To identify the trends, pressures and constraints that are likely to affect us in the future
3. Where do we want to be? To imagine and visualise a preferred future, looking 10 years ahead
4. How will we get there? To determine the actions, we need to make our preferred future a reality
5. How will we know when we've arrived? To visualise what success will look like

In 2025 Council conducted a CSP Community Engagement Review, which included communications and marketing activities, Council pop-upstands and an online community survey that reached over 7,866 people across the region.

The review concluded that the ideas and focus areas still align with the community needs as outlined in the 2022 Community Strategic Plan.



ENGAGEMENT APPROACH

The CSP Engagement Plan was designed and delivered in accordance with Cootamundra-Gundagai Regional Council's Engagement Framework. Key focus areas of this framework include social justice principles equity, access, participation and rights. The framework is also guided by key elements of, and in accordance with, the International Association of Public Participation (IAP2). These elements are:

- Inform – giving information to the local community
- Consult – seeking feedback from the local community
- Involve – working directly with the local community
- Collaborate – create partnerships with the local community to produce recommendations and solutions
- Empower – putting final decision-making into the hands of the community

ENGAGEMENT ACTIVITIES

The Cootamundra-Gundagai community invested significant time, thought and energy into the engagement activities throughout 2022 and the CSP review in 2025 to develop the Community Strategic Plan. Overall, the community valued having the opportunity to have their say.

A key focus of the engagement plan was to ensure that activities were undertaken in main towns as well as villages providing a sufficient geographic coverage to afford as many community members as possible with an opportunity to participate.





BRINGING THE PLAN TO LIFE.

ROLE OF COUNCIL

Consultation, Delivery and Monitoring

Council has a key role in driving the community towards its preferred future. Council has developed the Community Strategic Plan on behalf of the community, and will continue to take a lead role in facilitating and advocating the plan's objectives.

Community engagement activities will continue during the 10-year period to make sure our goals for the future meet the changing needs of our community. Council also has a role in delivering key strategies within the plan, and will advocate on behalf of the community those activities not resourced by Council by partnering with other government agencies, non-government organisations and residents.

This plan is supported by Council's Delivery Program and Operational Plan:

- Delivery Program: identifies the 4-year principal activities Council will undertake to work towards the community's vision for the future
- Operational Plan: the projects and actions Council will take in the next financial year to achieve the 4-year Delivery Program

Our community's aspirations will not be achieved without sufficient resources – time, money, assets and people – to carry them out. Council is committed to allocating resources to ensure the successful delivery of the strategies within the Community Strategic Plan, while ensuring the continuation of basic services in a fiscally responsible manner.

This resourcing strategy includes:

- The Long-Term Financial Plan: to provide financial modelling for the next ten years
- The Workforce Management Strategy: to address the human resourcing requirements for the next four years, and
- The Asset Management Strategy: to identify critical assets, and develop risk management strategies and actions to improve capability, requirements and timeframes

Council will regularly monitor progress towards achieving our goals, and will report back to the community on how we are tracking. More detailed reports outlining progress will be provided in the Annual Report, as well as at the end of the elected Council's term.



ROLE OF RESIDENTS AND LOCAL ORGANISATIONS

Participation

Bringing the Community Strategic Plan to life requires working together. Our residents, community groups and local businesses have an ongoing role in providing input and actively participating in engagement activities.

Our community members already do so much to improve our area – from supporting community events to taking an active role in local projects or taking leadership positions in community organisations. Continuing to make positive changes in our everyday lives will benefit us all in realising our future vision.

ROLE OF OTHER AGENCIES

Partnership

Through the development of robust and strategic partnerships and sharing resources with other government and non-government agencies, our plans for the future can be brought to life.

Council is committed to working with other levels of government and neighbouring local Councils to support objectives that reach beyond our local government area.

The Cootamundra-Gundagai Regional Council CSP is influenced by external legislative and regulatory requirements.

Key planning instruments include:

- NSW Premier's Priorities
- Riverina-Murray Regional Plan 2036
- Disability Inclusion Action Planning
- Office of Local Government – Fit for the Future Program
- Legislative Requirements of NSW State Agencies

The Premier has identified key focus areas which government agencies and Council are to consider in their planning process. The Cootamundra-Gundagai Regional Council's CSP will align with these priorities listed below:

- A strong economy
- Highest quality education
- Well connected communities with quality local environments
- Putting the customer at the centre
- Breaking the cycle of disadvantage

The Riverina-Murray Regional Plan has a significant influence on the Cootamundra-Gundagai Community Strategic Plan, and provides direction to Council with four key goals for the region:

- Support agriculture as the dominant industry, encouraging development of livestock production and processing, as well as development of key freight transport services
- Develop niche value-added agricultural produce and related tourism opportunities
- Capitalise on the existing access to rail and road infrastructure
- Enhance access to services and facilities, including health and aged care, to support a healthy rural community

Collaboration and partnerships are crucial to achieve our goals.

OUR COMMUNITY
HAS IDENTIFIED THE
NEED FOR FURTHER
INVESTMENT AND
ENCOURAGING NEW
BUSINESSES TO
START UP IN THE
REGION AS KEY
FOR OUR FUTURE
SUSTAINABILITY.



EMPLOYMENT AND INVESTMENT

Our community has identified the need for further investment and encouraging new businesses to start up in the region as key for our future sustainability and economic resilience. We need to encourage and incentivise a diversity of investment to promote economic growth in the development of new sectors, as well as the growth and expansion of existing businesses.

By fostering a culture of innovation, being open to new ideas and promoting entrepreneurship we can promote ourselves as being “open for business”. Large-scale infrastructure investments can be a catalyst for positive change, such as the ARTC Inland Rail project, locally based abattoirs, and Humelink providing opportunities for the future, making it easier for business to do business and increasing our connectedness with our regional and city counterparts. Our challenge, then, is to be prepared to capture opportunities as they arise.



BIG IDEAS

- Revisit the rail trail in vibrant and supportive community
- Permitted land use and increased land releases and subdivisions with residential and lifestyle land encouraged
- Stronger state and federal government advocacy
- Increased transparency and accountability
- Connection to country and more work with our Indigenous community
- Innovation and embracing new technologies
- Encourage and facilitate new businesses to start up in the area
- Focus on art and culture as both are a tourism driver
- Building community and business preparedness for natural and manufactured disasters and emergencies
- Stronger focus on maintenance and upgrade of town appearance, tourism and agritourism asset development
- Introduction of a multi-purpose community centre that can be used for range of community needs
- Seek additional funding opportunities to develop tourism and youth assets and support tourism development
- Better signage for Cootamundra
- Avenues of Autumn trees or Wattle to create a spectacle
- Implement a series of workshops and mentoring to support agritourism development
- Revisit major sporting event hosting opportunities for the region
- Silo art to bring tourism
- Establish kerbside bulky waste collection in Gundagai
- A closed dog park in Gundagai for off-leash exercise
- Prioritise planning for the suitable selection, placement and integration of street trees



OUR PLAN FOR THE FUTURE

The Cootamundra-Gundagai Community Strategic Plan is a call to action which reflects the aspirations and visions for the future.

Our community strategic plan is made up of:

- Five key focus areas that identify where we want to be
- Eighteen objectives we want to achieve over the next 10 years
- Strategies that help us achieve our objectives
- Partners we can work with to achieve our objectives
- Performance Measures to track and monitor our progress

HOW TO READ THIS PLAN

Key Focus Area



A VIBRANT, SAFE, AND INCLUSIVE COMMUNITY

We have a thriving community where diversity is embraced, everyone is welcomed, valued, safe and we have opportunities to enhance our health, happiness, and wellbeing.

Objectives



Where do we want to be	How will we get there	Council's role	Partners
Our health and wellbeing needs are met	<ul style="list-style-type: none"> Quality health and well-being services that support the changing needs of the community throughout the lifecycle are provided through government and nongovernment organisations Provide opportunities for the recreational use of parks sporting facilities, swimming pools by ensuring they are safe, maintained, managed and meet the needs of all community members Seek funding and investment for the revitalisation of the Gundagai Memorial Swimming Pool and existing sports and recreation facilities across Cootamundra, Gundagai and villages 	Leader Partner Advocate	<ul style="list-style-type: none"> Community groups and sporting organisations NSW and Australian governments Primary and allied health services
Strategies			
Council's Role			
Partners who can help			

Performance indicators and measures



Outcomes	Measure	Source
A diverse and inclusive community	<ul style="list-style-type: none"> Attendance and participation in community and cultural events, activities and programs % Of residents who say they can get help from their friends, family, neighbours when needed 	<ul style="list-style-type: none"> Cootamundra-Gundagai Regional Council community survey
A happy, healthy and safe community	<ul style="list-style-type: none"> Community wellbeing score reflects average regional Australian wellbeing score Low crime rates maintained % Of residents who are a healthy weight % Of residents who are non-smokers % Of residents involved in physical activity or who are involved in sports 	<ul style="list-style-type: none"> Regional Wellbeing Survey Local Police Reports NSW Bureau of Crime Statistics and Research

1 A vibrant, safe, and inclusive community

We have a thriving community where diversity is embraced, everyone is welcomed, valued, safe and we have opportunities to enhance our health, happiness, and wellbeing.

Where do we want to be	How will we get there	Council's role	Partners
1.1 Our health and wellbeing needs are met	<p>1.1a Quality health and well-being services that support the changing needs of the community throughout the lifecycle through government and non-government organisations</p> <p>1.1b Provide opportunities for the recreational use of parks, sporting facilities, swimming pools by ensuring they are safe, maintained, managed and meet the needs of all community members</p> <p>1.1c Seek funding and investment for the replacement and renewal of existing sports and recreation facilities across the LGA.</p> <p>1.1d Work closely with Murrumbidgee Local Health Rural Operations representatives to provide input into Health programs to ensure services, programs and reforms are communicated and implemented throughout the LGA</p>	Leader Partner Advocate	<ul style="list-style-type: none"> Community groups and sporting organisations NSW and Australian governments Primary and allied health Services Murrumbidgee Local Health District (MLHD)
1.2 A welcoming community that cares for and looks after each other	<p>1.2a Support initiatives and facilities that encourage social inclusion and community connections</p> <p>1.2b Acknowledge and respect Aboriginal and Torres Strait Islander peoples</p> <p>1.2c Local groups, clubs, and volunteer organisations are Recognised, supported and promoted</p> <p>1.2d Increase focus on the Arts by providing accessible, functional, multi-purpose facilities and spaces suitable for culture, recreational, learning and information services and activates</p> <p>1.2e Ensure implementation of Disability Inclusion Acton Plan elements across the LGA.</p>	Leader	<ul style="list-style-type: none"> Community groups Local historical societies Artists Art & Culture Groups Local Aboriginal Community Sporting Groups Health and Wellbeing organisations
1.3 Maintaining Emergency resilience and low crime levels	<p>1.3a Deliver dependable emergency service management practices and responses which protect the safety of our community</p> <p>1.3b Work with key partners and community to maintain low levels of local crime and deliver community and road safety</p>	Leader Facilitator	<ul style="list-style-type: none"> Local Police Stock Squad State Forest NSW Crime Prevention Working Group

What you can do:

Volunteer, participate in community activities and events, share and promote local events and activities, participate in healthy lifestyle activities. Report to Council when facilities require maintenance or attention, make use of our open spaces, visit our tourist attractions.

Outcomes	Measure	Source
A diverse and inclusive community	<ul style="list-style-type: none"> Attendance and participation in community and cultural events, activities and programs % Of residents who say they can get help from their friends, family, neighbours when needed 	<ul style="list-style-type: none"> Cootamundra-Gundagai Regional Council community survey
A happy, healthy and safe community	<ul style="list-style-type: none"> Community wellbeing score reflects average regional Australian wellbeing score Low crime rates maintained % Of residents who are a healthy weight % Of residents who are non-smokers % Of residents involved in physical activity or who are involved in sports 	<ul style="list-style-type: none"> Regional Wellbeing Survey Local Police Reports NSW Bureau of Crime Statistics and Research
Community satisfaction with local arts, entertainment, and culture	<ul style="list-style-type: none"> Level of community satisfaction with the provision of local arts, entertainment and culture 	<ul style="list-style-type: none"> Cootamundra-Gundagai Regional Council community survey
Community satisfaction with parks, and recreational areas	<ul style="list-style-type: none"> Level of community satisfaction with the provision of parks, and recreational areas 	<ul style="list-style-type: none"> Cootamundra-Gundagai Regional Council community survey

2 A region for the future

We are a prosperous and resilient region providing opportunities for growth and learning to strengthen and grow our economy, support tourism, and adopt new technologies to ensure long-term sustainability.

Where do we want to be	How will we get there	Council's role	Partners
2.1 Recognised as a must-visit tourist destination	2.1a Seek funding and investment opportunities for tourism asset development 2.1b Seek funding and investment opportunities to improve existing visitor amenities and experiences 2.1c Growth and expansion of the region's events calendar and tourism products with a focus on agritourism opportunities 2.1d Increased marketing of the Cootamundra and Gundagai tourism brands 2.1e Actively promote and develop the region's visitor accommodation, products, and recreational infrastructure 2.1f Investigate option for relocations of the Visitor Information Centre in Cootamundra and ensure the Gundagai Visitor Information Centre is used to its maximum potential. 2.1g Conduct a feasibility study and investigate funding sources for public toilets in Nangus	Leader Partner Advocate	<ul style="list-style-type: none"> • NSW and Australian governments • Community Groups • Local businesses and business partnerships
2.2 A thriving region that attracts people to live, work and visit	2.2a Support and facilitate economic development and employment opportunities 2.2b Attract new business and employment opportunities to the region, supporting their establishment and retention 2.2c Review and update Council's Tourism and Economic Development Strategy 2.2d Deliver Youth Strategy actions and promote Youth Council. 2.2e Work with businesses, planners and governments to facilitate key infrastructure projects to support economic growth 2.2f Facilitation of business grants 2.2g Creation of a hub for education and training of frontline medical staff to position Cootamundra as a centre of medical excellence 2.2h Improving Council's focus on the Arts by providing accessible, functional and multi-purpose facilities and spaces suitable for cultural, recreational, learning and information services and activities	Leader Partner Advocate	<ul style="list-style-type: none"> • Youth Council • Cootamundra Tourism Action Group • Gundagai Tourism Action Committee • Business Associations • NSW Business Chamber • NSW and Australian governments • Murrumbidgee Local Health District • TAFE NSW • Schools

What you can do:

Shop locally, support local businesses, share upcoming events with each other and help with local promotion, employ local people, participate in healthy lifestyle activities, use local and regional service providers, think local when looking for work opportunities, encourage family and friends to relocate to the region.

2.3 A region that can accommodate and support strategic growth	<p>2.3a Pursue affordable housing opportunities in the region</p> <p>2.3b Provide appropriate land development to meet market demand</p> <p>2.3c Implement actions from the Local Environmental Plan and 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</p> <p>2.3d Explore economic potential associated with the Inland Rail development.</p>	<p>Leader</p> <p>Partner</p> <p>Advocate</p>	<ul style="list-style-type: none"> • Local farmers and agricultural landowners • Landowners • NSW and Australian governments • Inland Rail • REROC
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Outcomes	Measure	Source
Region recognised as a popular tourist destination	<ul style="list-style-type: none"> • Increased tourism numbers and overnight visitation • Increase in Annual spend in region • Uptake of Council's community donations/funding/sponsorships 	<ul style="list-style-type: none"> • Cootamundra-Gundagai Regional Council • Destination NSW • Tourism Research Australia
A strong, diverse, and resilient economy with business, work, and investment opportunities available	<ul style="list-style-type: none"> • Growth in number of registered small and medium businesses • Increase in value of approved commercial developments 	<ul style="list-style-type: none"> • Australian Business Register Data • Cootamundra-Gundagai Regional Council
Responsible growth, and development with land-use opportunities identified, promoted and realised	<ul style="list-style-type: none"> • Number of development applications and number of development approvals 	<ul style="list-style-type: none"> • Cootamundra-Gundagai Regional Council
Local unemployment is low	<ul style="list-style-type: none"> • Overall unemployment rate low • Youth unemployment rate low 	<ul style="list-style-type: none"> • Australian Bureau of Statistics
Increased population	<ul style="list-style-type: none"> • Number of new residents 	<ul style="list-style-type: none"> • Australian Bureau of Statistics • Cootamundra-Gundagai Regional Council • Profile Id

3 A protected and Enhanced environment

We have attractive towns and villages that complement our unique natural environment, where heritage is preserved and enhanced whilst balancing the needs for regional development and growth.

Where do we want to be	How will we get there	Council's role	Partners
3.1 Our natural environment is valued 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 3.1b Undertake active weed and pest management 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	Leader Partner Advocate	<ul style="list-style-type: none"> Local organisations Community members Local Land Services Landcare CSIRO
3.2 We have attractive towns and villages	3.2a Undertake place making and beautification activities at entrances to towns and villages 3.2b Increase highway signage for Cootamundra and investigate additional signage opportunities for walks, public art, village facilities, river, nature-based experiences 3.2c Regeneration of creeks and waterways including Muttama Creek, Morley's Creek and Gundagai waterways 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 3.2f Ensure Village facilities are maintained and upgraded accordingly 3.2g Ensure cemeteries across the LGA are well maintained and upgraded where appropriate	Leader Partner Advocate	<ul style="list-style-type: none"> Cootamundra-Gundagai Regional Council Local businesses Community groups Local producers
3.3 Responsive and adaptive community to climate change risks and impacts	3.3a Investigate and implement renewable energy technologies to reduce environmental impact including developing specific controls for solar farms and permissibility of landfills 3.3b Investigate and implement sustainable water and waste strategies as outlined in CGRC Local Strategic Planning Statement 3.3c Encourage and support active community participation in local environment projects	Leader Partner Advocate	<ul style="list-style-type: none"> Renewable energy companies Transgrid Essential Energy NSW Government Landcare Local Land Services NSW Government CSIRO Community

What you can do:

Conserve water, recycle and minimise energy use, get involved in activities that assist protecting the environment, protect our natural habitats by being responsible and respectful, control weeds and pests on private property.

3.4 Greater efficiency in the use of resources	3.4a Improve waste minimisation and recycling practices in homes workplaces, development sites and public places 3.4b Encourage energy and resource efficiency initiatives such as native and water-wise gardens to increase drought tolerance 3.4c Revise asset management strategy 3.4d Continue to communicate strategies and activities relating to sustainability.	Leader Partner Advocate	<ul style="list-style-type: none"> • NSW Government • Developers • Planners • Landcare • Local Land Services • Local businesses • Community • Essential Energy
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Outcomes	Measure	Source
Interesting, attractive, and welcoming towns and villages	<ul style="list-style-type: none"> • Community satisfaction with place making activities, and beautification projects 	<ul style="list-style-type: none"> • Cootamundra-Gundagai Regional Council community survey
Local history, heritage, culture, and character is valued and preserved	<ul style="list-style-type: none"> • Community satisfaction with heritage conservation 	<ul style="list-style-type: none"> • Cootamundra-Gundagai Regional Council community survey
Environment and climate change risks and impacts are understood and managed collectively	<ul style="list-style-type: none"> • Reduced water usage • Increased community readiness and resilience to bushfires and floods 	<ul style="list-style-type: none"> • Cootamundra-Gundagai Regional Council water usage
Increased use of sustainable water and energy sources	<ul style="list-style-type: none"> • Household water usage • Compliance with Australian Drinking Water Guidelines • Household electricity usage 	<ul style="list-style-type: none"> • Cootamundra-Gundagai Regional Council • Transgrid • Water NSW

4 Collaborative and Progressive leadership

We have a transparent and accountable local Council with an actively engaged community and effective partnerships that foster trust, facilitates innovation and uses resources wisely to meet community needs.

Where do we want to be	How will we get there	Council's role	Partners
4.1 A clear strategic direction that is delivered upon	4.1a Continuous improvement in services delivery based on accountability, transparency and good governance 4.1b Provide the community with responsive customer service 4.1c Maintain a high-quality workforce that is committed to delivering on the community's and Council's vision and goals 4.1d Strengthen strategic partnerships with the community, business and all levels of government 4.1e Ensure long-term financial sustainability through short, medium and long-term financial planning	Leader Partner Advocate	<ul style="list-style-type: none"> • NSW and Australian governments • Community • Local businesses and business partnerships
4.2 Proactive, practical Council leaders who are aligned with community needs and values	4.2a Elected representatives who are trained, skilled, resourced, and knowledgeable 4.2b Implementing, monitoring, review and reporting on Council strategic and operational plan outcomes 4.2c Deliver better online solutions to customers who engage with Council 4.2d Continuous improvement in Planning, Building, Development Compliance	Leader Partner Advocate	<ul style="list-style-type: none"> • Community Members
4.3 Actively engaged and supportive community	4.3a Engaging and partnering with the community in the delivery of CSP objectives 4.3b Promoting and celebrating achievements of Council and the community 4.3c Facilitate more face-to-face community engagement/pop-up activities 4.3d Update and implement Communications Plan for Council 4.3e Facilitate community consultation in line with Community Engagement Charter 4.3f Active and robust Section 355 Working Committees 4.3g Greater engagement with Village communities.	Leader Partner Advocate	<ul style="list-style-type: none"> • Community • Section 355 Committees

What you can do:

Participate in Council engagement activities and events, attend Council meetings, or watch them online, make use of Council's website, provide feedback on Council plan and initiatives, make suggestions to Council, support the Section 355 committees in your town/village.

4.4 Recognised as a premier local government Council that represents and advocates for community needs	<p>4.4a Maintaining a strong and robust financial position that supports the delivery of services and strategies ensuring long-term financial stability</p> <p>4.4b By meeting all legislative requirements and operating within good governance practices and frameworks</p> <p>4.4c Information is communicated with the community consistently, reliably, timely and in a manner that best suits diverse needs</p> <p>4.4d Planning and decision making is holistic and integrated and has due regard to the long-term and cumulative impacts</p> <p>4.4e Advocate to NSW Government for the provision of incentives to attract health specialists and essential support services for our community</p> <p>4.4f Implement and deliver Council's Disability Inclusion Action Plan</p> <p>4.4g Establish innovative leadership practices</p> <p>4.4h Advocate for greater connectivity to counteract black spots and investigate funding opportunities through <i>Better Connectivity Plan for Regional and Rural Australia (infrastructure NSW)</i> to improve mobile and broadband connectivity in the Villages of Coolac, Muttama, Adjungbilly, Nangus, Stockinbingal and Wallendbeen</p>	Leader Partner Advocate	<ul style="list-style-type: none"> • NSW Government
Outcomes	Measure	Source	
Strong Council performance and culture	<ul style="list-style-type: none"> • Compliance with integrated and reporting requirements • Benchmark to best practice • % Of residents who are satisfied with Council performance • Quality of service to ratepayers • Adherence to Code of Conduct • Increase in staff capacity, satisfaction and wellbeing • Council attracts, retains, develops and supports workers in a safe, healthy and non-discriminatory environment 	<ul style="list-style-type: none"> • Cootamundra-Gundagai Regional Council community survey • NSW Department of Local Government • Cootamundra-Gundagai Regional Council staff survey 	
A well informed and engaged community Community is satisfied with Council's level of engagement, accountability and transparency	<ul style="list-style-type: none"> • Opportunities for genuine community engagement • Additional support to achieve community outcomes by seeking targeted grant funding • % Of residents who feel that Council delivers value for their rate dollar • % Of residents who feel Council communicates well with the community • % Of residents who know who to contact at Council for representation and information 	<ul style="list-style-type: none"> • Cootamundra-Gundagai Regional Council community survey • Cootamundra-Gundagai Regional Council customer service reports • Grant Register 	

5 Integrated and accessible region

We have transport networks and services that are well connected and convenient and not only connect our villages and towns, but also connect us to other regions, capital cities and states, and our community has access to services and facilities that make the region 'liveable'.

Where do we want to be	How will we get there	Council's role	Partners
5.1 Known for our good road network	5.1a Revising the asset management plan 5.1b Prioritising access road maintenance and future development to provide safe and efficient road and pathway network 5.1c Considering alternate/additional road maintenance partners 5.1d Work with partners to improve access to public and community transport 5.1e Improve passenger and freight transport connections in the region 5.1f Ensure consistent maintenance and upgrades to road network in Villages	Leader Partner Advocate	<ul style="list-style-type: none"> Telstra/telecommunications provider Road maintenance contractors Other contractors Community Service providers
5.2 Easily accessible from major cities and other regional towns	5.2a Feasibility study/masterplan for development of Cootamundra airport into a true regional airport facilitating visitors, business, health services, and managing emergencies 5.2b Improve Road conditions across the region, and advocate to improve access to regional cities and connection out of the region 5.2c Establish linked network of pedestrian footpaths and cycle paths through continued extension and upgrade of pedestrian and cycle paths 5.2d Seek funding to further enable electric charging infrastructure	Leader Partner Advocate	<ul style="list-style-type: none"> NSW and Australian governments Murrumbidgee Local Area Health Cootamundra Airport Cootamundra Tourism Group Business Chambers Transport for NSW RMS Neighboring Rail Trails
5.3 Secure Cootamundra as an Inland Port location serving to transfer rail freight between the Inland Rail and Sydney-Melbourne line	5.3a Target opportunities for new freight and logistics facilities in the area that maximise the use of available industrial land, access to transport and specific labour market requirements 5.3b Identify, coordinate and prioritise the delivery of local road projects that help support the regional freight network 5.3c Attend State agency and local government area roundtable meetings to achieve better regional planning outcomes, and to ensure a collaborative approach across the region 5.3d Implement actions from Villages Strategy which target industrial and freight development	Leader Partner Advocate	<ul style="list-style-type: none"> NSW Government Freight and Logistic providers Transport Providers Local businesses and business partnerships

What you can do:

Keep footpaths clear of parked cars and overhanging, overgrown vegetation, be aware of your safety when moving around the region, use local and regional transport providers, report unsafe road conditions to Council.

5.4 Functional communications technologies to improve services and facilities across the region	5.4a Develop a digital services strategy 5.4b Implement technology solutions to improve transport infrastructure and experiences 5.4c Advocate for future technology provision (i.e., IoT) to support business and lifestyle in our community	Leader Partner Advocate	<ul style="list-style-type: none"> • Telecommunications Provider • Local businesses and business partnerships • NBN
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Outcomes	Measure	Source
A safe, sustainable and efficient road and pathway network	<ul style="list-style-type: none"> • Community satisfaction with the safety of the road network in their town or village and across the region • Community satisfaction with the condition of the road network in their town or village and across the region 	<ul style="list-style-type: none"> • Cootamundra-Gundagai Regional Council community survey
Better connectivity between towns, villages, other regions, major cities and other states	<ul style="list-style-type: none"> • Community satisfaction with connectivity • Increased opportunity for Council 	<ul style="list-style-type: none"> • NSW Government • Cootamundra-Gundagai Regional Council Community survey • Federal Government
Improved access to IoT technologies	<ul style="list-style-type: none"> • % of residents connected via technology • Community satisfaction with services 	<ul style="list-style-type: none"> • Australian Bureau of Statistics • Cootamundra-Gundagai Regional Council community survey

OUR PLACE... OUR FUTURE.

2025 Community Strategic Plan





WORKING IN PARTNERSHIP WITH THE COMMUNITY

To co-create a vibrant region attracting people, investment and business through innovation, diversity, and community spirit.



**COOTAMUNDRA-
GUNDAGAI** REGIONAL
COUNCIL

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COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
2025 FOUR YEAR DELIVERY PROGRAM

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MESSAGE FROM THE MAYOR

Welcome to the 2025-2029 Delivery Program. The Delivery program is a four-year plan that turns the strategic goals found in the Community Strategic Plan into actions. It is the point where a council makes a commitment to the Community Strategic Plan, and act upon those issues that are within its area of responsibility.

This year's Delivery Program outlines how Council will build on and deliver the strategic goals set out in the Community Strategic Plan (CSP). The Delivery Program is the action or "go to" document for Councillors. Whilst delivery and actions are foremost in Council plans forward, we remain committed to the Vision Statement. A vibrant region attracting people, investment and business through innovation, diversity and community spirit. The Delivery Program sets out the work and translates the goals from the CSP into clear actions Council will do over the next four years to address the priorities the community set out in the CSP.

The 2025-2029 Delivery Program highlights Council's CSP Statement, Our Place... Our Future, where we embrace the place we call home, and look to the future for enhanced living and sustainable environments.

Cr Abb McAlister

Mayor Cootamundra-Gundagai Regional Council



COOTAMUNDRA-
GUNDAGAI REGIONAL
COUNCIL

INTRODUCTION

INTERIM GENERAL MANAGER ROGER BAILEY

I understand that there is a significant degree of uncertainty surrounding the future of Cootamundra-Gundagai Regional Council, particularly with the possibility of a demerger and the creation of two new councils.

Despite this uncertainty, Council must continue to plan and set direction based on what is currently known. The business of Council must move forward, which is why we are pleased to introduce the 2025-2029 Delivery Program. As part of the Cootamundra-Gundagai Regional Council's Integrated Planning and Reporting (IP&R) framework, this Delivery Program is a four-year plan that translates the strategic goals outlined in the Community Strategic Plan (CSP) into actionable steps. It marks the point where Council commits to the CSP and takes action on the issues within its area of responsibility.

These plans are regularly reviewed and reported to Councillors to ensure Council remains on track in delivering the aspirations and priorities set by the community in the CSP and subsequent CSP Review.

The diagram on page 6 illustrates how the Delivery Program fits within the IP&R framework and Council's roadmap to achieving the objectives outlined in the CSP.

Our vision for the Cootamundra-Gundagai region is to be a vibrant area that attracts people, investment and business through innovation, diversity and community spirit. The recent CSP review has reinforced these ideals, and this Delivery Program will guide us towards realising these goals.

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wiradjuri people, the Traditional Custodians of the Land at which 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.





ABOUT THIS PLAN

INTEGRATED PLANNING AND REPORTING FRAMEWORK

The Integrated Planning and Reporting Framework is one of the central components of local government in NSW.

The Integrated Planning and Reporting Framework recognises that most communities share similar aspirations: a safe, healthy and pleasant place to live, a sustainable environment, opportunities for social interaction, opportunities for employment and reliable infrastructure. The differences lie in how each community responds to these needs, and the resulting character of the individual towns and villages. It also recognises that all Council's plans and policies are interconnected.

This Delivery Program has been prepared in accordance with the Integrated Planning and Reporting Framework and the Local Government Act 1993. The framework allows Council to draw all its plans together, planning holistically for the future.

COMMUNITY STRATEGIC PLAN

The Community Strategic Plan (CSP) represents the highest level of strategic planning undertaken by a local Council and identifies the main priorities and aspirations of the community. It is a ten-year plan that provides a clear set of objectives to achieve its vision.

Cootamundra-Gundagai Regional Council developed its CSP "Our place, Our future" through extensive consultation with community through online, telephone, face-to-face community survey and forums. When the plan refers to 'we' and 'our' it refers to the collective Cootamundra-Gundagai community, including Council, other levels of government, businesses, organisations and residents.

The plan aligns with the NSW State Plan and Riverina-Murray Regional Plan, and has been prepared with regard to social justice principles of access, equity, participation and rights, and addresses social, environmental, economic and governance matters.

DELIVERY PROGRAM

The Delivery Program is a four-year plan that turns the strategic goals in the CSP into actions. It is the point where Council makes a commitment to the community to act upon the issues that are most important and within its area of responsibility.

All of Council's plans, projects, activities and funding allocations must be directly linked to the Delivery Program, making it a key document for Councillors. The Delivery Program highlights the activities Council has committed to undertake during Council's four-year term.



RESOURCING STRATEGY

In order to meet service levels and deliver the projects and actions outlined in this document, Council needs to allocate its resources. Council's Resourcing Strategy (provided under separate cover) provides details of how this will be done through its finances, people and assets.

The three elements of the Resourcing Strategy are the:

- **Long Term Financial Plan** – a ten year plan that details financial projections and scenario modelling based on assumptions, and economic factors.
- **Workforce Management Strategy** – a four-year strategy that details the workforce challenges and opportunities and the actions that will be undertaken to ensure continued service delivery.
- **Revised Asset Management Strategy** – a ten-year strategy that details Council's asset portfolio and guides the planning, acquisition, operation, maintenance, renewal and disposal of assets.



OUR STRATEGIC DIRECTION OVERVIEW

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 Delivery Program is aligned to the five focus areas of the Community Strategic Plan (CSP) and links to objectives. It also includes the list of activities and services delivered under the CSP Theme.

THE THEMES AND FOCUS AREAS ARE:

1. A VIBRANT, SAFE, AND INCLUSIVE COMMUNITY

We have a thriving community where diversity is embraced, everyone is welcomed, valued, safe and we have opportunities to enhance our health, happiness, and wellbeing.

2. A REGION FOR THE FUTURE

We are a prosperous and resilient region providing opportunities for growth and learning to strengthen and grow our economy, support tourism, and adopt new technologies to ensure long-term sustainability.

3. A PROTECTED AND ENHANCED ENVIRONMENT

We have attractive towns and villages that complement our unique natural environment, where heritage is preserved and enhanced whilst balancing the needs for regional development and growth.

4. COLLABORATIVE AND PROGRESSIVE LEADERSHIP

We have a transparent and accountable local Council with an actively engaged community and effective partnerships that fosters trust, facilitates innovation and uses resources wisely to meet community needs.

5. INTEGRATED AND ACCESSIBLE REGION

We have transport networks and services that are well connected and convenient and not only connect our villages and towns, but also connect us to other regions, capital cities and states, and our community has access to services and facilities that make the region 'liveable'.

HOW TO READ THE DELIVERY PROGRAM

Community
Strategic Plan
Focus Area

A VIBRANT, SAFE, AND INCLUSIVE COMMUNITY

We have a thriving community where diversity is embraced, everyone is welcomed, valued, safe and we have opportunities to enhance our health, happiness, and wellbeing.

Community
Strategic Plan
objective that
the activities and
measures link to

Objective 1. .1: Our health and wellbeing needs are met

No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
1.1a	Provide quality health and well-being services that support the changing needs of the community throughout the lifecycle through government and non-government organisations	1.1a(1)	Continue to consult with local health service providers and identify and advocate for opportunities to improve the quality and range of health services provided in the region	<ul style="list-style-type: none"> • Increase in quality and range of health services available • Increase in community health 	<ul style="list-style-type: none"> • Community and Culture • Development, Building and Compliance
		1.1a(2)	Promote programs which encourage healthy lifestyle choices and activities	<ul style="list-style-type: none"> • Increase participation in programs and activities 	<ul style="list-style-type: none"> • Facilities • Waste, Parks and Recreation

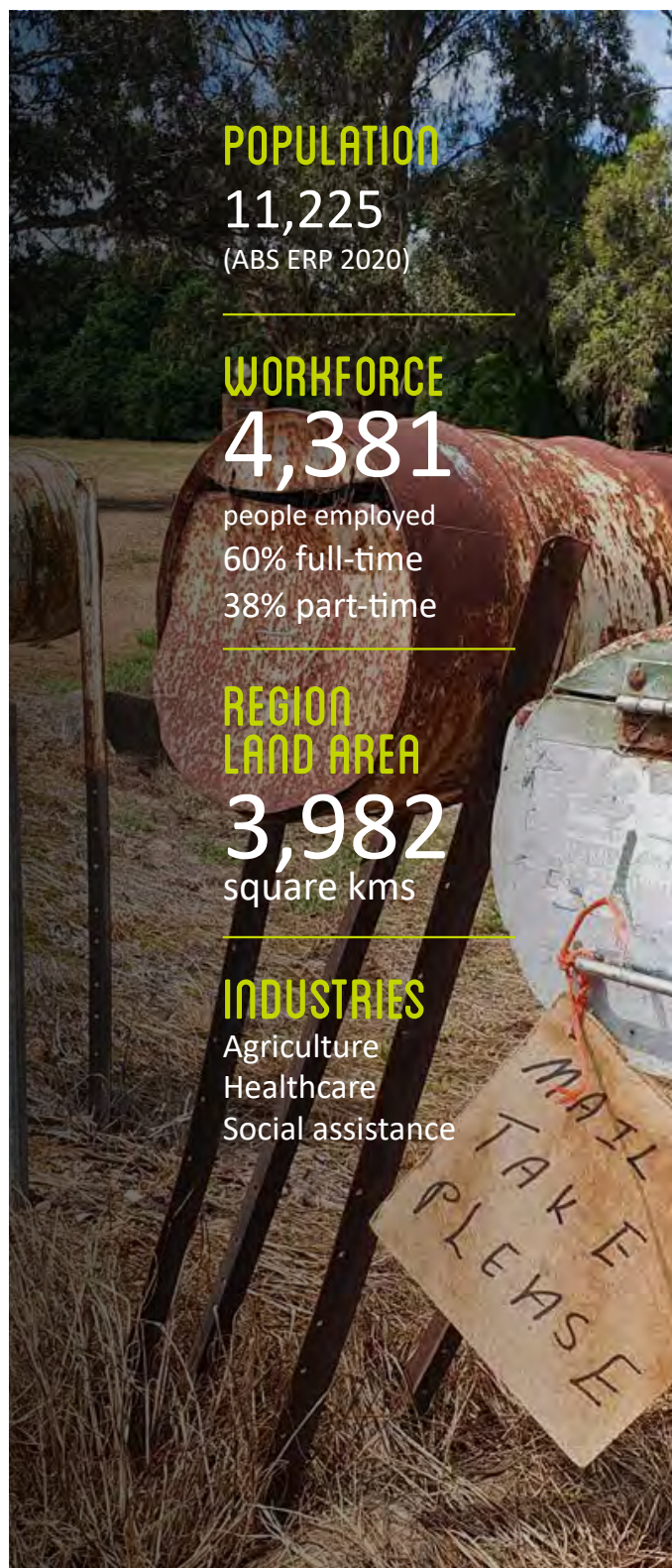
The strategy
that will deliver
on the objective

The activities that will
be undertaken over
the next four years to
delivery the strategy

Area of Council
responsible for delivery

How we will know
if the activities have
been delivered





OUR COMMUNITY SNAPSHOT

The Cootamundra-Gundagai Regional Council Estimated Resident Population is 11,424 as at 2023.

The Cootamundra-Gundagai Regional Council area is located in the South West Slopes and Riverina Regions of New South Wales, about 390 kilometres south-west of the Sydney CBD, and about 95 kilometres north-west of the Canberra CBD.

The region boasts spectacular views of the country-side, with rolling hills and some of the country's best farming and cropping locations. We have museums for history lovers and an Arts Centre that holds regular workshops, exhibitions, performances and movie sessions. Combined with gorgeous architecture, streetscapes and views to keep the most ardent culture vultures and photography lovers intrigued.

The regions main industries are agriculture, meat processing, renewable energy, tourism, manufacturing and health and a growing dedication to coffee, great pub food and independent boutiques to attract the envious glances from Sydney, Melbourne and Canberra!

1 A vibrant, safe, and inclusive community

We have a thriving community where diversity is embraced, everyone is welcomed, valued, safe and we have opportunities to enhance our health, happiness, and wellbeing.

Delivery Program Activities

Objective 1.1: Our Health and Wellbeing needs are met

No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
1.1a	Advocate for quality health and well-being services that support the changing needs of the community throughout the lifecycle through government and non-government organisations	1.1a(1)	Continue to consult with local health service providers and identify and advocate for opportunities to improve the quality and range of health services provided in the region	<ul style="list-style-type: none"> • Increase in quality and range of health services available • Increase in community health 	<ul style="list-style-type: none"> • Business • Sustainable Development
		1.1a(2)	Promote programs which encourage healthy lifestyle choices and activities	<ul style="list-style-type: none"> • Increase participation in programs and activities 	<ul style="list-style-type: none"> • Regional Services
1.1b	Provide opportunities for the recreational use of parks, sporting facilities, swimming pools by ensuring they are safe, maintained, managed and meet the needs of all community members	1.1b(1)	Maintain and enhance parks, gardens and recreational facilities	<ul style="list-style-type: none"> • Parks, Gardens, open spaces & recreational facilities are maintained to a high level. 	<ul style="list-style-type: none"> • Regional Services
		1.1b(2)	Promote year-round use of Council facilities	<ul style="list-style-type: none"> • Increased patronage of Council libraries, pools, parks and playgrounds 	<ul style="list-style-type: none"> • Regional Services • Business
		1.1b(3)	Prepare and deliver the CGRC Open Space Strategy / Management Plan	<ul style="list-style-type: none"> • Completion of the Open Space Strategy and Management Plan • Established hierarchy and prioritisation of service delivery and specifications 	<ul style="list-style-type: none"> • Regional Services
		1.1b(4)	Work in partnership with active sporting associations, community groups and health providers to ensure sporting facilities are fit for current and future community need	<ul style="list-style-type: none"> • Sporting associations, community groups and health provider participation rates maintained • Increase in sporting associations, community groups, health providers and community satisfaction 	<ul style="list-style-type: none"> • Regional Services • Cootamundra • Gundagai
		1.1b(5)	Investigate feasibility of a footbridge linking Wallendbeen Rest area with Barry Grace Oval.	<ul style="list-style-type: none"> • Feasibility study Completed • Funding sourced • Footbridge constructed 	<ul style="list-style-type: none"> • Engineering • Cootamundra

o.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
1.1c	Seek funding and investment for the replacement and renewal of the existing sports and recreational Facilities across the LGA	1.1c(1)	Investigate opportunities and funding sources to replace and renew Gundagai Pool infrastructure as outlined in the Masterplan	<ul style="list-style-type: none">Increased accessibility of poolIncreased patronage of pool	<ul style="list-style-type: none">Regional Services Gundagai
		1.1d(1)	Cootamundra Showground upgrades to the Luncheon Pavilion	<ul style="list-style-type: none">Upgrades completedGrant funding report completed	<ul style="list-style-type: none">Regional Services Cootamundra
1.1d	Work closely with Murrumbidgee Local Health Rural Operations representatives to provide input into health programs to ensure services, programs and reforms are communicated and implemented throughout the LGA	1.1d(1)	Ensure MLH programs and services are communicated to the Community	<ul style="list-style-type: none">Communication strategy developed	<ul style="list-style-type: none">Business
		1.1d(2)	Provide input into health service programs and advocate for our Local Health District	<ul style="list-style-type: none">Partnership with health providerPrograms implemented	<ul style="list-style-type: none">Business
Objective 1.2: A welcoming community that cares for and looks after each other					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
1.2a	Support initiatives and facilities that encourage social inclusion and community connections	1.2a(1)	Enhanced opportunities for Community events for senior citizens.	<ul style="list-style-type: none">Improved engagement with senior citizensIncreased events for seniors	<ul style="list-style-type: none">Business
		1.2a(2)	Undertake cultural development and cultural planning to support cultural diversity	<ul style="list-style-type: none">Cultural development plan developed	<ul style="list-style-type: none">Business
		1.2a(3)	Introduce an annual community event designed to warmly welcome new residents, helping them connect with locals, discover community groups and services, and feel a true sense of belonging in their new home.	<ul style="list-style-type: none">New residents feel welcome and engaged with the Community	<ul style="list-style-type: none">Business
		1.2a(4)	Develop a culturally inclusive Art and Sculpture Trail celebrating local stories and heritage.	<ul style="list-style-type: none">Trail establishedArtwork will be commissioned	<ul style="list-style-type: none">Business
		1.2a(5)	Develop and Implement a Community Focused Drought Resilience Program	<ul style="list-style-type: none">Drought Resilience program will be completedCommunity engaged with program	<ul style="list-style-type: none">Business
		1.2a(6)	Investigate Viability of a Community Centre Hub at the Former Cootamundra Hospital	<ul style="list-style-type: none">Community Centre Hub establishedFeasibility study completed	<ul style="list-style-type: none">Business

No.	Strategy	No.	Delivery Program Activity	Measure of Success	Responsible Department
1.2b	Acknowledge and respect Aboriginal and Torres Strait Islander peoples	1.2b(1)	Formalisation of the Memorandum of Understanding between MAWANG and Council	<ul style="list-style-type: none"> Regular liaison and consultation with MAWANG Number of meetings with working parties 	• Business
1.2c	Local groups, clubs, and volunteer organisations are recognised, supported and promoted	1.2d(1)	Collaborate with producers to jointly fund a Local Government Area wide premier food/agritourism products marketing campaign	<ul style="list-style-type: none"> Tourism Action Committee engagement Established working group of local producers to develop food/agritourism campaign Improved promotion of existing community run farmers markets Increased visitor numbers and producers 	• Business
		1.2d(2)	Provide support and funding where possible to support a range of community groups to deliver positive outcomes for the local community	<ul style="list-style-type: none"> Increased community satisfaction Increase community group participation 	• Business
1.2d	Increase focus on the Arts by providing accessible, functional, multi-purpose facilities and spaces suitable for culture, recreational, learning and information services and activates	1.2e(1)	Build and sustain partnerships with cultural and arts bodies, and the local arts community, to support activities and to secure funding for cultural and arts development in the local government area	<ul style="list-style-type: none"> Increase in cultural and arts activity participation rates Funding opportunities sought and realised 	• Business
		1.2e(3)	Deliver a diverse range of Art Gallery/Museum and Library events and programs that are accessible and relevant to the community	<ul style="list-style-type: none"> Number of events held Attendance rates Local and regional artist involvement 	• Business
		1.2e(4)	Design and Launch a Themed Tourist Drive Showcasing Arts, culture and Local Heritage.	<ul style="list-style-type: none"> Tourist Drive Completed 	• Business
1.2e	Ensure implementation of Disability Inclusion Action Plan elements across the LGA	1.2d(1)	Update the Disability Inclusion Plan and ensure elements of the plan are considered during the planning and implementation of events and projects	<ul style="list-style-type: none"> Disability Inclusion Plan updated Outcomes realised 	<ul style="list-style-type: none"> Business Engineering Regional Services

Objective 1.3: Maintaining emergency resilience and low crime levels					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
1.3a	Deliver dependable emergency service management practices and responses which protect the safety of our community	1.3a(1)	Continue maintenance and operations of Emergency Management Centres	<ul style="list-style-type: none"> • Purchase of portable generator to enable easy relocation and back-up power 	• Operations
		1.3a(2)	Continue to participate in Local Emergency Management Meetings with local emergency services	<ul style="list-style-type: none"> • Coordinated response to local emergencies • Resources available to respond to emergencies • Procedures and protocols up to date 	• Operations
		1.3a(3)	Maintain and update Council's emergency response plans	<ul style="list-style-type: none"> • Up to date emergency response plans • Up to date risk assessments • Specified tasks and agency responsible for response identified 	• Operations
		1.3a(4)	Continue to work in partnership with local agencies such as Fire and Rescue NSW, Rural Fire Services and State Emergency Service, Health, Ambulance, Police, Local Land Services to identify and advocate for opportunities to improve overall community Safety	<ul style="list-style-type: none"> • Maintenance of or lower crime rates 	• Operations
1.3b	Installation of CCTV cameras in higher crime areas	1.3c(1)	Review Contracts	<ul style="list-style-type: none"> • Contracts renewed/revised with security providers 	• Regional Services Cootamundra Gundagai
		1.3c(2)	Seek Funding for the provision of closed circuit television cameras in high priority areas	<ul style="list-style-type: none"> • Source and apply for funding to install Closed Circuit Television cameras in areas of high crime 	• Regional Services Cootamundra Gundagai

2 A region for the future

We are a prosperous and resilient region providing opportunities for growth and learning to strengthen and grow our economy, support tourism, and adopt new technologies to ensure long-term sustainability.

Delivery Program Activities

Objective 2.1: Recognised as a must-visit tourist destination					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
2.1a	Seek funding and investment opportunities for tourism asset development	2.1a(1)	Develop project management plan for the Old Mill project and associated Funding	<ul style="list-style-type: none"> Project development plan developed Revised costings received Funding sought 	<ul style="list-style-type: none"> Business Regional Services Gundagai Sustainable Development
		2.1a(3)	Feasibility study into mountain bike trail and seek alternative solutions to CGRC rail trail.	<ul style="list-style-type: none"> Feasibility study commissioned Funding sought Bike Trail created 	<ul style="list-style-type: none"> Business
		2.1a(4)	Develop and issue an expression of interest for Wallendbeen silo art project	<ul style="list-style-type: none"> Expression of Interest developed and issued Artist commissioned Artwork approved and work commenced 	<ul style="list-style-type: none"> Business Regional Services Cootamundra
		2.1a(5)	Investigate the viability of upgrades to the Wallendbeen Station Masters precinct as outlined in the Wallendbeen Village Strategy	<ul style="list-style-type: none"> Feasibility Study Commissioned Funding sourced to conduct feasibility Study 	<ul style="list-style-type: none"> Business
		2.1a(6)	Rectify WW2 refueling site	<ul style="list-style-type: none"> Develop a plan to rectify the AMPOL site that considers responsibility for future maintenance 	<ul style="list-style-type: none"> Regional Services Cootamundra

No	Strategy	No	Delivery Program Activity	• Measure of Success	• Department Responsible
2.1b	Seek funding and investment opportunities to improve existing visitor amenities and experiences	2.1b(1)	Seek funding for Gundagai Gaol redevelopment.	• Funding secured	• Business
		2.1b(2)	Playground and recreational ground maintained and upgraded where appropriate	• Consistent maintenance program for public toilets around the LGA • Playground and recreational grounds and equipment maintained to a safe standard	• Regional Services
		2.1b(3)	Upgrades to the Dog on the Tucker box precinct at Annie Pyers Drive	• Upgrades Completed	• Operations
2.1c	Growth and expansion of the region's events calendar and tourism products with a focus on agritourism opportunities	2.1c(1)	Work with Cootamundra and Gundagai businesses and tourism groups to help support and grow new events	• Full events schedule across the region including Coota Beach Volleyball, Festival of Lights, Fields of Gold Festival • New events scheduled	• Business
		2.1c(2)	Enhance Bradman's Birthplace with Interactive, Immersive Experiences to ensure Bradman's cottage remains a vibrant and engaging attraction	• Funding secured and plan completed for the development of interactive installations and inclusive digital experiences with the inclusion of 3D VR cinematic and sensory experiences	• Business
		2.1c(3)	Establish a Heritage Walk in Cootamundra	• Heritage walks identified and established with dedicated App and way finding signs in place	• Business
2.1d	Increased marketing of the Cootamundra and Gundagai tourism brands	2.1d(1)	Update Economic Development Strategy and tourism marketing plans	• Combined region tourism and marketing and engagement plans in place • Combined economic development and tourism marketing activities undertaken across the region	• Business
		2.1d(2)	Seek funding to continue delivering on the Tourism Communications Plan	• Funding sourced and secured • Activities delivered as per Tourism Communications Plan	• Business
		2.1d(3)	Develop and implement a Strategic Destination Marketing Plan	• Design and execute a comprehensive marketing strategy to promote our LGA as a must-visit destination	• Business

No	Strategy	No	Delivery Program Activity	Measure of Success	Responsible Department
2.1e	Actively promote and develop the region's visitor accommodation, products, and recreational infrastructure	2.1e(1)	Develop Masterplan for Old Cootamundra District Hospital	<ul style="list-style-type: none"> • Make use of an application to Crown Lands to enable the necessary building reports and surveys be undertaken to inform a Master plan • Master plan developed and site's future identified • Master plan developed to improve equity of access, expand tourist site areas and enhance the recreation facilities and amenities 	<ul style="list-style-type: none"> • Regional Services • Business
		2.1e(2)	Develop Masterplan for Wallendbeen Rail Station	<ul style="list-style-type: none"> • Master plan developed and repurposing opportunity into café/visitor centre realised 	<ul style="list-style-type: none"> • Regional Services • Business
		2.1e(3)	Investigate option for relocation of the Visitor Information Centre in Cootamundra and ensure the Gundagai VIC is used to its maximum potential	<ul style="list-style-type: none"> • Feasibility study to relocate completed • Gundagai VIC well utilised 	<ul style="list-style-type: none"> • Business
2.1f	Conduct feasibility study and investigate funding sources for public toilets in Nangus.	2.1f(1)	investigate Funding sources and conduct feasibility study to build public toilets in Nangus	<ul style="list-style-type: none"> • Secure Funding to undertake feasibility study • Feasibility study completed 	<ul style="list-style-type: none"> • Regional Services • Gundagai

Objective 2.2: A thriving region that attracts people to live, work and visit					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
2.2a	Support and facilitate economic development and employment opportunities	2.2a(1)	Liveability information available on Council website	<ul style="list-style-type: none"> Webpage hits and downloads 	<ul style="list-style-type: none"> Business
		2.2a(2)	Continue working with Country Change and continue supporting local businesses to build stronger relationships with and facilitate opportunities for growth	<ul style="list-style-type: none"> Business satisfaction with Council Increased employment and business opportunities Increased engagement with key business groups 	<ul style="list-style-type: none"> Business
		2.2a(3)	Establish monthly communication to industry outlining opportunities and economic activity of the region	<ul style="list-style-type: none"> Increased industry engagement 	<ul style="list-style-type: none"> Business
2.2b	Attract new business and employment opportunities to the region, supporting their establishment and retention	2.2b(1)	Promote Local Buying and Trading, encouraging residents to shop, trade and support businesses within the region to keep money circulating locally and strengthen the LGA's economy	<ul style="list-style-type: none"> Local Economy strengthened Local businesses promoted 	<ul style="list-style-type: none"> Business
		2.2b(2)	Actively market the region targeting current and new residents	<ul style="list-style-type: none"> Population growth New businesses 	<ul style="list-style-type: none"> Business
		2.2b(3)	Support Local Enterprises and Organisations to foster local business success and provide targeted support for startup, development, and expansion of local business.	<ul style="list-style-type: none"> Population growth New businesses thriving 	<ul style="list-style-type: none"> Business
2.2c	Review and update Council's Tourism and Economic Development Strategy	2.2c(1)	Tourism and Economic Development review and update Economic Development Strategy	<ul style="list-style-type: none"> Strategies implemented and reports developed 	<ul style="list-style-type: none"> Business
2.2d	Deliver Youth Strategy actions and promote existing Youth Council Resources including establishing Youth Hub	2.2d(1)	Support Youth Council activities in both towns and assist in promotion and advocacy for Youth Council	<ul style="list-style-type: none"> Youth activities promoted and supported by the community 	<ul style="list-style-type: none"> Business
		2.2d(3)	Work in conjunction with TAFE, Schools and employment training and support services to establish a jobs expo	<ul style="list-style-type: none"> Jobs Expo coordinated and delivered 	<ul style="list-style-type: none"> Business
		2.2d(4)	Review and update Councils Youth Strategy	<ul style="list-style-type: none"> Youth Strategy completed 	<ul style="list-style-type: none"> Business

2.2e	Work with businesses, planners and governments to facilitate key infrastructure projects to support economic growth	2.2e(1)	Aerodrome redevelopment and investigate possible sub-divisions	<ul style="list-style-type: none"> • Further development of hanger sites • Increased usage of the facility • Introduction of long-term parking 	• Engineering
		2.2e(2)	Council Depot Redevelopment	<ul style="list-style-type: none"> • Feasibility study completed and recommendations made • Streamlined depot operations 	• Regional Services
		2.2e(4)	Ensure procurement policies encourage local businesses to be competitive market suppliers	• Local business satisfaction	• Finance
2.2f	Facilitation of business grants	2.2f(1)	Continue to assist community groups and event organisers to apply for government funding grants and opportunities	<ul style="list-style-type: none"> • Increased number of community based events • Increased community participation in events 	• Business
2.2h	Improving Council's focus on the Arts by providing accessible, functional and multi-purpose facilities and spaces suitable for cultural, recreational, learning and information services and activities	2.2h(1)	Work in partnership with other government agencies and the community to plan arts and cultural facilities and activities	<ul style="list-style-type: none"> • Partnership established • Plans are implemented and outcomes realised 	• Business
		2.2h(2)	Develop maintenance schedule for key sites, and any new sites that activate	<ul style="list-style-type: none"> • All Council facilities upgraded for accessibility • Council facilities maintenance schedule established, and work undertaken 	• Regional Services

Objective 2.3: A region that can accommodate and support strategic growth					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
2.3a	Pursue affordable housing opportunities in the region	2.3a(1)	Investigate and report on housing shortage issues in the region and identify strategies to mitigate	<ul style="list-style-type: none"> Report on the housing issues in the region and strategies identified to mitigate issues 	<ul style="list-style-type: none"> Sustainable Development
		2.3a(2)	Develop planning policies to facilitate range of housing options	<ul style="list-style-type: none"> Policies in place 	<ul style="list-style-type: none"> Development, Building and Compliance
2.3b	Provide appropriate land development to meet market demand	2.3b(1)	Implement Development Control Plans to ensure compliance with appropriate legislation and to achieve best planning and development outcomes	<ul style="list-style-type: none"> Increase in number and value of development approvals Increase in community satisfaction Land use is optimised to meet social, environmental and economic needs of the region 	<ul style="list-style-type: none"> Sustainable Development
		2.3b(2)	Access and determine planning and development applications to foster community growth	<ul style="list-style-type: none"> Development applications determined Estimated value of development Processing time Applications lodges 	<ul style="list-style-type: none"> Sustainable Development
2.3c	Implement actions from the Local Environmental Plan and 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	2.3c(1)	Finalise a new, comprehensive Local Environmental Plan for the Cootamundra-Gundagai local government area	<ul style="list-style-type: none"> Actions implemented as identified from the Land Use Strategies and Studies 	<ul style="list-style-type: none"> Sustainable Development,
2.3d	Explore economic potential associated with the Inland Rail development	2.3d(1)	Council will work collaboratively with key partners and agencies to actively pursue Inland Rail opportunities	<ul style="list-style-type: none"> Progress update provided quarterly 	<ul style="list-style-type: none"> Development, Building and Compliance

3 A protected and Enhanced environment

We have attractive towns and villages that complement our unique natural environment, where heritage is preserved and enhanced whilst balancing the needs for regional development and growth.

Delivery Program Activities

Objective 3.1: Our natural environment is valued and protected					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
3.1a	Implement land-use strategies as highlighted in the Local Environmental Plan and Development Control Plan which enhance and protect our natural environment	3.1a(1)	CGRC will ensure planning and operational processes consider the impacts to biosecurity and our natural environment	<ul style="list-style-type: none"> Compliance with the Biosecurity Act Land use is optimised to meet the social, environment and economic needs of the region 	<ul style="list-style-type: none"> Sustainable Development
		3.1a(2)	Assess and determine residential development applications in compliance with planning instruments including Council's Local Environment Plan	<ul style="list-style-type: none"> Development assessment processes are streamlined to support regional development and growth 	<ul style="list-style-type: none"> Sustainable Development
3.1b	Undertake active weed and pest management	3.1b(1)	Continued delivery of the noxious weeds Action Plan	<ul style="list-style-type: none"> Weeds management program delivered in line with Action plan and community expectation Weed Control contracts awarded 	<ul style="list-style-type: none"> Regional Services
3.1c	Ensuring new developments minimise impacts on water catchments, including downstream and groundwater sources	3.1c(1)	Plan, construct, maintain and manage the water infrastructure network	<ul style="list-style-type: none"> Reduction in unplanned water interruptions Water supply quality compliance with Australian Drinking Water Standards 	<ul style="list-style-type: none"> Engineering
		3.1c(2)	Adhere to Local Environmental Plan and development strategies when considering developments and urban releases	<ul style="list-style-type: none"> Land use is optimised to meet the social, environment and economic needs of the region. 	<ul style="list-style-type: none"> Sustainable Development Engineering

No	Strategy	No	Delivery Program Activities	Measure of Success	Responsible Department
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	3.1d(1)	Adhere to Land Use Strategies and Studies when considering developments and urban releases	<ul style="list-style-type: none">Land use is optimised to meet the social, environment and economic needs of the region.	<ul style="list-style-type: none">Sustainable Development
		3.1d(2)	Maintain declared Asset Protection Zones (APZ) to protect the community	<ul style="list-style-type: none">Assets are protected	<ul style="list-style-type: none">Sustainable Development
Objective 3.2: We have attractive towns and villages					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
3.2a	Undertake place making and beautification activities at entrances to towns and villages	3.2a(1)	Seek funding to establish street trees and urban greening along Coolac Road	<ul style="list-style-type: none">Funding secured and plan developed	<ul style="list-style-type: none">BusinessRegional Services
		3.2a(2)	Develop Place Activation Plans for villages to support Villages strategy and encourage activation of villages as opportunity arises	<ul style="list-style-type: none">Villages activated more regularlyReduction in the number of requests for maintenance of residential, rural and open spaces received	<ul style="list-style-type: none">BusinessSustainable DevelopmentRegional Services
3.2b	Increase highway signage for Cootamundra and investigate additional signage opportunities for walks, public art, village facilities, cemeteries, river, nature-based experiences	3.2b(1)	Develop plan to standardised signage across region	<ul style="list-style-type: none">Signage plan developed and approvedFunding securedSignage updates scheduledSignage installed	<ul style="list-style-type: none">BusinessRegional ServicesSustainable Development
3.2c	Regeneration of creeks and waterways including Muttama Creek, Morley's Creek and Gundagai waterways	3.2c(1)	Develop a Masterplan for the Muttama Creek	<ul style="list-style-type: none">Plan developedFunding sought	<ul style="list-style-type: none">Regional ServicesCootamundra
3.2d	Planning for rural, urban and industrial development is complementary to the region's natural environment and heritage	3.2d(1)	Implement actions and strategies from the Villages Strategy	<ul style="list-style-type: none">All village subdivisions to have minimum vegetation requirementsStormwater networks will be designed to incorporate water sensitive urban design principlesActions from LEP (once endorsed) implemented	<ul style="list-style-type: none">Sustainable DevelopmentEngineering
		3.2d(2)	Create a street tree master plan for all villages and rural communities	<ul style="list-style-type: none">Street tree masterplan implemented across the LGA	<ul style="list-style-type: none">Sustainable DevelopmentRegional Services
		3.2d(3)	Develop the Development Control Plan	<ul style="list-style-type: none">Environmental standards metUrban greening and regeneration of remnant flora and fauna	<ul style="list-style-type: none">Sustainable Development
		3.2d(4)	Maintain and update strategic land use plans	<ul style="list-style-type: none">Number of planning proposals prepared and submitted to the Department of Planning & Environment	<ul style="list-style-type: none">Sustainable DevelopmentRegional Services

		3.2d(5)	Implement the recommendations from Flood Studies	<ul style="list-style-type: none"> Flood study recommendation implemented 	<ul style="list-style-type: none"> Engineering
		3.2d(6)	Ensure Village facilities are maintained and upgraded accordingly	<ul style="list-style-type: none"> Villages facilities maintained Community satisfaction 	<ul style="list-style-type: none"> Regional Services
		3.2d(7)	Undertake flood warning system review for Cootamundra	<ul style="list-style-type: none"> System review completed Recommendations implemented 	<ul style="list-style-type: none"> Engineering Cootamundra
		3.2d(8)	Undertake a feasibility study for the Cootamundra Turf Club detention basin and McGowen Street Levee	<ul style="list-style-type: none"> Feasibility study completed 	<ul style="list-style-type: none"> Engineering Cootamundra
		3.2d(9)	Conduct Flood Study for the Villages of Nangus, Coolac, Tumblong and Darbalara	<ul style="list-style-type: none"> Flood Study for Villages complete 	<ul style="list-style-type: none"> Sustainable Development
3.2e	Ensuring the protection of high environmental value assets throughout plans	3.2e(1)	Develop and operate development control systems which support the protection of agricultural land	<ul style="list-style-type: none"> Development controls in place Increase in size of local economy of agricultural sector 	<ul style="list-style-type: none"> Sustainable Development
3.2g	Ensure cemeteries across the LGA are upgraded and well maintained	3.2g(1)	Install toilet facilities in North and South Gundagai Cemeteries	<ul style="list-style-type: none"> Toilets built and utilised by the community 	<ul style="list-style-type: none"> Regional Services Gundagai
		3.2g(2)	Upgrade irrigation from domestic to commercial in the North Gundagai Lawn Cemetery	<ul style="list-style-type: none"> Irrigations upgraded 	<ul style="list-style-type: none"> Regional Services Gundagai
		3.2g(3)	Investigate ecologically friendly and space saving internment options for ashes in cemeteries across the LGA.	<ul style="list-style-type: none"> Investigation completed New space saving internment options utilised 	<ul style="list-style-type: none"> Regional Services Cootamundra Gundagai
		3.2g(4)	Apply for funding to manage, maintain and monitor the box-gum woodlands remnant areas in Cemeteries at Wallendbeen and Stockinbingal	<ul style="list-style-type: none"> Conservations areas thriving Native vegetations flourishing 	<ul style="list-style-type: none"> Regional Services Cootamundra
		3.2g(5)	Develop Masterplan for Cootamundra Cemetery	<ul style="list-style-type: none"> Masterplan Developed 	<ul style="list-style-type: none"> Regional Services Cootamundra

Objective 3.3: Responsive and adaptive community to climate change risks and impacts					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
3.3a	Investigate and implement renewable energy technologies to reduce environmental impact including developing specific controls for solar farms and permissibility of landfills	3.3a(1)	Change street lighting to Light-emitting diode (LED) lights	<ul style="list-style-type: none"> Street-lights operated by LED lights across the region 	<ul style="list-style-type: none"> Regional Services Cootamundra Gundagai
		3.3a(2)	Install solar panels and Light-emitting diode (LED) lighting at all Council owned buildings	<ul style="list-style-type: none"> Buildings utilising solar power for energy needs Installed solar capacity across Council assets (Kilowatt per hour) 	
		3.3a(3)	Implement elements of the Council Waste Strategy	<ul style="list-style-type: none"> Completion of scheduled actions from the Waste strategy in accordance with agreed timeframes 	<ul style="list-style-type: none"> Regional Services
		3.3a(4)	Introduction of Food Organics and Garden Organics (FOGO) collection to Cootamundra	<ul style="list-style-type: none"> Processing plant established FOGO implemented across the LGA 	<ul style="list-style-type: none"> Regional Services
		3.3a(5)	Investigate, identify and promote opportunities that exist within the local government area for implementation of renewable energy technologies	<ul style="list-style-type: none"> Increase energy supply from renewable sources 	<ul style="list-style-type: none"> Sustainable Development
3.3b	Investigate and implement sustainable water and waste strategies as outlined in CGRC Local Strategic Planning Statement	3.3b(1)	Support the implementation of potable water connections to existing residents in Nangus, and identify other urban release areas which can leverage off the asset	<ul style="list-style-type: none"> Potable water connections in place for Nangus Water and sewer management services and operations meet legislative and quality requirements. 	<ul style="list-style-type: none"> Engineering Gundagai
		3.3b(2)	Investigate use of smart water meters	<ul style="list-style-type: none"> Smart water meter business case pursued 	<ul style="list-style-type: none"> Engineering Cootamundra Gundagai

Objective 3.4: Greater efficiency in the use of resources					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
3.4a	Improve waste minimisation and recycling practices in homes workplaces, development sites and public places	3.4a(1)	Prepare business case for operations of transfer stations for Stockinbingal and Wallendbeen	<ul style="list-style-type: none"> Community awareness, understanding and satisfaction with the Closure of Wallendbeen and Stockinbingal landfills and alternative arrangements 	<ul style="list-style-type: none"> Regional Services
		3.4a(2)	Undertake promotional campaign to increase community sustainability awareness	<ul style="list-style-type: none"> Increase % of materials diverted from landfill Reduced recycling contamination 	<ul style="list-style-type: none"> Regional Services
3.4b	Encourage energy and resource efficiency initiatives such as native and water wise gardens to increase drought tolerance	3.4b(1)	Prepare an Integrated Water Cycle Management Plan	<ul style="list-style-type: none"> Funding for Integrated Water Cycle Management Plan prepared and implemented 	<ul style="list-style-type: none"> Engineering
		3.4b(2)	Investigate water saving rebates and projected water savings	<ul style="list-style-type: none"> Feasibility of water saving rebates realised Increased water savings 	<ul style="list-style-type: none"> Engineering
		3.4b(3)	Investigate use of smart water meters	<ul style="list-style-type: none"> Smart water meter business case pursued 	<ul style="list-style-type: none"> Engineering
3.4c	Revise asset management strategy	3.4c(1)	Watermain Replacement and Reservoir Disinfection Projects	<ul style="list-style-type: none"> Projects delivered Council assets upgraded 	<ul style="list-style-type: none"> Engineering
		3.4c(2)	Funding sourced for accessibility upgrades to Council buildings	<ul style="list-style-type: none"> Funding secured Council buildings upgraded to meet accessibility requirements 	<ul style="list-style-type: none"> Regional Services
		3.4c(3)	Electrical control systems upgrade	<ul style="list-style-type: none"> Systems upgraded and operational 	<ul style="list-style-type: none"> Regional Services
		3.4c(4)	Pipe replacement program	<ul style="list-style-type: none"> Pipes with history of breaks upgraded 	<ul style="list-style-type: none"> Engineering
3.4d	Continue to communicate strategies and activities relating to sustainability	3.4d(1)	Provide programs, information and services to our community to increase awareness of, and participation in, environmentally sustainable activities	<ul style="list-style-type: none"> Reduction in power consumption Reduction in use of potable water Reduction of volume of waste going to landfill Increase in local participation rates Increase in community satisfaction 	<ul style="list-style-type: none"> Engineering Regional Services Sustainable Development

4 Collaborative and Progressive leadership

We have a transparent and accountable local Council with an actively engaged community and effective partnerships that fosters trust, facilitates innovation and uses resources wisely to meet community needs.

Delivery Program Activities

Objective 4.1: A clear strategic direction that is delivered upon					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
4.1a	Continuous improvement in services delivery based on accountability, transparency and good governance	4.1a(1)	Invest in programs and activities which encourage and develop the capacity of current and future community leaders	<ul style="list-style-type: none"> • Increase in programs and activity participation rates 	<ul style="list-style-type: none"> • Interim General Manager
		4.1a(2)	Manage projects with latest project management practices to ensure delivery of projects which meet the changing needs of our community on time, within budget and to an acceptable standard	<ul style="list-style-type: none"> • Number of projects delivered on time, on budget 	<ul style="list-style-type: none"> • All Departments
		4.1a(3)	Adopt and maintain information technology and communication services and infrastructure that assists the efficient and effective undertaking of Council's operations, increases productivity and adequately supports the organisation and our community's needs	<ul style="list-style-type: none"> • Increase in customer and staff satisfaction 	<ul style="list-style-type: none"> • Business
		4.1a(4)	Develop and implement service review schedule and determine the number of reviews to conduct per Council term	<ul style="list-style-type: none"> • Conduct Council service review schedule confirmed • Service reviews conducted as per the schedule • Quarterly progress reports 	<ul style="list-style-type: none"> • Business
4.1b	Provide the community with responsive customer service	4.1b(1)	Provide quality customer service during all "front line" interactions between Council and the community and in all other interactions	<ul style="list-style-type: none"> • Average speed/time of response • Increased community satisfaction 	<ul style="list-style-type: none"> • Business
		4.1b(2)	Council will track the progress towards the achievement of the corporate plan objectives against measurable	<ul style="list-style-type: none"> • Plans are implemented and outcomes realised • Monitoring and reporting undertaken • Community is informed 	<ul style="list-style-type: none"> • Business

No	Strategy	No	Delivery Program Activities	Measure of Success	Responsible Department
4.1c	Maintain a high-quality workforce that is committed to delivering on the community's and Council's vision and goals	4.1c(1)	Implement the Workforce Management Plan to support all staff in the delivery of community expectations	<ul style="list-style-type: none"> • Workforce Management Plan implemented, and outcomes realised 	<ul style="list-style-type: none"> • General Manager
		4.1c(2)	Promote local employment and training opportunities within the Council organisation	<ul style="list-style-type: none"> • Increase in job vacancy applications received from community members • Increase in training opportunities offered • Increase in staff training participation rates 	<ul style="list-style-type: none"> • General Manager
		4.1c(3)	Provide a safe and healthy environment for staff and contractors through compliance with all Work, Health and Safety legislative requirements and minimising risk	<ul style="list-style-type: none"> • Reduction in number and severity of workplace injury and incidents • Reduction in number and volume of Worker's Compensation claims • Reduction in cost of Worker's Compensation Insurance premiums • Achievement of initiatives outlined in Equal Employment Opportunity (EEO) Management Plan 	<ul style="list-style-type: none"> • All Departments
		4.1c(4)	Develop and implement a Staff Wellbeing Program	<ul style="list-style-type: none"> • Staff Wellbeing Program implemented, and outcomes realised • Increase in staff satisfaction 	<ul style="list-style-type: none"> • General Manager
4.1d	Strengthen strategic partnerships with the community, business and all levels of government	4.1d(1)	Successfully establish, manage and maintain strong relationships with all levels of government	<ul style="list-style-type: none"> • Council is able to access Government Ministers and senior officials at request. Quarterly updates on access provided 	<ul style="list-style-type: none"> • General Manager
		4.1d(2)	Successfully establish, manage and maintain strong relationships with local businesses, business and community groups	<ul style="list-style-type: none"> • Relationships established • Scheduled communications and ongoing engagement 	<ul style="list-style-type: none"> • General Manager
		4.1d(3)	Participation in Local Government NSW events as the representative body of Cootamundra Gundagai in order to improve the standing of Local Government in NSW	<ul style="list-style-type: none"> • Participation in Local Government NSW events and activities 	<ul style="list-style-type: none"> • General Manager
4.1e	Ensure long-term financial sustainability through short, medium and long-term financial planning	4.1e(1)	Conduct Long Term Financial Plan review and update	<ul style="list-style-type: none"> • Long Term Financial Plan review completed • Financial performance reports submitted to Council 	<ul style="list-style-type: none"> • Finance

Objective 4.2: Proactive, practical Council leaders who are aligned with community needs and values					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
4.2a	Elected representatives who are trained, skilled, resourced, and knowledgeable	4.2a(1)	Audit, Risk and Improvement Committee updates and compliance completed	<ul style="list-style-type: none"> Fraud control Enterprise Risk Management 	• Business
		4.2a(2)	Support Council's elected representatives in undertaking their role in the community	<ul style="list-style-type: none"> Elected Councillor satisfaction 	• General Manager
4.2b	Implementing, monitoring, review and reporting on Council strategic and operational plan outcomes	4.2b(1)	Council will adhere to Integrated Planning and Reporting framework, and continue to provide regular Council reports on progress	<ul style="list-style-type: none"> Increased transparency Increased community satisfaction Annual Reports State of the region reports (4 years) 	• Business
4.2c	Deliver better online solutions to customers who engage with Council	4.2c(1)	Council website upgrade	<ul style="list-style-type: none"> Better user experience for community Increased online activity Integration of online forms, bookings and payments 	• Business
		4.2c(2)	Migration of Council operating systems to cloud based technology	<ul style="list-style-type: none"> Reduction in IT costs Increased scalability and business continuity Collaboration efficiency across Council Flexibility of work practices 	• Business
		4.2c(3)	Integrate Authority with Geographic Information System mapping/InfoXpert	<ul style="list-style-type: none"> Increased accessibility to information Response times and efficiency ratings 	• Business
4.2d	Continuous improvement in Planning, Building, Development Compliance.	4.2d(1)	regular review of processes and procedures, aiming for efficient and effective outcomes	<ul style="list-style-type: none"> Reduction in approval times Customer satisfaction 	• Sustainable Development
Objective 4.3: Actively engaged and supportive community					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
4.3a	Engaging and partnering with the community in the delivery of CSP objectives	4.3a(1)	Actively promote and encourage community participation in making decisions that affect our community	<ul style="list-style-type: none"> Number of engagement activities 	<ul style="list-style-type: none"> General Manager Business
		4.3a(2)	Council will regularly and continuously seek community feedback on and support for the delivery of the Community Strategic Plan	<ul style="list-style-type: none"> Number of Community Strategic Plan activities delivered Community satisfaction 	<ul style="list-style-type: none"> General Manager Business
4.3b	Promoting and celebrating achievements of Council and the community	4.3b(1)	Develop marketing campaigns for major Council projects to highlight project benefits and outcomes for the community	<ul style="list-style-type: none"> Marketing plans in place and implemented 	• Business
		4.3b(2)	Share community achievements on Council communications platform as appropriate	<ul style="list-style-type: none"> Engagement with Council communications Community satisfaction and sense of pride 	• Business
4.3c	Facilitate more face-to-face community engagement/pop-up activities	4.3c(1)	As the opportunity arises, Council will seek to facilitate face-to-face engagement activities for each of its engagement exercises	<ul style="list-style-type: none"> Number of face-to-face engagement activities implemented 	• Business

No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
4.3d	Develop and implement a Communications Plan for Council	4.3d(1)	Update communications strategy for CGRC that will guide the Councils communication with the community and other key stakeholders	<ul style="list-style-type: none"> Communications plan in place Community communications proactive and responsive Activities implemented 	• Business
4.3e	Facilitate community consultation	4.3e(1)	Ensure community consultation activities are designed to adhere to community engagement best practice.	<ul style="list-style-type: none"> Number of engagement activities Community satisfaction 	• Business
4.3f	Active and robust Section 355 Working Committees	4.3f(1)	Continue to support Section 355 Committees and encourage the development of Services and facilities in our communities	<ul style="list-style-type: none"> Section 355 Committee engagement and delivery Monitor and review Section 355 Committee sustainability and longevity 	• Business
4.3g	Greater engagement with Village communities	4.3g(1)	Continue to engage with Village communities to ensure their needs are taken into consideration.	<ul style="list-style-type: none"> Regular Communication realised with the village communities 	• Business
Objective 4.4: Recognised as a premier local government Council that represents and advocates for community needs					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
4.4a	Maintaining a strong and robust financial position that supports the delivery of services and strategies ensuring long-term financial stability	4.4a(1)	Manage Councils income and expenditure in line with Treasury guidelines	<ul style="list-style-type: none"> Rates and annual charges levied in accordance with statutory limits and requirements target Number of invoices processed by Council Finance 	• Finance
		4.4a(2)	Council will ensure statutory compliance is achieved and demonstrate good governance practices	<ul style="list-style-type: none"> Effective risk management and mitigation Council effectiveness in delivering Community Strategic Plan activities Staff turnover and talent attraction Operational costs 	• Business
		4.4a(3)	Guide and control Council's financial position and performance	<ul style="list-style-type: none"> Operating performance ratio Contained operating expenditure within operating income 	• Finance
		4.4a(4)	Develop Asset Management plans which deliver Long Term financial sustainability and asset renewal	<ul style="list-style-type: none"> Asset management plans developed and outcomes realised Renew sub-standard assets to agreed service levels 	• All Departments
4.4b	By meeting all legislative requirements and operating within good governance practices and frameworks	4.4b(1)	Implement Council's Governance and Risk Management Framework and Action Plan	<ul style="list-style-type: none"> Facilitate review of council's organisational risk register Review and implement insurance renewal 	• Business
		4.4b(2)	Implementation of Council's Corporate Business Continuity Plan including coordination of the IT Disaster Recovery Plan and Divisional Sub Plans	<ul style="list-style-type: none"> Annual test and review of business Continuity Plan 	• Business
		4.4b(3)	Delivery of the Integrated Planning and Reporting framework	<ul style="list-style-type: none"> Council recognised as 'best practice' Council 	• Business
		4.4b(4)	Create plan to relocate historic records and update retention schedule	<ul style="list-style-type: none"> Relocation Plan created Retention schedule updated 	• Business
		4.4b(5)	Implement Enterprise Risk Management module in Pulse	<ul style="list-style-type: none"> ERM module implemented 	• Business

No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
4.4c	Information is communicated with the community consistently, reliably, timely and in a manner that best suits diverse needs	4.4c(1)	Current, informative and easy access to Council information is made available to the community using a range of communication methods, including traditional media and digital channels, Council's website, Community News newsletter and social media	<ul style="list-style-type: none"> • Increase in engagement with Council • Increased community satisfaction 	• Business
4.4d	Planning and decision making is holistic and integrated and has due regard to the long-term and cumulative impacts	4.4d(1)	Implementation of the Cootamundra-Gundagai Regional Council's suite of plans, including the Community Strategic Plan, Delivery Program, Operational Plan and resourcing plans	<ul style="list-style-type: none"> • Increased community satisfaction • Plans are implemented and outcomes realised 	• Business
		4.4d(2)	Council's corporate plans are informed by community expectations and are reviewed and updated on a regular basis to meet the changing needs of our community members	<ul style="list-style-type: none"> • Plans reviewed and updated as required 	• Business
4.4e	Advocate to NSW Government for the provision of incentives to attract health specialists and essential support services for our community	4.4e(1)	Council will actively pursue opportunities to work with NSW Government to attract health and support workers and services to the region	<ul style="list-style-type: none"> • Engagement with NSW Govt • Meetings with local Member 	• Community and Culture
4.4f	Implement and deliver Council's Disability Inclusion Action Plan	4.4f(1)	Update disability inclusion action plan and implement	<ul style="list-style-type: none"> • Disability Inclusion Access Plan developed, and outcomes realised 	• Community and Culture
4.4g	Establish innovative leadership practices	4.4g(1)	Council will actively seek opportunities to innovate its operations and build a stronger innovation culture within the organisation and the broader community	<ul style="list-style-type: none"> • Engagement with Council • Staff and community satisfaction 	• Interim General Manager
4.4h	Advocate for greater connectivity to counteract black spots and investigate funding opportunities through Better Connectivity Plan for Regional and Rural Australia (infrastructure NSW) to improve mobile and broadband connectivity in the Villages of Coolac, Muttama, Adjungbilly, Nangus, Stockinbingal and Wallendbeen	4.4h(1)	Continue to Advocate for greater connectivity in the region and actively pursue funding opportunities to improve mobile and broadband connectivity for the continued development of efficient telecommunications technology for business, land-owners, education and health needs.	<ul style="list-style-type: none"> • Increased community connectivity • Increased community satisfaction • Increased business opportunities 	• Business

5 Integrated and accessible region

We have transport networks and services that are well connected and convenient and not only connect our villages and towns, but also connect us to other regions, capital cities and states, and our community has access to services and facilities that make the region 'liveable'.

Objective 5.1: Known for our good road network

No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
5.1a	Revising the asset management plan	5.1a(1)	Align Council's Assets and Civil Works Departments works programs	<ul style="list-style-type: none"> Consolidated asset maintenance schedule in place Assets upgraded based on condition and priority rating 	<ul style="list-style-type: none"> Engineering
5.1b	Prioritising access road maintenance and future development to provide safe and efficient road and pathway network	5.1b(1)	Deliver road safety awareness projects targeted at problems identified through crash data, police information, council staff, community groups, businesses, schools and wider community	<ul style="list-style-type: none"> High levels of engagement between Council's Road Safety Officer and key stakeholders Delivery of local road safety projects 	<ul style="list-style-type: none"> Engineering
		5.1b(2)	Deliver annual resealing program	<ul style="list-style-type: none"> Resealing program delivered and reported 	<ul style="list-style-type: none"> Engineering
		5.1b(3)	Ensure consistent maintenance and upgrades to road network in villages	<ul style="list-style-type: none"> Roads maintained 	<ul style="list-style-type: none"> Engineerig
5.1c	Considering alternate / additional road maintenance partners	5.1c(1)	Council will review road maintenance contracts and consider opportunities to tender major works to ensure road maintenance is delivered efficiently	<ul style="list-style-type: none"> Community satisfaction with roads Roads constructed and upgraded to appropriate Australian Standards 	<ul style="list-style-type: none"> Engineering
5.1d	Improve passenger and freight transport connections in the region	5.1e(1)	Council will perform an advocacy role and liaise with government departments and private transport operators on a needs basis with updates to be provided on a yearly	<ul style="list-style-type: none"> Improved passenger and freight transport connections within the region 	<ul style="list-style-type: none"> Sustainable Development Engineering Cootamundra Gundagai
		5.1e(2)	Identify freight routes for heavier vehicles	<ul style="list-style-type: none"> Freight routes identified and implemented 	<ul style="list-style-type: none"> Sustainable Development Engineering

Objective 5.2: Easily accessible from major cities and other regional towns					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
5.2a	Feasibility study/ masterplan for development of Cootamundra airport into a true regional airport facilitating visitors, business, health services, and managing emergencies	5.2a(1)	Develop feasibility study/ masterplan for Cootamundra Aerodrome, with consideration to revenue generating opportunities, and long-term commercial activities	<ul style="list-style-type: none"> Feasibility study / master planning commenced 	<ul style="list-style-type: none"> Facilities Development, Building and Compliance
5.2b	Improve road conditions across the region, and advocate to improve access to regional cities and connection out of the region	5.2b(1)	Continue implementing the fixing local roads program	<ul style="list-style-type: none"> Local roads resealed Community satisfaction with road condition 	<ul style="list-style-type: none"> Engineering Cootamundra Gundagai
		5.2b(2)	Seek funding for upgrades to Stockinbingal and Muttama Roads	<ul style="list-style-type: none"> Funding sourced and secured for road upgrade 	<ul style="list-style-type: none"> Engineering Cootamundra Gundagai
		5.2b(3)	Deliver Bridge Replacement Program	<ul style="list-style-type: none"> Bridges replaced in line with program 	<ul style="list-style-type: none"> Engineering Cootamundra Gundagai
		5.2b(4)	Seek funding to build a bridge over low level causeway at Muttama	<ul style="list-style-type: none"> Seek sourced Plan developed 	<ul style="list-style-type: none"> Engineering Gundagai
		5.2b (4)	Work with partners to improve access to public and community transport	<ul style="list-style-type: none"> Improved and expanded public and community transport within the region 	<ul style="list-style-type: none"> Business
5.2c	Establish linked network of pedestrian footpaths and cycle paths through continued extension and upgrade of pedestrian and cycle paths	5.2c(1)	Develop program to identify and target curb and gutter upgrades	<ul style="list-style-type: none"> Program established and curb and gutter upgrades in process 	<ul style="list-style-type: none"> Engineering
		5.2c(2)	Continue to update cycleway and pedestrian access plan for the region	<ul style="list-style-type: none"> Plan reviewed Works commenced Seek funding opportunities for upgrades and works 	<ul style="list-style-type: none"> Engineering
		5.2c(3)	Deliver footpath extensions and safe footpath / disabled access	<ul style="list-style-type: none"> Footpaths extended Safe walking path established in Stockinbingal between school, recreational ground, King George Park and the Post Office Disabled access addressed across footpath replacement program with access to community facilities prioritised (i.e. Stockinbingal and Wallendbeen Halls) 	<ul style="list-style-type: none"> Engineering Cootamundra Gundagai
5.2d	Seek funding to enable electric charging infrastructure	5.2d(1)	Investigate funding opportunities for installation of electric car charging facilities in Gundagai	<ul style="list-style-type: none"> Funding secured Charging stations installed 	<ul style="list-style-type: none"> Regional Services Gundagai

Objective 5.3: Secure Cootamundra as an Inland Port location serving to transfer rail freight between the Inland Rail and Sydney-Melbourne line					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
5.3a	Target opportunities for new freight and logistics facilities in the area that maximise the use of available industrial land, access to transport and specific labour market requirements	5.3a(1)	Council will actively pursue new opportunities to maximise the use of industrial land	<ul style="list-style-type: none"> Meet or exceed land sales targets 	<ul style="list-style-type: none"> Sustainable Development
5.3b	Identify, coordinate and Prioritise the delivery of local road projects that help support the regional freight network	5.3b(1)	Continue to seek funding and Fixing Local Roads grants for ongoing road projects	<ul style="list-style-type: none"> Funding secured Road maintenance programs implemented 	<ul style="list-style-type: none"> Engineering Cootamundra Gundagai
5.3c	Attend State agency and local government area roundtable meetings to achieve better regional planning outcomes, and ensuring a more collaborative approach	5.3c(1)	Identify and attend or host relevant roundtables to achieve better regional planning outcomes, and ensuring a more collaborative approach across the region	<ul style="list-style-type: none"> Roundtables identified Number of roundtables attended/hosted 	<ul style="list-style-type: none"> Sustainable Development
5.3d	Implement actions from Villages Strategy which target industrial and freight development	5.3d(1)	Investigation of stage rezoning and development along existing roads	<ul style="list-style-type: none"> Deliver on action from villages strategy Rezoning in progress 	<ul style="list-style-type: none"> Sustainable Development
		5.3d(2)	Investigation of rezone potential north of Muttama Road and East of Coolac Road to be suitable for industrial development	<ul style="list-style-type: none"> Increased community satisfaction Deliver on action from villages strategy 	<ul style="list-style-type: none"> Sustainable Development
		5.3d(3)	Investigate the rezoning land along Burley Griffin Way to support freight and logistical uses with access to Inland Rail	<ul style="list-style-type: none"> Increased propensity for Inland Rail development in the area 	<ul style="list-style-type: none"> Sustainable Development

Objective 5.4: Functional communications technologies to improve services and facilities across the region					
No.	Strategy	No.	Delivery Program Activities	Measure of Success	Responsible Department
5.4a	Develop a digital services strategy	5.4a(1)	Review existing digital platforms and consider cost effective solutions within existing budget to provide improved functionality and usability for our community in a digital services strategy	<ul style="list-style-type: none"> • Strategy developed and actions implemented • More convenient ways for community to engage with Council • Increased digital communication with Council 	• Business
5.4b	Implement technology solutions to improve transport infrastructure and experiences	5.4b(1)	Investigate next generation, mobile enabled technology to transform Council digital information and customer experience	<ul style="list-style-type: none"> • Improved transport accessibility, road safety and productivity • Better more flexible services offered to the community 	<ul style="list-style-type: none"> • Business • Engineering Cootamundra Gundagai
5.4c	Advocate for future technology provision (i.e., IoT) to support business and lifestyle in our community	5.4c(1)	Offer and promote free public Wi-Fi internet access in key public spaces across the local government area	<ul style="list-style-type: none"> • Delivery of public Wi-Fi network • Positive feedback from community 	• Business

RESOURCING.

The aspirations of our community will not be achieved without sufficient resources – time, money, assets and people – to carry them out. Council is committed to allocating resources to ensure the successful delivery of the Delivery Program Activities contained in this Delivery Program, while ensuring the continuation of basic services in a fiscally responsible manner. This resourcing strategy includes:

- The Long-Term Financial Plan: to provide financial modelling for the next ten years
- The Workforce Management Plan: to address the human resourcing requirements for the next four years, and
- The Asset Management Plan: to identify critical assets, and develop risk management strategies and actions to improve capability, requirements and timeframes.



COOTAMUNDRA GUNDAGAI REGIONAL COUNCIL					
Operating Budget					
2025-2026 to 2028-2029					
Description	Budget 2024-2025	Delivery Program			
		Budget 2025-2026	Estimate 2026-2027	Estimate 2027-2028	Estimate 2028-2029
03001 - Development and Building					
Total Revenue	(480,000)	(430,000)	(440,750)	(451,769)	(463,063)
Total Expenses	1,507,902	1,886,675	1,933,842	1,982,188	2,031,743
03001 - Development and Building Net Cost	1,027,902	1,456,675	1,493,092	1,530,419	1,568,680
03002 - Regulatory Services					
Total Revenue	(20,000)	(2,000)	(2,050)	(2,101)	(2,154)
Total Expenses	863,806	1,633,916	1,674,764	1,716,633	1,759,549
03002 - Regulatory Services Net Cost	843,806	1,631,916	1,672,714	1,714,532	1,757,395
03003 - Food Safety and Public Health					
Total Revenue	(15,000)	(15,000)	(15,375)	(15,759)	(16,153)
Total Expenses	65,000	-	-	-	-
03003 - Food Safety and Public Health Net Cost	50,000	(15,000)	(15,375)	(15,759)	(16,153)
03004 - Cemeteries					
Total Revenue	(395,000)	(395,000)	(404,875)	(414,997)	(425,372)
Total Expenses	339,266	456,501	467,914	479,611	491,602
03004 - Cemeteries Net Cost	(55,734)	61,501	63,039	64,614	66,230
03005 - Animal Control					
Total Revenue	(48,000)	(48,000)	(49,200)	(50,430)	(51,691)
Total Expenses	166,112	141,659	145,200	148,830	152,551
03005 - Animal Control Net Cost	118,112	93,659	96,000	98,400	100,860
03006 - Public Toilets					
Total Revenue	-	-	-	-	-
Total Expenses	215,001	264,410	271,020	277,796	284,741
03006 - Public Toilets Net Cost	215,001	264,410	271,020	277,796	284,741
03007 - Tourism & Economic Development					
Total Revenue	-	-	-	-	-
Total Expenses	270,000	346,512	355,175	364,054	373,155
03007 - Tourism & Economic Development Net Cost	270,000	346,512	355,175	364,054	373,155
03008 - Community Services					
Total Revenue	-	-	-	-	-
Total Expenses	92,000	137,094	140,521	144,034	147,635
03008 - Community Services Net Cost	92,000	137,094	140,521	144,034	147,635
03009 - Libraries					
Total Revenue	(108,000)	(108,000)	(110,700)	(113,468)	(116,304)
Total Expenses	750,000	945,923	969,571	993,810	1,018,656
03009 - Libraries Net Cost	642,000	837,923	858,871	880,343	902,351
03011 - Museums and Art					
Total Revenue	(13,000)	(13,000)	(13,325)	(13,658)	(14,000)
Total Expenses	33,073	36,622	37,538	38,476	39,438
03011 - Museums and Art Net Cost	20,073	23,622	24,213	24,818	25,438
03012 - Visitors Information Centres					
Total Revenue	(65,000)	(65,000)	(66,625)	(68,291)	(69,998)
Total Expenses	199,999	270,552	277,316	284,249	291,355
03012 - Visitors Information Centres Net Cost	134,999	205,552	210,691	215,958	221,357
03013 - Executive Office					
Total Revenue	(176,000)	-	-	-	-
Total Expenses	1,202,673	1,546,468	1,585,130	1,624,758	1,665,377
03013 - Executive Office Net Cost	1,026,673	1,546,468	1,585,130	1,624,758	1,665,377
03015 - Civic Leadership (Councillor Costs + Election Expenses)					
Total Revenue	-	-	-	-	-
Total Expenses (Election costs in 2025 and 2029)	682,328	483,000	495,075	507,452	756,638
03015 - Civic Leadership (Councillor Costs + Election Expenses) Net Cost	682,328	483,000	495,075	507,452	756,638
03016 - Community Events					
Total Revenue	(2,000)	(2,000)	(2,050)	(2,101)	(2,154)
Total Expenses	60,000	68,935	70,658	72,425	74,235
03016 - Community Events Net Cost	58,000	66,935	68,608	70,324	72,082

COOTAMUNDRA GUNDAGAI REGIONAL COUNCIL					
Operating Budget					
2025-2026 to 2028-2029					
Description	Budget 2024-2025	Delivery Program			
		Budget 2025-2026	Estimate 2026-2027	Estimate 2027-2028	Estimate 2028-2029
03017 - Community Donations					
Total Revenue	-		-	-	-
Total Expenses	40,000	40,000	41,000	42,025	43,076
03017 - Community Donations Net Cost	40,000	40,000	41,000	42,025	43,076
03018 - Governance and Business Systems					
Total Revenue	-		-	-	-
Total Expenses	446,314	548,689	562,406	576,466	590,878
03018 - Governance and Business Systems Net Cost	446,314	548,689	562,406	576,466	590,878
03019 - Risk Management					
Total Revenue	-		-	-	-
Total Expenses	492,274	260,454	266,965	273,639	280,480
03019 - Risk Management Net Cost	492,274	260,454	266,965	273,639	280,480
03020 - Work Health & Safety					
Total Revenue	(50,000)		-	-	-
Total Expenses	405,073	326,451	334,612	342,978	351,552
03020 - Work Health & Safety Net Cost	355,073	326,451	334,612	342,978	351,552
03021 - Human Resources					
Total Revenue	(40,000)	(40,000)	(41,000)	(42,025)	(43,076)
Total Expenses	425,938	571,245	585,526	600,164	615,168
03021 - Human Resources Net Cost	385,938	531,245	544,526	558,139	572,093
03022 - Information Technology					
Total Revenue	-		-	-	-
Total Expenses	900,000	1,066,105	1,092,758	1,120,077	1,148,078
03022 - Information Technology Net Cost	900,000	1,066,105	1,092,758	1,120,077	1,148,078
03023 - Customer Service					
Total Revenue	(2,000)	(2,000)	(2,050)	(2,101)	(2,154)
Total Expenses	411,018	546,579	560,243	574,250	588,606
03023 - Customer Service Net Cost	409,018	544,579	558,193	572,148	586,452
03024 - Communications and Engagement					
Total Revenue	-	(50,000)	(51,250)	(52,531)	(53,845)
Total Expenses	175,000	194,240	199,096	204,073	209,175
03024 - Communications and Engagement Net Cost	175,000	144,240	147,846	151,542	155,331
03025 - Financial Management					
Total Revenue	(25,000)	(30,000)	(30,750)	(31,519)	(32,307)
Total Expenses	12,289,707	13,018,752	13,344,221	13,677,826	14,019,772
03025 - Financial Management Net Cost	13,882,707	12,988,752	13,313,471	13,646,308	13,987,465
03026 - General Purpose Income					
Total Revenue	(19,218,701)	(20,164,107)	(20,668,210)	(21,184,915)	(21,714,538)
Total Expenses	-	-	-	-	-
03026 - General Purpose Income Net Cost	(19,218,701)	(20,164,107)	(20,668,210)	(21,184,915)	(21,714,538)
03028 - Caravan Parks					
Total Revenue	(70,000)	(70,000)	(71,750)	(73,544)	(75,382)
Total Expenses	12,500	12,799	13,119	13,447	13,783
03028 - Caravan Parks Net Cost	(57,500)	(57,201)	(58,631)	(60,097)	(61,599)
03029 - Internal Allocation of Overhead Costs					
Total Revenue	(8,376,795)	(180,000)	(184,500)	(189,113)	(193,840)
Total Expenses	6,540,000	(1,985,000)	(2,034,625)	(2,085,491)	(2,137,628)
03029 - Internal Allocation of Overhead Costs Net Cost	(1,836,795)	(2,165,000)	(2,219,125)	(2,274,603)	(2,331,468)
03030 - Operations Management					
Total Revenue	-	-	-	-	-
Total Expenses	1,013,278	1,262,595	1,294,160	1,326,514	1,359,677
03030 - Operations Management Net Cost	1,013,278	1,262,595	1,294,160	1,326,514	1,359,677
03031 - Aerodrome					
Total Revenue	(25,000)	(25,000)	(25,625)	(26,266)	(26,922)
Total Expenses	100,000	120,009	123,009	126,084	129,237
03031 - Aerodrome Net Cost	75,000	95,009	97,384	99,819	102,314

COOTAMUNDRA GUNDAGAI REGIONAL COUNCIL					
Operating Budget					
2025-2026 to 2028-2029					
Description	Budget 2024-2025	Delivery Program			
		Budget 2025-2026	Estimate 2026-2027	Estimate 2027-2028	Estimate 2028-2029
03032 - Saleyards & Truck Wash Operations					
Total Revenue	(112,000)	(120,000)	(123,000)	(126,075)	(129,227)
Total Expenses	112,078	132,485	135,797	139,192	142,672
03032 - Saleyards & Truck Wash Operations Net Cost	78	12,485	12,797	13,117	13,445
03033 - State Roads					
Total Revenue	(3,800,000)	(2,100,000)	(2,152,500)	(2,206,313)	(2,261,470)
Total Expenses	3,400,000	1,818,109	1,863,562	1,910,151	1,957,905
03033 - State Roads Net Cost	(400,000)	(281,891)	(288,938)	(296,162)	(303,566)
03034 - Regional Roads					
Total Revenue	(680,000)	(1,000,000)	(1,025,000)	(1,050,625)	(1,076,891)
Total Expenses	680,000	597,836	612,782	628,101	643,804
03034 - Regional Roads Net Cost	(0)	(402,164)	(412,218)	(422,524)	(433,087)
03035 - Local Rural Roads					
Total Revenue	-	-	-	-	-
Total Expenses	2,639,139	3,029,700	3,105,443	3,183,079	3,262,656
03035 - Local Rural Roads Net Cost	2,639,139	3,029,700	3,105,443	3,183,079	3,262,656
03036 - Town and Village Streets					
Total Revenue	(70,000)	(70,000)	(71,750)	(73,544)	(75,382)
Total Expenses	1,523,382	1,433,078	1,468,905	1,505,628	1,543,268
03036 - Town and Village Streets Net Cost	1,453,382	1,363,078	1,397,155	1,432,084	1,467,886
03037 - Quarries					
Total Revenue	(35,000)	(100,000)	(102,500)	(105,063)	(107,689)
Total Expenses	95,000	150,000	153,750	157,594	161,534
03037 - Quarries Net Cost	60,000	50,000	51,250	52,531	53,845
03038 - Stormwater Management					
Total Revenue	(127,977)	(127,977)	(131,176)	(134,456)	(137,817)
Total Expenses	-	-	-	-	-
03038 - Stormwater Management Net Cost	(127,977)	(127,977)	(131,176)	(134,456)	(137,817)
03039 - Plant Management					
Total Revenue	(3,999,000)	(199,000)	(203,975)	(209,074)	(214,301)
Total Expenses	3,122,943	(1,174,543)	(1,203,907)	(1,234,004)	(1,264,854)
03039 - Plant Management Net Cost	(876,057)	(1,373,543)	(1,407,882)	(1,443,079)	(1,479,156)
03040 - Private Works					
Total Revenue	(204,000)	(200,000)	(205,000)	(210,125)	(215,378)
Total Expenses	184,000	135,000	138,375	141,834	145,380
03040 - Private Works Net Cost	(20,000)	(65,000)	(66,625)	(68,291)	(69,998)
03041 - Buildings and Property Management					
Total Revenue	(171,000)	(141,000)	(144,525)	(148,138)	(151,842)
Total Expenses	1,167,808	889,958	912,207	935,012	958,387
03041 - Buildings and Property Management Net Cost	996,808	748,958	767,682	786,874	806,546
03042 - Noxious Weeds					
Total Revenue	(66,000)	(66,000)	(67,650)	(69,341)	(71,075)
Total Expenses	188,283	125,402	128,537	131,750	135,044
03042 - Noxious Weeds Net Cost	122,283	59,402	60,887	62,409	63,969
03043 - Swimming Pools					
Total Revenue	-	-	-	-	-
Total Expenses	950,000	1,089,292	1,116,524	1,144,437	1,173,048
03043 - Swimming Pools Net Cost	950,000	1,089,292	1,116,524	1,144,437	1,173,048
03044 - Sports Stadium					
Total Revenue	-	-	-	-	-
Total Expenses	60,000	80,115	82,118	84,171	86,275
03044 - Sports Stadium Net Cost	60,000	80,115	82,118	84,171	86,275
03045 - Parks and Gardens					
Total Revenue	(1,000)	(1,000)	(1,025)	(1,051)	(1,077)
Total Expenses	1,429,615	1,525,948	1,564,097	1,603,199	1,643,279
03045 - Parks and Gardens Net Cost	1,428,615	1,524,948	1,563,072	1,602,148	1,642,202

COOTAMUNDRA GUNDAGAI REGIONAL COUNCIL					
Operating Budget					
2025-2026 to 2028-2029					
Description	Budget 2024-2025	Delivery Program			
		Budget 2025-2026	Estimate 2026-2027	Estimate 2027-2028	Estimate 2028-2029
03046 - Sporting Grounds					
Total Revenue	(40,000)	-	-	-	-
Total Expenses	260,978	409,645	419,886	430,383	441,143
03046 - Sporting Grounds Net Cost	220,978	409,645	419,886	430,383	441,143
03047 - Waste Collection Services					
Total Revenue	(3,191,750)	(3,392,288)	(3,477,095)	(3,564,022)	(3,653,123)
Total Expenses	973,598	520,125	533,128	546,456	560,118
03047 - Waste Collection Services Net Cost	(2,218,152)	(2,872,163)	(2,943,967)	(3,017,566)	(3,093,005)
03048 - Landfill Operations					
Total Revenue	(1,169,000)	(1,240,000)	(1,271,000)	(1,302,775)	(1,335,344)
Total Expenses	1,399,207	1,551,190	1,589,970	1,629,719	1,670,462
03048 - Landfill Operations Net Cost	230,207	311,190	318,970	326,944	335,118
03049 - Waste Transfer Stations					
Total Revenue	-	-	-	-	-
Total Expenses	215,000	325,854	334,000	342,350	350,909
03049 - Waste Transfer Stations Net Cost	215,000	325,854	334,000	342,350	350,909
03050 - Asset Management Planning					
Total Revenue	-	-	-	-	-
Total Expenses	242,274	181,899	186,446	191,108	195,885
03050 - Asset Management Planning Net Cost	242,274	181,899	186,446	191,108	195,885
03052 - Emergency Services					
Total Revenue	(180,000)	(180,000)	(184,500)	(189,113)	(193,840)
Total Expenses	1,170,000	970,000	994,250	1,019,106	1,044,584
03052 - Emergency Services Net Cost	990,000	790,000	809,750	829,994	850,744
23117 - Water Management					
Total Revenue	(5,126,800)	(5,690,787)	(5,833,057)	(5,978,883)	(6,128,355)
Total Expenses	4,023,280	5,144,682	5,308,708	5,417,879	5,530,352
23117 - Water Management Net Cost	(1,103,520)	(546,105)	(524,349)	(561,004)	(598,003)
33100 - Sewerage Management					
Total Revenue	(3,829,249)	(4,100,113)	(4,202,616)	(4,307,682)	(4,415,374)
Total Expenses	2,366,013	3,765,862	3,853,121	3,942,814	4,034,396
33100 - Sewerage Management Net Cost	(1,463,236)	(334,252)	(349,495)	(364,867)	(380,978)
Net operating result before Capital Grants (Surplus)/Deficit	5,586,587	6,535,549	6,727,460	6,865,465	7,243,639
Add:					
Grants and contributions provided for capital purposes	(9,382,000)	(1,984,578)	(2,004,424)	(2,024,468)	(2,044,713)
Net operating result for the year attributable to Council (Surplus)/Deficit	(3,795,413)	4,550,971	4,723,036	4,840,997	5,198,926



Cootamundra Gundagai Regional Council Long Term Financial Plan Budget 2025-2026										
Description	Delivery Program				Long Term Financial Plan					
	Budget 2025-2026	Forecast 2026-2027	Forecast 2027-2028	Forecast 2028- 2029	Forecast 2029-2030	Forecast 2030- 2031	Forecast 2031-2032	Forecast 2032- 2033	Forecast 2033-2034	Forecast 2034-2035
Income										
Rates & Annual Charges	20,926,082	21,449,234	21,985,465	22,535,102	23,098,479	23,675,941	24,267,840	24,874,536	25,496,399	26,133,809
User Charges & Fees	8,451,674	8,662,966	8,879,540	9,101,528	9,329,067	9,562,293	9,801,351	10,046,384	10,297,544	10,554,983
Other Revenues	1,144,500	1,173,113	1,202,440	1,232,501	1,263,314	1,294,897	1,327,269	1,360,451	1,394,462	1,429,324
Grants & Contributions - Operating	8,510,552	8,723,316	8,941,399	9,164,934	9,394,057	9,628,908	9,869,631	10,116,372	10,369,281	10,628,513
Grants & Contributions - Capital	1,984,578	2,004,424	2,024,468	2,044,713	2,065,160	2,085,811	2,106,670	2,127,736	2,149,014	2,170,504
Interest & Investment Revenue	1,334,465	1,367,827	1,402,022	1,437,073	1,473,000	1,509,825	1,547,570	1,586,260	1,625,916	1,666,564
Net Gains from the Disposal Of Assets										
Total Income from Continuing Operations	42,351,851	43,380,879	44,435,334	45,515,851	46,623,076	47,757,676	48,920,330	50,111,739	51,332,616	52,583,696
Expenses										
Employee Costs	18,128,931	18,582,155	19,046,709	19,522,876	20,010,948	20,511,222	21,024,002	21,549,602	22,088,343	22,640,551
Materials & Contracts	14,793,814	15,163,660	15,542,751	16,167,820	16,572,016	16,986,316	17,410,974	17,846,248	18,292,404	18,749,714
Borrowing Costs	137,998	169,970	144,038	117,677	90,980	65,745	53,383	42,217	29,642	16,921
Depreciation	13,010,078	13,335,330	13,668,713	14,010,431	14,360,692	14,719,709	15,087,702	15,464,894	15,851,517	16,247,805
Other Expenses	832,000	852,800	874,120	895,973	918,372	941,332	964,865	988,987	1,013,711	1,039,054
Impairment										
Interest and Investments Losses										
Losses on Disposal of Assets										
Total Expenses from Continuing Operations	46,902,822	48,103,914	49,276,331	50,714,777	51,953,008	53,224,324	54,540,926	55,891,949	57,275,617	58,694,045
Operating Result from continuing operations - Surplus/(Deficit)	(4,550,971)	(4,723,036)	(4,840,997)	(5,198,927)	(5,329,932)	(5,466,648)	(5,620,596)	(5,780,210)	(5,943,001)	(6,110,349)
Operating Result from continuing operations before Capital Grants/Contrib Surplus/(Deficit)	(6,535,549)	(6,727,460)	(6,865,465)	(7,243,639)	(7,395,092)	(7,552,459)	(7,727,265)	(7,907,946)	(8,092,014)	(8,280,853)
Capital Expenditure	18,626,146	8,972,448	9,032,448	9,129,948	9,586,445	10,065,768	10,569,056	11,097,509	11,652,384	12,235,004
Loan Funds Utilised	2,000,000									
Loan Principal Repaid	879,438	978,489	1,004,429	1,030,788	1,057,488	412,546	208,678	219,844	232,419	245,140
Transfers from Restricted Assets (Reserves)	(11,565,500)	(8,820,500)	(8,807,665)	(8,937,567)	(9,844,781)	(10,065,857)	(9,835,151)	(9,893,531)	(10,911,883)	(11,037,614)
Transfers to Restricted Assets (Reserves)	8,532,000	9,470,000	8,690,950	10,055,369	10,150,288	10,180,051	11,136,971	11,197,376	11,022,607	12,295,022
Depreciation Contra	(13,010,078)	(13,335,330)	(13,668,713)	(14,010,431)	(14,360,692)	(14,719,709)	(15,087,702)	(15,464,894)	(15,851,517)	(16,247,805)
Net Unrestricted Cash Deficit/(Surplus)	911,035	(7,457,929)	(8,589,548)	(7,930,820)	(8,741,183)	(9,593,850)	(8,628,743)	(8,623,906)	(9,798,991)	(8,620,602)

OUR PLACE... OUR FUTURE.

2025 Delivery Program





WORKING IN PARTNERSHIP WITH THE COMMUNITY

To co-create a vibrant region attracting people, investment and business through innovation, diversity, and community spirit.



**COOTAMUNDRA-
GUNDAGAI** REGIONAL
COUNCIL

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COOTAMUNDRA-GUNDAGAI REGIONAL COUNCIL
2025/26 ANNUAL OPERATIONAL PLAN

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INTRODUCTION

The Annual Operational Plan is one of our most important documents. It is a key pillar of the IP&R Framework and demonstrates Council's commitment to delivering on the priorities set by our community, as identified in the Community Strategic Plan.

The Operational Plan is renewed annually to set the short-term priorities for Council. It determines the key projects which are budgeted and approved for the Financial Year and sets the parameters used to measure the progress and success of these projects. The plan has been compiled following extensive discussions and workshops with Council staff and Councillors ensuring that the activities and actions contained in the Plan are balanced against the priorities identified in the four-year Delivery Program which is directly linked to the Community Strategic Plan. The Operational Plan also identifies the resources, requirements and functions of the organisation including the major projects, programs and activities Council has committed to undertaking. These projects and activities include maintaining and

improving roads, footpaths, parks, buildings, water and waste infrastructure, recreation facilities and other Council assets throughout the year.

In the last year Council and its delivery partners have delivered a number of projects identified in the 2025/25 Annual Operational Plan and made progress against many others. However, with the announcement of the demerger of the Cootamundra and Gungahai Council's in August 2022, many priority areas will carry over or need to be put on hold until the outcome of the demerger is realised. As such, it is important to read this plan in conjunction with the annual report, four year delivery plan and community strategic plan as these plans currently stand.

The Plan is required to be placed on 28 days exhibition for community feedback, and adopted by June 30 each year.



**COOTAMUNDRA-
GUNDAGAI** REGIONAL
COUNCIL

HOW WE WILL MEASURE SUCCESS

Council will monitor progress and measure success through thorough and transparent reporting processes to help the community understand the status of major projects, highlights, good news stories, as well as challenges Council has faced in the delivery of its services.

Council will report on the Annual Operational Plan outcomes through:

- Quarterly financial reports
- Quarterly progress reports
- Annual reports

Council is committed to engaging the community for feedback on its service delivery and performance. The best way for Council to do this is through its community engagement activities and creating opportunities for open and honest conversations. Council has prioritised community engagement and in this plan commits to more face-to-face engagement opportunities as well as investigate digital avenues for community engagement.

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wiradjuri people, the Traditional Custodians of the Land on which we live, work and play and pays its respects to Elders, both past and present, of the Wiradjuri Nation and extends that respect to other Aboriginal people.



ABOUT THIS PLAN

INTEGRATED PLANNING AND REPORTING FRAMEWORK

The Integrated Planning and Reporting Framework is one of the central components of local government in NSW.

The Annual Operational Plan, along with our Four-Year Delivery Program, and Community Strategic Plan, are part of the NSW State Government's Integrated Planning & Reporting Framework.

The Integrated Planning and Reporting Framework recognises that most communities share similar aspirations: a safe, healthy and pleasant place to live, a sustainable environment, opportunities for social interaction, opportunities for employment and reliable infrastructure. The differences lie in how each community responds to these needs, and the resulting character of the individual towns and villages. It also recognises that all Council's plans and policies are interconnected.

The Operational Plan has been prepared in accordance with the Integrated Planning and Reporting Framework and the Local Government Act 1993. The framework allows Council to draw all its plans together, planning holistically for the future.

ABOUT THE ANNUAL OPERATIONAL PLAN

The Operational Plan supports our Four-Year Delivery Program. It outlines the actions that Council will undertake in the 2025/26 financial year and allocate the resources necessary. The Operational Plan is based on Council's organisational structure and includes business profiles, budgets, operational activities, business improvement plans, key strategic projects and KPI's for each of the business units. These activities and projects are linked backed to our strategic directions and objectives addressed in Council's Community Strategic Plan and corporate goals. Also included are Council's annual budget, capital works program and fees and charges, as well as other financial details including information on rating and domestic waste management.

The Annual Operational Plan is prepared each year with each operational plan identifying the projects, programs and activities that council will conduct to achieve the commitments of the DP and CSP.

**POPULATION****11,424**

(ABS ERP 2023)

WORKFORCE**4,381**

people employed

60% full-time

38% part-time

**REGION
LAND AREA****3,982**

square kms

INDUSTRIES

Agriculture

Healthcare

Social assistance

OUR COMMUNITY SNAPSHOT

The Cootamundra-Gundagai Regional Council Estimated Resident Population is 11,424 as at 2023.

The Cootamundra-Gundagai Regional Council area is located in the South West Slopes and Riverina Regions of New South Wales, about 390 kilometres south-west of the Sydney CBD, and about 164 kilometres north-west of the Canberra CBD.

The region boasts spectacular views of the country-side, with rolling hills and some of the country's best farming and cropping locations. We have museums for history lovers and an Arts Centre that holds regular workshops, exhibitions, performances and movie sessions. Combined with gorgeous architecture, streetscapes and views to keep the most ardent culture vultures and photography lovers intrigued.

The regions main industries are agriculture, meat processing, renewable energy, tourism, manufacturing and health and a growing dedication to coffee, great pub food and independent boutiques to attract the envious glances from Sydney, Melbourne and Canberra!



OUR STRATEGIC DIRECTION OVERVIEW

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

The Annual Operating Plan is aligned to the five focus areas of the Community Strategic Plan (CSP) and Four-Year Delivery Program. It includes the list of activities and services that will be delivered in 2024/25 under each CSP Theme.

THE THEMES AND FOCUS AREAS ARE:

1. A VIBRANT, SAFE, AND INCLUSIVE COMMUNITY

We have a thriving community where diversity is embraced, everyone is welcomed, valued, safe and we have opportunities to enhance our health, happiness, and wellbeing.

2. A REGION FOR THE FUTURE

We are a prosperous and resilient region providing opportunities for growth and learning to strengthen and grow our economy, support tourism, and adopt new technologies to ensure long-term sustainability.

3. A PROTECTED AND ENHANCED ENVIRONMENT

We have attractive towns and villages that complement our unique natural environment, where heritage is preserved and enhanced whilst balancing the needs for regional development and growth.

4. COLLABORATIVE AND PROGRESSIVE LEADERSHIP

We have a transparent and accountable local Council with an actively engaged community and effective partnerships that fosters trust, facilitates innovation and uses resources wisely to meet community needs.

5. INTEGRATED AND ACCESSIBLE REGION

We have transport networks and services that are well connected and convenient and not only connect our villages and towns, but also connect us to other regions, capital cities and states, and our community has access to services and facilities that make the region 'liveable'.

ORGANISATIONAL STRUCTURE





ANNUAL OPERATIONAL PLAN



HOW TO READ THE ANNUAL OPERATIONAL PLAN

Community
Strategic Plan
Focus Area

A VIBRANT, SAFE, AND INCLUSIVE COMMUNITY

We have a thriving community where diversity is embraced, everyone is welcomed, valued, safe and we have opportunities to enhance our health, happiness, and wellbeing.

Objective that
link to the CSP
and will be
achieved

Objectives:

- 1.1 Our health and wellbeing needs are met
- 1.2 A welcoming community that cares for and looks after each other
- 1.3 Maintaining low crime levels

2023/24 Actions	Delivery Program Ref.	Responsible Department
Support local health service providers and community groups in promoting programs which encourage healthy lifestyle choices and activities	1.1a (1)	Facilities Waste, Parks & Recreation
Collaborate with communications team to develop a communications and marketing program to promote year-round use of Council facilities	1.1b (2)	Facilities

Actions that will
be delivered in the
2023/24 financial year -
taken directly from the
Delivery Program

Delivery Program
objective

Area of Council
responsible for delivery



1

A vibrant, safe, and inclusive community

We have a thriving community where diversity is embraced, everyone is welcomed, valued, safe and we have opportunities to enhance our health, happiness, and wellbeing.



Objectives:

- 1.1 Our health and wellbeing needs are met
- 1.2 A welcoming community that cares for and looks after each other
- 1.3 Maintaining emergency resilience and low crime levels

2025/26 Actions	Delivery Program Ref.	Responsible Department
Council maintains its public open spaces in a safe and acceptable manner and ensures that all associated infrastructure is fit for purpose. The level of service delivery is to be reflected according to the allocated resources.	1.1b (1)	Regional Services
Continue the upgrade and maintain amenities at Fisher Park to meet the demands of local and regional sporting associations and clubs.	1.1b (1)	Regional Services Cootamundra
Repair Flood damage to Nicholson Park canteen and change rooms and Fencing, canteen, kitchen, flooring and bar area in Clarke Oval.	1.1b(1)	Regional Services Cootamundra
Replacement of the Auto Belay System for the rock-climbing wall at the Cootamundra Sports Stadium.	1.1b(1)	Regional Services Cootamundra
Continue to manage the existing contract for the Cootamundra Aquatic Centre and Sports Stadium to ensure all areas of service delivery meet Community and Council expectations.	1.1b(3)	Regional Services Cootamundra
Monitor and maintain Cootamundra Aquatic Centre and Cootamundra Sports Stadium within the allocated resources and funding.	1.1b(3)	Regional Services Cootamundra
Work in partnership with Sportsground User Groups to ensure strong communication is maintained with Council and good service delivery and timely response to related issues.	1.1b(2)	Regional Services
Ensure that Street Trees are maintained within the allocated resources and funding available and deliver a safe streetscape to the Community and street users groups.	1.1b (3)	Regional Services

Objectives:

- 1.1 Our health and wellbeing needs are met**
- 1.2 A welcoming community that cares for and looks after each other**
- 1.3 Maintaining emergency resilience and low crime levels**

2025/26 Actions	Delivery Program Ref.	Responsible Department
Maintain Communication between council and the Village Communities of Stockinbingal and Wallendbeen via regular site meetings and attendance at Community meetings as and when required	1.1b (3)	Regional Services Cootamundra
Ensure maintenance of council's facilities in the villages of Stockinbingal and Wallendbeen are in a safe and acceptable manner and considered fit for purpose	1.1b (3)	Regional Services Cootamundra
Cootamundra and surrounding village cemeteries maintenance programs are delivered within the available resources and financial allocation and meet Councils and Community expectations	1.1b (5)	Regional Services
In dealing with Cemetery bookings and enquires, Council staff to maintain strong and professional communication between Council, funeral directors, and members of the public	1.1b (5)	Regional Services
Upgrades to the Luncheon Pavilion at the Cootamundra Showgrounds	1.1d(1)	Regional Services
Update Disability Inclusion Action Plan	1.2a (1)	Business
Work with partners including Eastern Riverina Arts to develop a diverse annual program of events	1.2e (3)	Business
Maintain and operate Emergency Management Centres	1.3a (1)	Operations (Emergency Management)
Continue to participate in Local Emergency Management Meetings with local emergency services	1.3a (2)	Operations (Emergency Management)
Continue to update and maintain Council's emergency management and response plans	1.3a (3)	Operations (Emergency Management)
Work in partnership with Fire and Rescue NSW, Rural Fire Service and State Emergency Service, NSW Health, Ambulance, Police and Local Land Services to implement community safety initiatives	1.3b (2)	Operations (Emergency Management)
Review security contracts and seek funding for the installation of Closed-Circuit Televisions (CCTV) cameras	1.3c (1)	Regional Services

2 A region for the future

We are a prosperous and resilient region providing opportunities for growth and learning to strengthen and grow our economy, support tourism, and adopt new technologies to ensure long-term sustainability.



Cootamundra-Gundagai Regional council 17

Objectives:

- 2.1: Recognised as a must-visit tourist destination**
- 2.2: A thriving region that attracts people to live, work and visit**
- 2.3: A region that can accommodate and support strategic growth**

2025/26 Actions	Delivery Program Ref.	Responsible Department
Development of the Gundagai Old Mill Redevelopment Project Management Plan	2.1a (1)	Business
Liaise with GrainCorp regarding the Wallendbeen Silo art project	2.1a (4)	Business
Investigate and deliver a potable water supply to the Dog on the Tuckerbox precinct at Annie Piers Drive	2.1b (3)	Engineering Gundagai
Continue to implement actions as identified in the Agri-tourism strategy	2.1c (1)	Business
Update the Tourism & Economic Development Strategy	2.1d (2)	Business
Seek Funding for the Old District Hospital Cootamundra Masterplan	2.1e(1)	Regional Services Cootamundra
Update region livability information and upload onto Council website	2.2a (1)	Business
Continue monthly communication to business and industry outlining opportunities and economic activity of the region.	2.2a (3)	Business
Actively market the region as a 'must visit' destination	2.2b (2)	Business
Continue to support Youth Council activities in both towns and assist in promotion and advocacy for Youth Council	2.2d (2)	Business
Review and update Councils Youth Strategy	2.2d (4)	Business
Develop strategy and action plan for a single works Depot location in Cootamundra, to enable pursuit of Suitable funding source.	2.2e (2)	Regional Services Cootamundra
Develop a region wide maintenance schedule for Council assets and facilities	2.2h (2)	Regional Services
Undertake housing investigation and report on housing issues in the region and identify strategies to mitigate	2.3a (2)	Sustainable Development
Develop Planning Policies to facilitate options for a range of housing.	2.3b (2)	Sustainable Development

3 A protected and enhanced environment

We have attractive towns and villages that complement our unique natural environment, where heritage is preserved and enhanced whilst balancing the needs for regional development and growth.



Objectives:		
3.1: Our natural environment is valued and protected		
3.2: We have attractive towns and villages		
3.3: Responsive and adaptive community to climate change risks and impacts		
3.4: Greater efficiency in the use of resources		
2025/26 Actions	Delivery Program Ref.	Responsible Department
Continue to implement the noxious weeds program in accordance with the Riverina Regional Biosecurity (Weeds) Local Land Services and maintain communication with NSW Local Land Services Department	3.1b(1)	Regional Services
Plan, construct, maintain and manage the region's water infrastructure network in accordance with land development, and asset management priorities and availability of funding	3.1c(1)	Engineering
Seek funding to develop Masterplan for the beautification and preservation of Muttama Creek	3.2c(1)	Regional Services Cootamundra
Implement existing Flood Study recommendations	3.2d(5)	Engineering
Develop Flood studies for Stockinbingal, Wallendbeen and Muttama Villages	3.2d(5)	Engineering Cootamundra
Undertake a flood warning system review for Cootamundra	3.2d(7)	Engineering Cootamundra
Undertake a feasibility study for the Cootamundra Turf Club detention basin and McGowan Street Levee	3.2d(8)	Engineering Cootamundra
Implement planning for the installation of toilet facilities in North and South Gundagai Cemeteries	3.2g(1)	Regional Services Gundagai
Upgrade irrigation in the North Gundagai Lawn Cemetery	3.2g(2)	Regional Services Gundagai
Apply for funding to manage, maintain and monitor box-gum woodlands remnant areas in Wallendbeen and Stockinbingal cemeteries	3.2g(4)	Regional Services Cootamundra
Continue standard fit out of LED lighting at all Council owned buildings	3.3a(2)	Regional Services
Introduce Food Organics and Garden Organics (FOGO) collection for Cootamundra, similar to Gundagai	3.3a(4)	Regional Services
Prepare business case/s for operations of transfer stations within CGRC	3.4a(1)	Regional Services
Monitor full contractor compliance associated with the Recycling Contract and strives to reduce waste going into landfill wherever possible.	3.4a(2)	Regional Services Cootamundra
Deliver planned watermain replacement and reservoir disinfection projects	3.4c(1)	Regional Services

4 Collaborative and progressive leadership

We have a transparent and accountable local Council with an actively engaged community and effective partnerships that fosters trust, facilitates innovation and uses resources wisely to meet community needs.



Objectives:

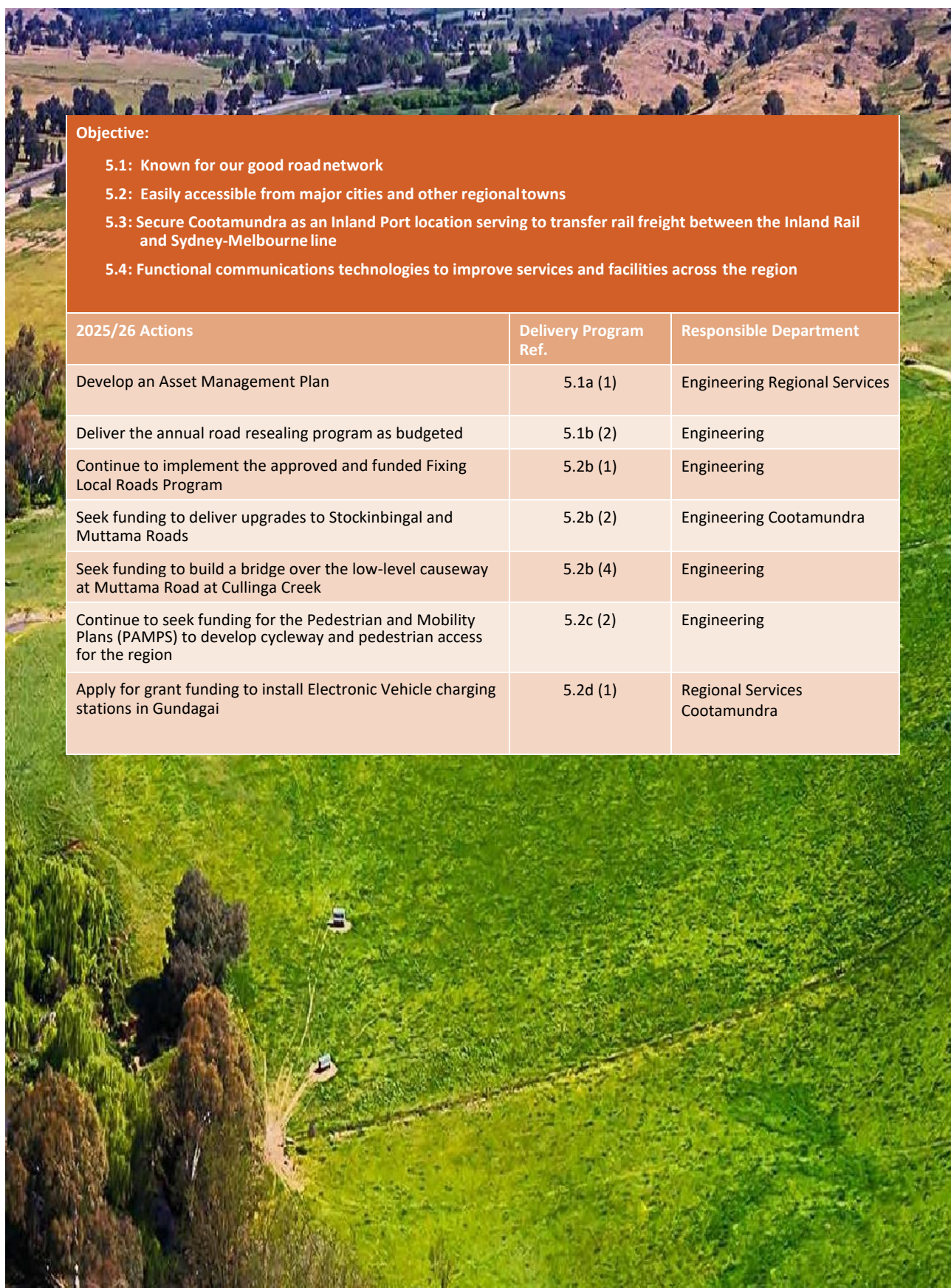
- 4.1: A clear strategic direction that is delivered upon
- 4.2: Proactive, practical Council leaders who are aligned with community needs and values
- 4.3: Actively engaged and supportive community
- 4.4: Recognised as a premier local government Council that represents and advocates for community needs

2025/26 Actions	Delivery Program Ref.	Responsible Department
Develop a service review schedule to determine the number of reviews per Council term and conduct those reviews	4.1a(4)	Business
Provide quality customer service during all front-line interactions	4.1b (1)	Business
Implement tracking and reporting of progress against strategic plans against objectives	4.1b (2)	Business
Ensure all Regulatory Policies, Procedures and reporting are managed in a professional and timely manner	4.1b (2)	Regional Services Cootamundra
Provide a safe and healthy environment for staff and contractors through compliance with all WH&S legislative requirements	4.1c (3)	Engineering
Continue implementation of staff wellbeing program	4.1c (4)	Interim General Manager (Human resources)
Conduct a Long-Term Financial Plan review and update Council's Long-Term Financial Plan accordingly	4.1e (1)	Finance
Implement Audit, Risk and Improvement Committee updates and compliance requirements	4.2a (1)	Business
Develop ongoing Councilor training and Professional Development Programs as legislatively required	4.2a (2)	Business
Regional Services Cootamundra to report to Council monthly and annually on projects, maintenance, community feedback and financial information	4.2b (1)	Regional Services Cootamundra
Migrate Council's operating system to cloud based technology	4.2c (2)	Business
Develop marketing and communication plans for major Council projects to keep community informed, highlight successes and community benefits	4.3b (1)	Business
Facilitate face-to-face community engagement activities, as the opportunity arises for Council projects	4.3c (1)	Business
Update Council communications strategy to guide Council's communication and engagement with the community	4.3d (1)	Business
Support Section 355 Committees to deliver their services to communities	4.3f (1)	Business
Continue to progress with Demerge proposal as per the Detailed Implementation Plan adopted by Council	4.4a (2)	Interim General Manager
After demerge decision is finalised, develop Long-Term Asset Management Plans to deliver Long-Term Financial Sustainability and asset renewal	4.4a (4)	Engineering Regional Services
Implement Council's Governance and Risk Management Framework and Action Plan	4.4b (1)	Business
Continue developing and maintaining risk management and business continuity plans	4.4b (2)	Business
Create Plan to relocate historic records and update retention schedule	4.4b (4)	Business
Implement Enterprise Risk Management module in Pulse	4.4b (3)	Business

5 Integrated and accessible region

We have transport networks and services that are well connected and convenient and not only connect our villages and towns, but also connect us to other regions, capital cities and states, and our community has access to services and facilities that make the region 'liveable'.





Objective:

- 5.1: Known for our good road network
- 5.2: Easily accessible from major cities and other regional towns
- 5.3: Secure Cootamundra as an Inland Port location serving to transfer rail freight between the Inland Rail and Sydney-Melbourne line
- 5.4: Functional communications technologies to improve services and facilities across the region

2025/26 Actions	Delivery Program Ref.	Responsible Department
Develop an Asset Management Plan	5.1a (1)	Engineering Regional Services
Deliver the annual road resealing program as budgeted	5.1b (2)	Engineering
Continue to implement the approved and funded Fixing Local Roads Program	5.2b (1)	Engineering
Seek funding to deliver upgrades to Stockinbingal and Muttama Roads	5.2b (2)	Engineering Cootamundra
Seek funding to build a bridge over the low-level causeway at Muttama Road at Cullinga Creek	5.2b (4)	Engineering
Continue to seek funding for the Pedestrian and Mobility Plans (PAMPS) to develop cycleway and pedestrian access for the region	5.2c (2)	Engineering
Apply for grant funding to install Electronic Vehicle charging stations in Gundagai	5.2d (1)	Regional Services Cootamundra



STATEMENT OF REVENUE POLICY 2025-26



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INTRODUCTION

Council's Revenue Policy goal is to effectively and equitably manage revenue raising, service level and asset management decisions, and to ensure ongoing financial sustainability.

The Long Term Financial Plan seeks to:

- Be under-pinned by a sound financial strategy that will ensure Council's financial sustainability is protected and improved,
- Accommodate asset maintenance and asset renewal and replacement activity and be fully integrated with Council's Asset Management Plans, and
- Accommodate service levels proposed in Council's Delivery Program and Operational Plan.

Council's financial strategies to meet these goals are:

- To explore all cost effective opportunities to maximise Council's revenue base,
- To ensure ratepayer's value for money by providing effective and efficient service,
- To generate revenue in an equitable manner over time and ensure that there is capacity to finance peaks in asset renewal costs and other outlays when necessary,
- To build up cash reserves over the ten year planning period to enable infrastructure renewals as projected in Council's Asset Management Plans.



RATES

RATING PRINCIPLES

The objective of this Revenue Policy is to ensure that rates are levied in a fair and equitable manner so as to provide sufficient funds to carry out the general services which benefit all the ratepayers of the area.

Council aims to set rates and charges at a level that provides a sustainable income but does not impose undue hardship on property owners.

Council is committed to a rates and charges process that is ethical, transparent, open, accountable and compliant with legal obligations (including the NSW Local Government Act 1993 and the Local Government (General) Regulation 2005 (NSW)).

Council rates administration will be honest, diligent and applied consistently and fairly across all properties.

In accordance with the NSW Local Government Act, 1993, Council will adopt four categories of ordinary rate, being Farmland, Residential, Business and Mining.

An ordinary rate will be applied to each parcel of rateable land within the local government area.

The ordinary rate applicable for each assessment will be determined by the property's categorisation, which is dependent upon the dominant use.

RATE PEGGING

The Independent Pricing and Regulatory Tribunal (IPART) determines the rate peg, or allowable annual increase, that applies to local government rate income. IPART announced the rate peg to apply in the 2025-26 financial year will be 4.6%.

PENSIONER CONCESSIONS

Council provides a pensioner concession for eligible pensioners, in accordance with Section 575 of the Local Government Act 1993. Owners who become eligible pensioners during the year are entitled to a pro-rata concession of their rates (and applicable/eligible charges), calculated on a quarterly basis. Concessions are also reversed on a quarterly basis when owners become ineligible for the concession. In the event that an eligible pensioner has not claimed the concession previously, Council will grant the concession for the current year only.

Eligible pensioners are granted concessions on their ordinary rates, domestic waste management, water access and sewerage access charges. The cost of granting these concessions is shared between the State Government (55%) and Council (45%).

Eligible ratepayers are entitled to a maximum rebate of up to:

- \$250 off ordinary rates and charges for domestic waste services; and
- \$87.50 off annual water access charges; and
- \$87.50 off annual sewer access charges



VALUATIONS

Cootamundra-Gundagai Regional Council's land values were last updated by the NSW Valuer-General (VG) in 2024.

The VG provides property valuations to local government authorities on a cyclical basis, in accordance with the NSW Valuation of Land Act 1916. For the purposes of the 2025-26 rating year, the Base Date for land values is 1 July 2024.

Supplementary notices of valuation are also issued by the VG outside the usual valuation cycle because of changes to property that are recorded on the Register of Land Values. Council is advised of changes to land values and makes any resulting adjustments to rates.

Existing valuations may be reviewed by the VG for the following reasons:

- Newly created parcels of land
- The transfer of part of land which is included in an existing valuation
- The amalgamation of parcels of land into a single valuation
- Changes to zoning and other changes

The VG has issued a large number of supplementary notices in recent months, and these changes will continue to affect Council's rates and property database as they are issued up to 30 June 2025.



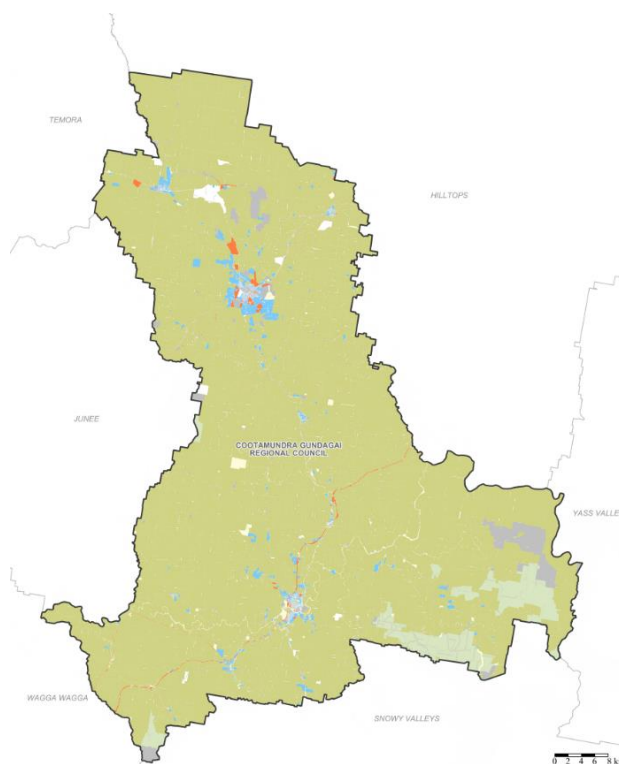
Rating Structures

Council aims to derive revenue from ordinary rates for each rating category as outlined in the table below.

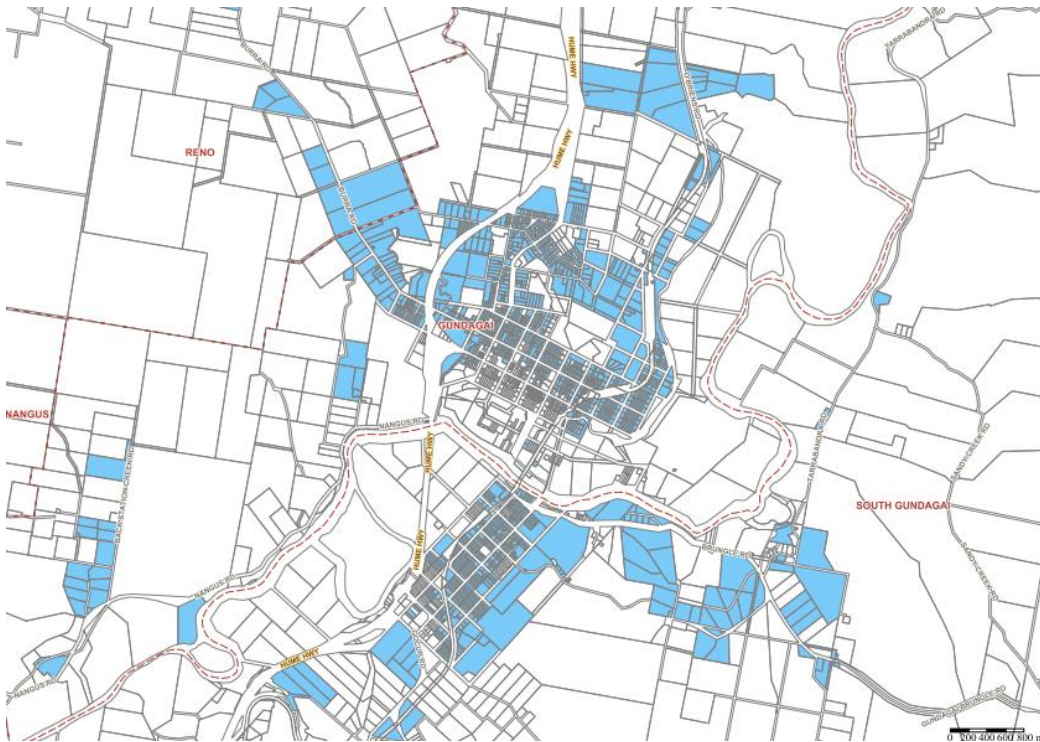
The rating structure uses an ad-valorem component (multiplied by the land value of the property as determined by the Valuer-General), together with a base amount component of \$414.55 applied to all rateable assessments.

Rating Category (s514-518)	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Land Value	2025/26 Estimated Income	% Yield
Farmland	1292	0.123418	\$414.55	9.80%	\$3,992,421,905	\$5,462,966	46.56%
Residential	4747	0.388625	\$414.55	39.79%	\$766,232,130	\$4,945,638	42.22%
Business	516	1.221569	\$414.55	16.26%	\$90,202,580	\$1,315,795	11.22%
Mining	0	0.300865	\$414.55	-	-	-	-

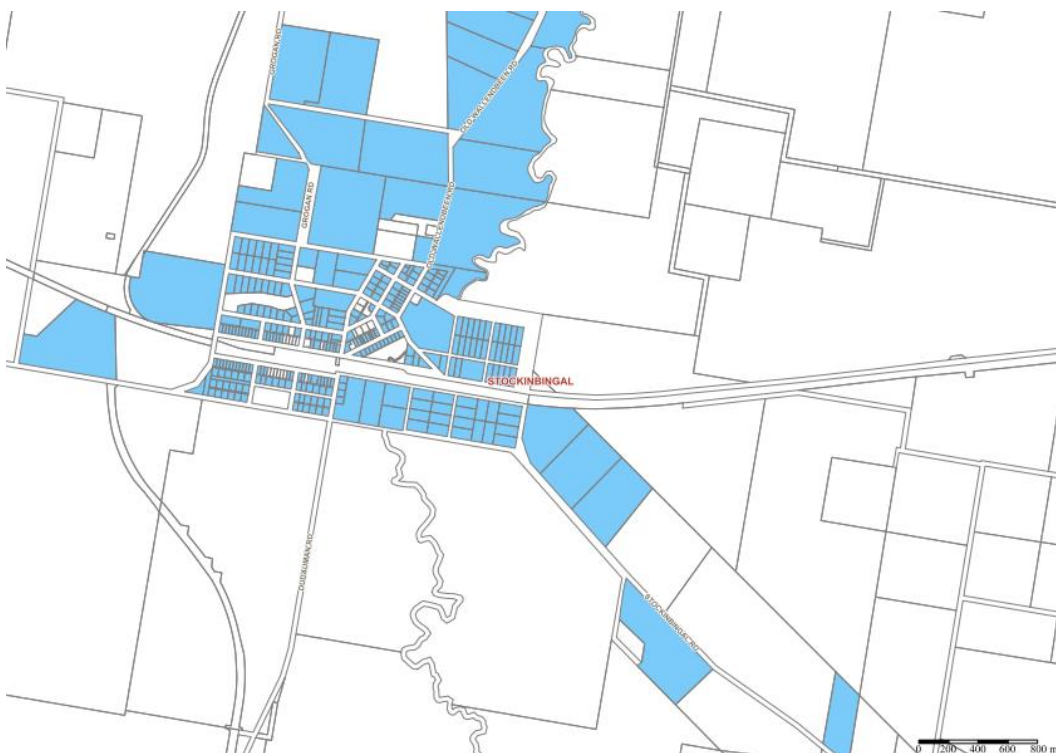
Rate Categorisation by Map



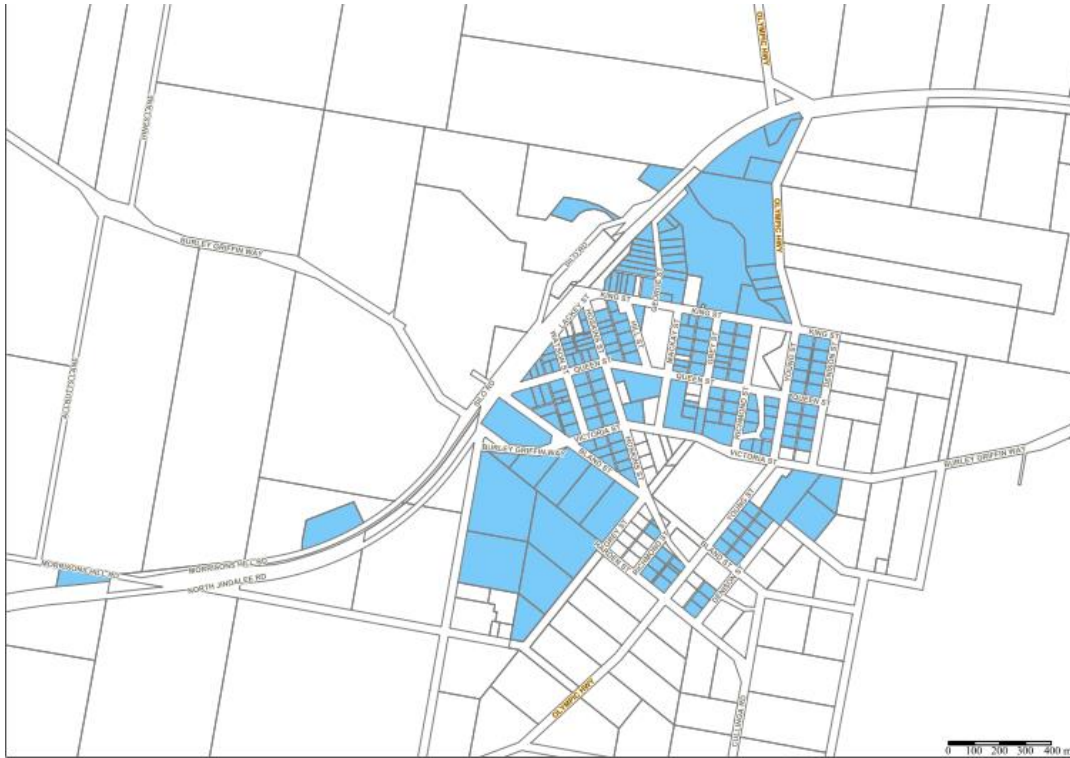




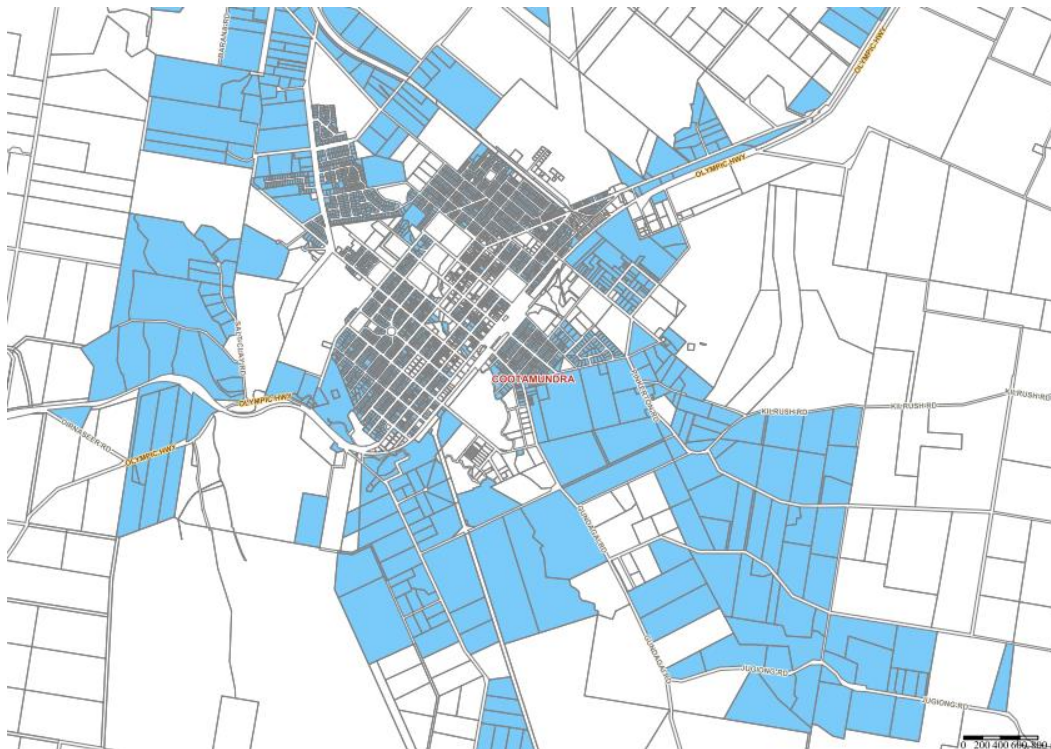
Residential Gundagai



Residential Stockinbingal



Residential Wallendbeen



Residential Cootamundra



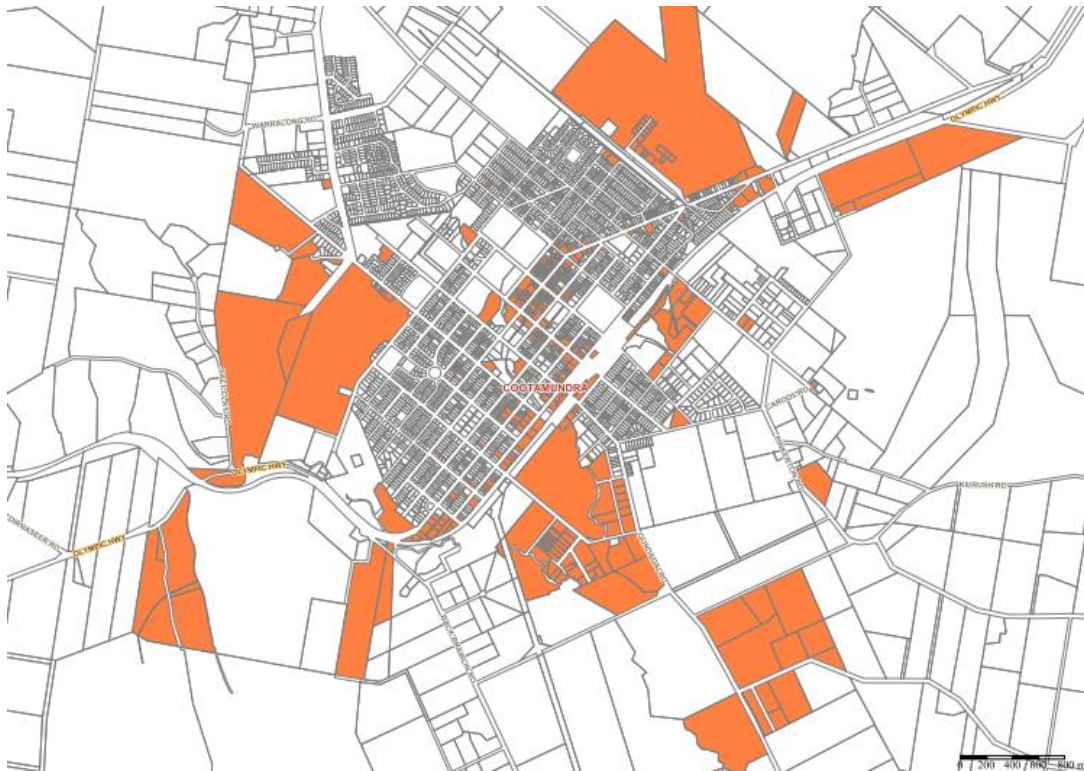
Business Gundagai



Business Stockinbingal



Business Wallendbeen



Business Cootamundra

CHARGES

Council proposes to levy annual and service charges for the following:

- Domestic Waste Management Charges (Section 496 LGA), including Organic/Green Waste collection and Vacant charges)
- Residential Waste Management Charges – Other (Section 501 LGA)
- Non-Residential Waste Management Charges (Section 501 LGA)
- Rural Waste Charge (Section 501 LGA)
- Stormwater Management Service Charges (Section 496A LGA)
 - Residential
 - Residential Strata
 - Business (Non-Residential)
 - Business (Non-Residential) Strata
- Water Access Charges (Section 501 LGA)
- Sewer Access Charges (Section 501 LGA)
- Water Consumption (Usage) Charges (Section 502 LGA)
- Non-Residential Sewer Usage Charges (Section 502 LGA)
- (Non-Residential) Liquid Trade Waste Charges (Section 501/502 LGA)
- On-Site Sewerage Management Administration Charge (Section 501 LGA)

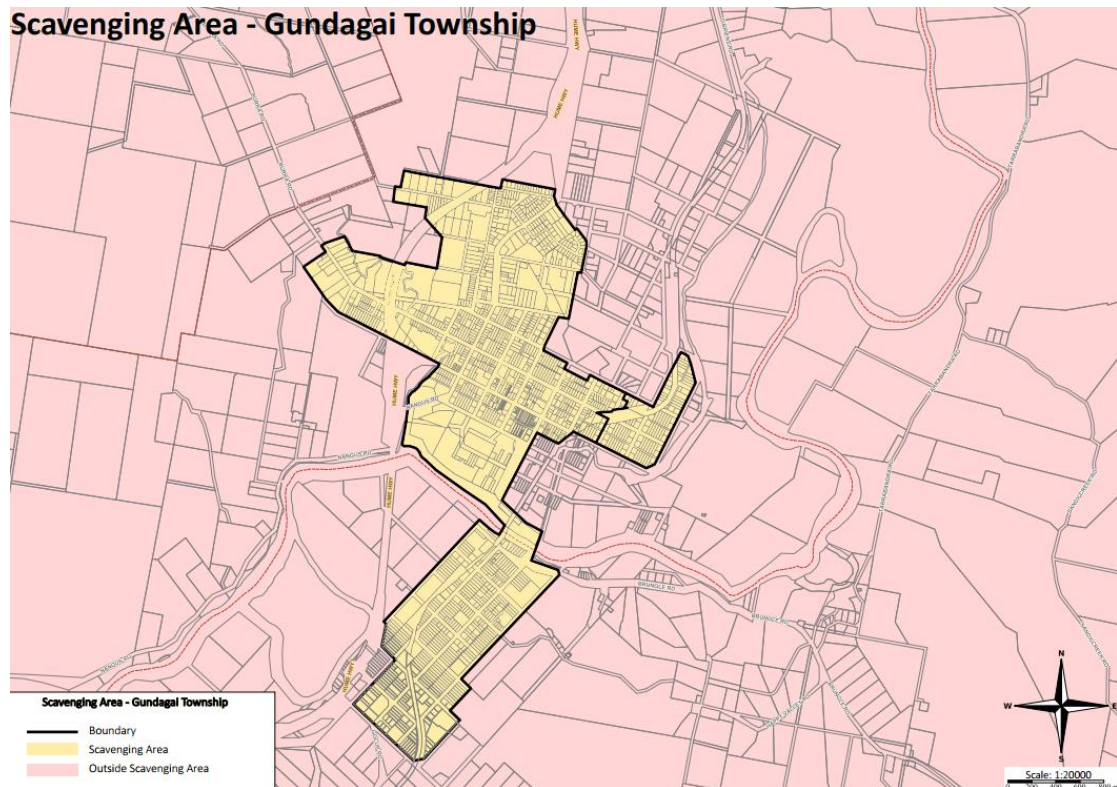
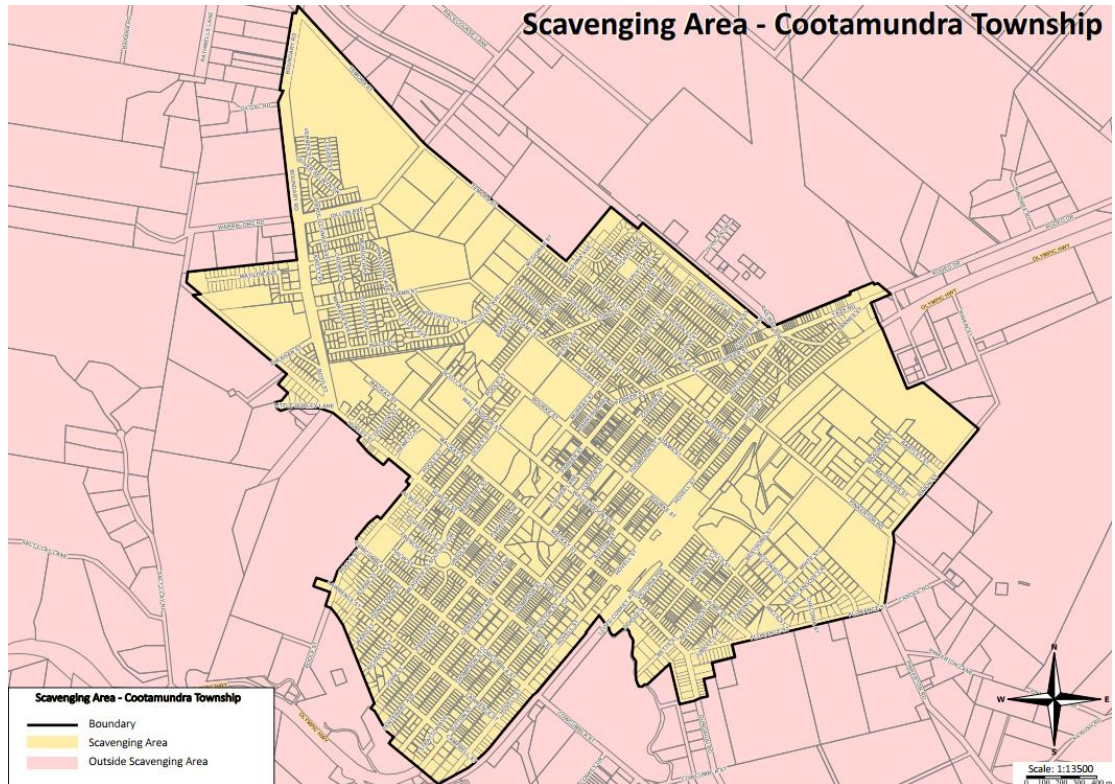
PRO-RATA SERVICE CHARGE

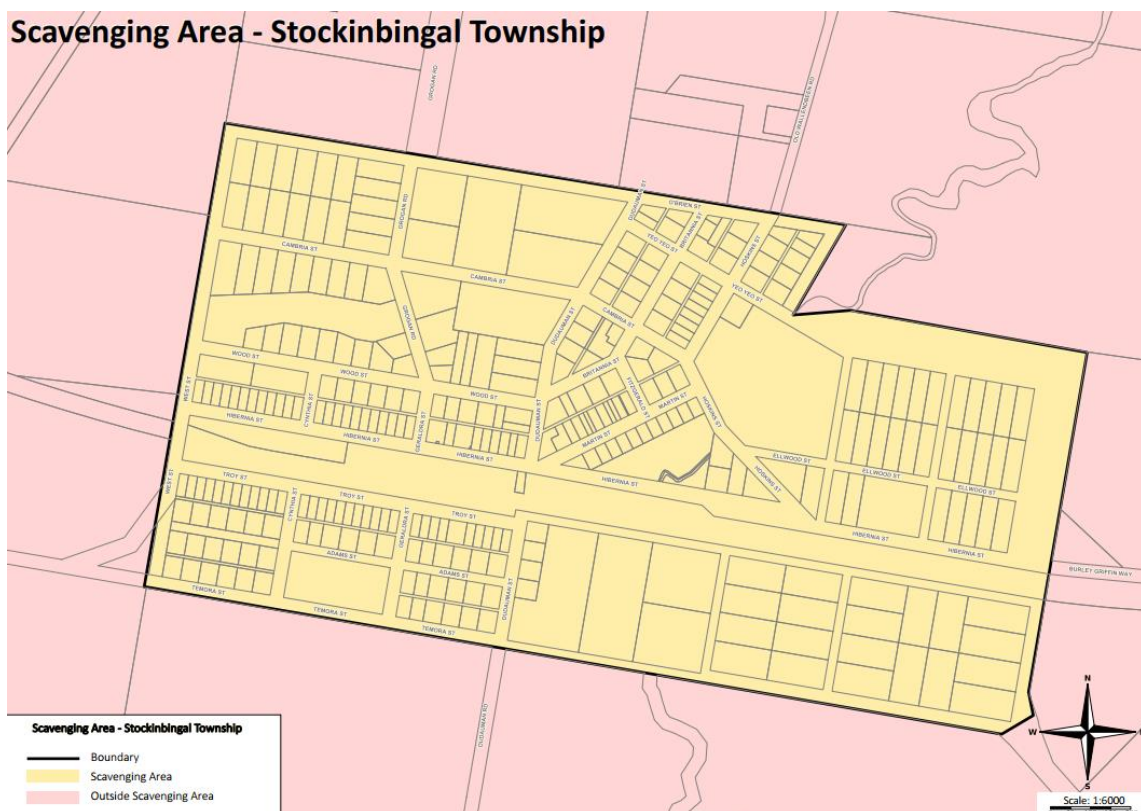
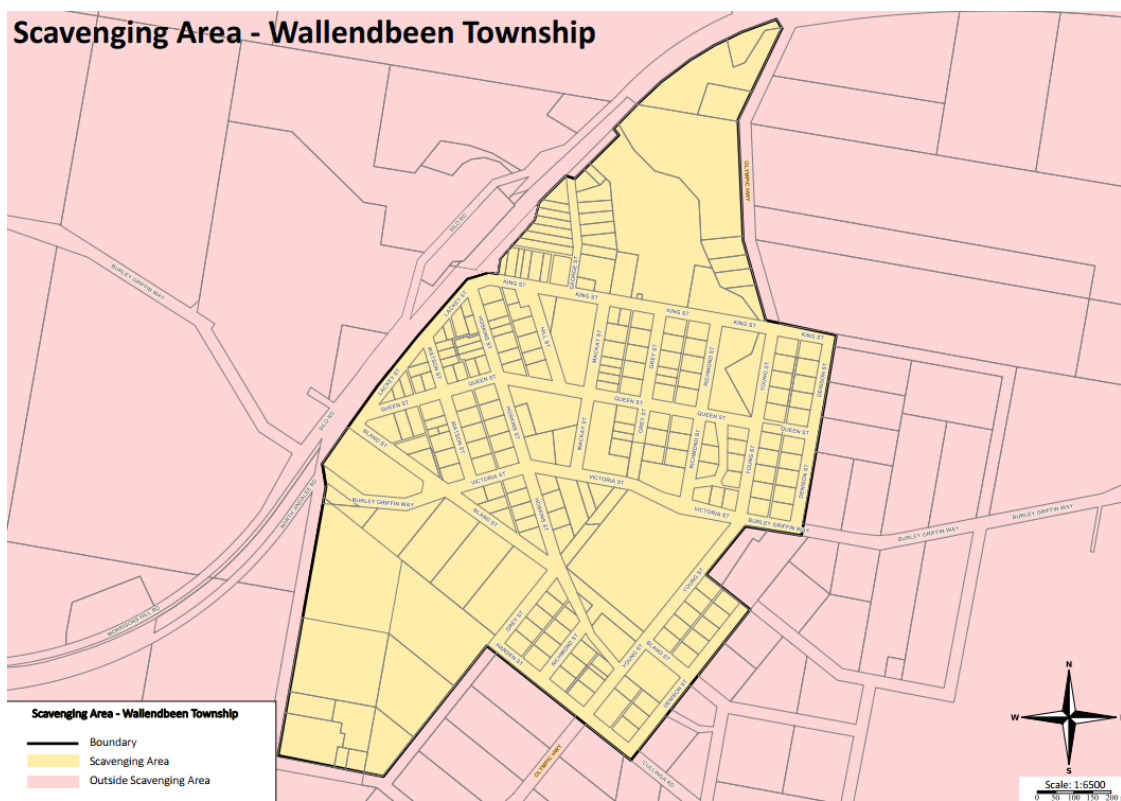
The levying of service charges will be calculated pro-rata for the time that the service was made available. In instances where a historical service charge adjustment is required, this will be limited to the reimbursement or refund (or levy) of one previous financial year, in addition to the current financial year, where applicable.

WASTE MANAGEMENT CHARGES

Charge Description	Amount \$	2025/26 Estimated Yield
Domestic Waste Management Annual Charge per service (1 service per Assessment)	\$590.00	\$2,289,200
Organics/Green Waste Annual Charge per service (1 service per Assessment)	\$77.00	\$323,323
Residential Waste Management – Other Annual Charge per service (1 service per Assessment)	\$590.00	\$191,750
Rural Waste Charge Annual Charge per Assessment	\$87.00	\$169,911
Unoccupied (Vacant) Waste Annual Charge per Assessment	\$87.00	\$12,615
Commercial Waste Management Annual Charge per Service	\$590.00	\$464,920
Additional Rural Waste Charges Annual Charge per additional bin	\$87.00	\$174.00

Scavenging Area Maps





STORMWATER MANAGEMENT SERVICE CHARGES

Council levies annual Stormwater Management Charges to both residential and business properties, subject to exemptions under the Local Government Act, 1993. All revenue generated is applied to stormwater management improvements.

Charge Description	Amount \$	2025/26 Estimated Yield
Residential Stormwater Management Annual Charge	\$25.00	\$79,875
Residential Strata Stormwater Management Annual Charge	\$12.50	\$1,750
Business (Non-Residential) Stormwater Management *** \$25.00 per 350 square metres of land size, or part thereof Annual Charge – Maximum \$250.00	***	\$45,750
Business (Non-Residential) Strata Stormwater Management *** The greater of \$5.00, or the assessment's proportion of the charge that would apply if the total land area was not strata'd. Annual Charge	***	\$502

ON-SITE SEWERAGE MANAGEMENT ADMIN CHARGE

Charge Description	Amount \$	2025/26 Estimated Yield
On-Site Sewerage Management Administration Charge Annual Charge	\$54.00	\$86.238

WATER ACCESS CHARGES

The purpose of the annual charges for water supply services proposed to be made under sections 501 of the Local Government Act 1993 is for both the provision of delivery of services to parcels with an existing service, and the proposed provision of services to parcels to which an extended reticulated supply is proposed to be provided by Council.

Charge Description	Residential Charge Amount \$	2025/26 Estimated Yield Residential	Non-Residential Charge Amount \$	2025/26 Estimated Yield Non-Residential
Strata Water Access Charge	\$517.00	(included in 20mm below)	\$517.00	(Included in 20mm below)
Water Access Charge 20mm	\$517.00	\$1,948,573	\$517.00	\$221,276
Non-Residential Community Water Access Charge 20mm			\$259.00	\$9,565
Water Access Charge 25mm	\$810.00	\$36,432	\$810.00	\$47,766
Non-Residential Community Water Access Charge 25mm			\$405.00	\$3,238
Water Access Charge 32mm	\$1,327.00	\$18,572	\$1,327.00	\$21,226
Non-Residential Community Water Access Charge 32mm			\$663.00	\$0
Water Access Charge 40mm	\$2,072.00	\$29,014	\$2,072.00	\$49,738
Non-Residential Community Water Access Charge 40mm			\$1036.00	\$3,109
Water Access Charge 50mm	\$3,238.00	\$22,669	\$3,238.00	\$110,106
Non-Residential Community Water Access Charge 50mm			\$1,619.00	\$6,477
Water Access Charge 63mm	\$5,143.00	-	\$5,143.00	\$5,143
Water Access Charge 75mm	\$7,286.00	-	\$7,286.00	\$14,573
Water Access Charge 80mm	\$8,291.00	-	\$8,291.00	\$16,581
Non-Residential Community Water Access Charge 80mm			\$4,145.00	\$4,145
Water Access Charge 100mm	\$12,995.00	\$0	\$12,955.00	\$64,744
Non-Residential Community Water Access Charge 100mm			\$6,477.00	\$0
Vacant Water Access Charge	\$517.00	\$52,217	\$517.00	\$23,782
Vacant Non-Residential Community Water Access Charge			\$259.00	\$1,034



SEWER ACCESS CHARGES

The purpose of the annual charges for sewer supply services proposed to be made under sections 502 of the Local Government Act 1993 is for both the provision of delivery of services to parcels with an existing service, and the proposed provision of services to parcels to which an extended reticulated supply is proposed to be provided by Council.

Charge Description	Residential Charge Amount \$	2025/26 Estimated Yield	Non-Residential Charge Amount \$	2025/26 Estimated Yield
Residential Sewer Access Charge	\$749.00	\$2,566,764	-	-
Non-Residential Sewer Access Charge 20mm	-	-	\$624.00	\$206,657
Non-Residential Community Sewer Access Charge 20mm	-	-	\$312.00	\$13,735
Non-Residential Sewer Access Charge 25mm	-	-	\$749.00	\$33,225
Non-Residential Community Sewer Access Charge 25mm	-	-	\$375.00	\$5,246
Non-Residential Sewer Access Charge 32mm	-	-	\$873.00	\$13,975
Non-Residential Community Sewer Access Charge 32mm	-	-	\$437.00	\$0
Non-Residential Sewer Access Charge 40mm	-	-	\$1,198.00	\$19,165
Non-Residential Community Sewer Access Charge 40mm	-	-	\$599.00	\$2,995
Non-Residential Sewer Access Charge 50mm	-	-	\$1,498.00	\$35,947
Non-Residential Community Sewer Access Charge 50mm	-	-	\$749.00	\$4,493
Non-Residential Sewer Access Charge 63mm	-	-	\$1,887.00	\$1,887
Non-Residential Sewer Access Charge 75mm	-	-	\$2,247.00	\$4,494
Non-Residential Sewer Access Charge 80mm	-	-	\$2,396.00	\$2,396
Non-Residential Community Sewer Access Charge 80mm	-	-	\$1,198.00	\$1,198
Non-Residential Sewer Access Charge 100mm	-	-	\$2,997.00	\$2,997
Non-Residential Community Sewer Access Charge 100mm	-	-	\$1,498.00	\$4,495
Vacant Sewer Access Charge	\$438.00	\$53,409	\$438.00	\$30,645
Vacant Non-Residential Community Sewer Access Charge	-	-	\$219.00	\$1,970

water usage Charges

Tariff (Residential & Non-Residential)	Amount \$
First 39 kilolitres (kl) per quarter	\$2.49 per kl
Use above 39 kilolitres (kl) per quarter	\$3.74 per kl
Tariff (Non-Residential Community)	Amount \$
First 39 kilolitres (kl) per quarter	\$1.95 per kl
Use above 39 kilolitres (kl) per quarter	\$2.80 per kl

Non-Residential Sewer Usage Charges

Sewer Usage	Amount \$
All usage	\$3.32 per kl
Effluent Reuse Charge	\$1.50/kl

Liquid Trade Waste Charges

Charge Description	Amount \$	2025/26 Estimated Yield
Liquid Trade Waste Annual Charge	\$250.00	\$99,500
Liquid Trade Waste Usage Charge (Category 2 Business)	\$4.33 per kl	Per Kl

PAYMENT OF RATES AND CHARGES



PAYMENT ARRANGEMENTS

Council land rates and annual charges are paid in a single annual payment or by quarterly instalments. If a payment is made by a single annual payment, it is due by 31 August, and if it is paid by quarterly instalments it is due by 31 August, 30 November, 28 February and 31 May.

On or before 31 October, 31 January and 30 April, Council will send reminder notices (Instalment Notices) separately from the Rates Notice to each person paying by quarterly instalments. (s.562 NSW Local Government Act 1993). For the payment of rates and charges, Council accepts payment by BPay, BPoint (telephone and online), cheque, money order, credit card, EFTPOS, and cash. Note that payments cannot be made by direct credit to Council's bank account.

Council provides an optional direct debit facility for the payment of rates and charges periodically (weekly, fortnightly, monthly or quarterly on nominated due dates). If a scheduled direct debit is dishonoured, a \$15.00 fee in addition to any applicable bank charges will be added onto the rates and charges balance owing. There is no discount available for early payment of rates and charges.

INTEREST ON OVERDUE RATES AND CHARGES

Interest on overdue rates and charges shall be set in accordance with section 566(3) of the NSW Local Government Act 1993, applying the maximum rate of interest payable as determined by the Minister of Local Government. The interest rate on overdue rates and charges that is to apply for the year from 1 July 2025 to 30 June 2026 is 10.50.% per annum, calculated daily.

A three day grace period will apply so that interest will not be charged on overdue balances paid within three days of the due date. If an overdue balance is not paid within the three day grace period, interest will be charged based upon the number of days since the account became overdue.

DEBT RECOVERY

Council has a responsibility to recover monies owing to it in a timely, efficient and effective manner, to finance its operations and to ensure effective cash flow management.

Council aims to ensure effective control over debts owed to Council, including overdue rates, fees, charges, and interest, and to establish debt recovery procedures for the efficient collection of receivables and management of outstanding debts, including deferment and alternative payment arrangements in accordance with Council's Debt Recovery Policy, and relevant Ministerial advices and legislation.

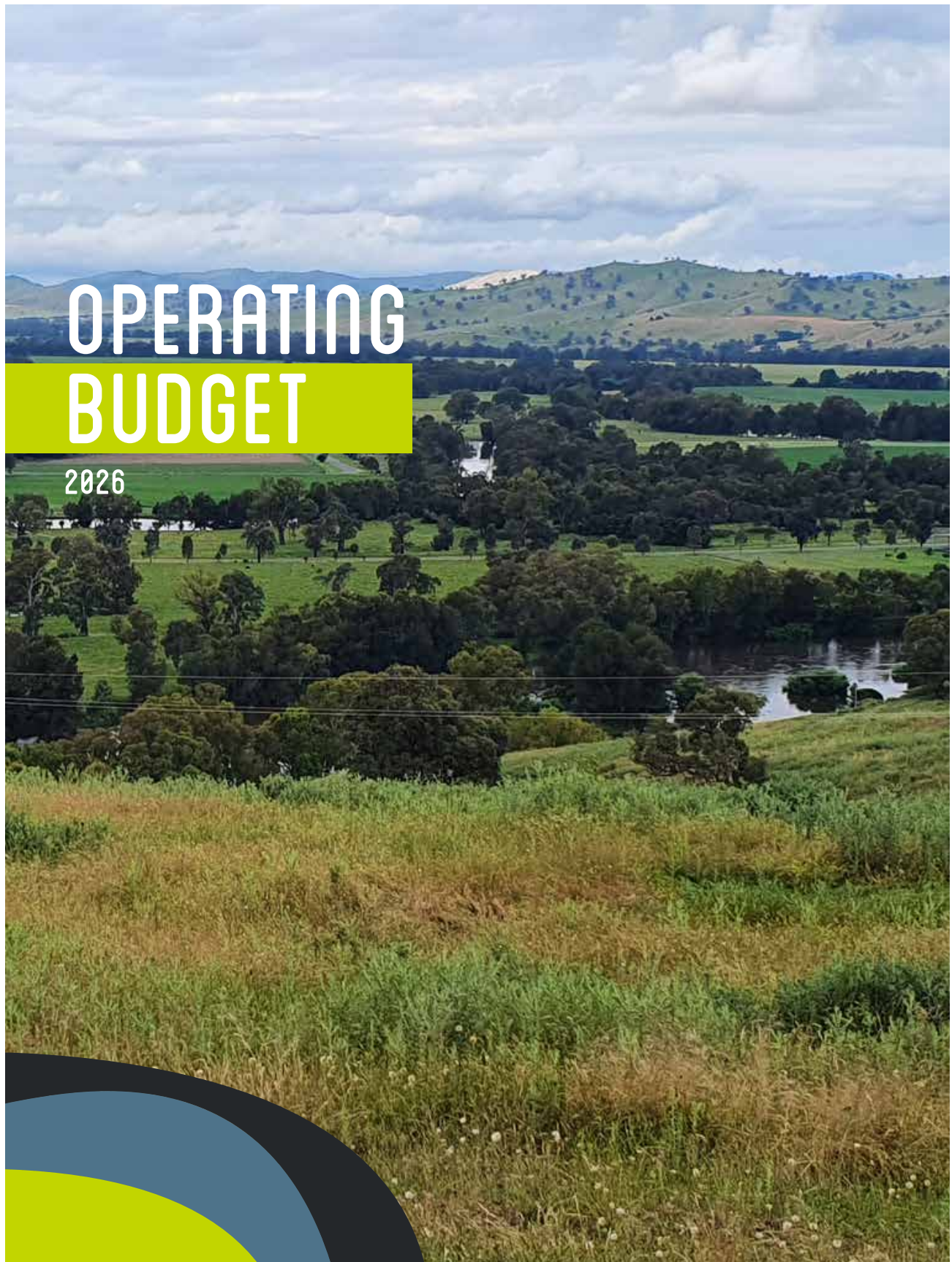
HARDSHIP ASSISTANCE

Council recognises that there are cases of genuine financial hardship requiring the appropriate respect of the circumstances, especially in light of the economic circumstances and difficulties that have resulted from Covid-19, Rate Harmonisation, and Special Rate Variation.

Council's Rates and Charges Financial Hardship Policy, and relevant Ministerial advices and related legislation, have established guidelines for the assessment of hardship applications applying the principles of fairness, integrity, confidentiality, and compliance with relevant statutory requirements.

COPIES OF NOTICES

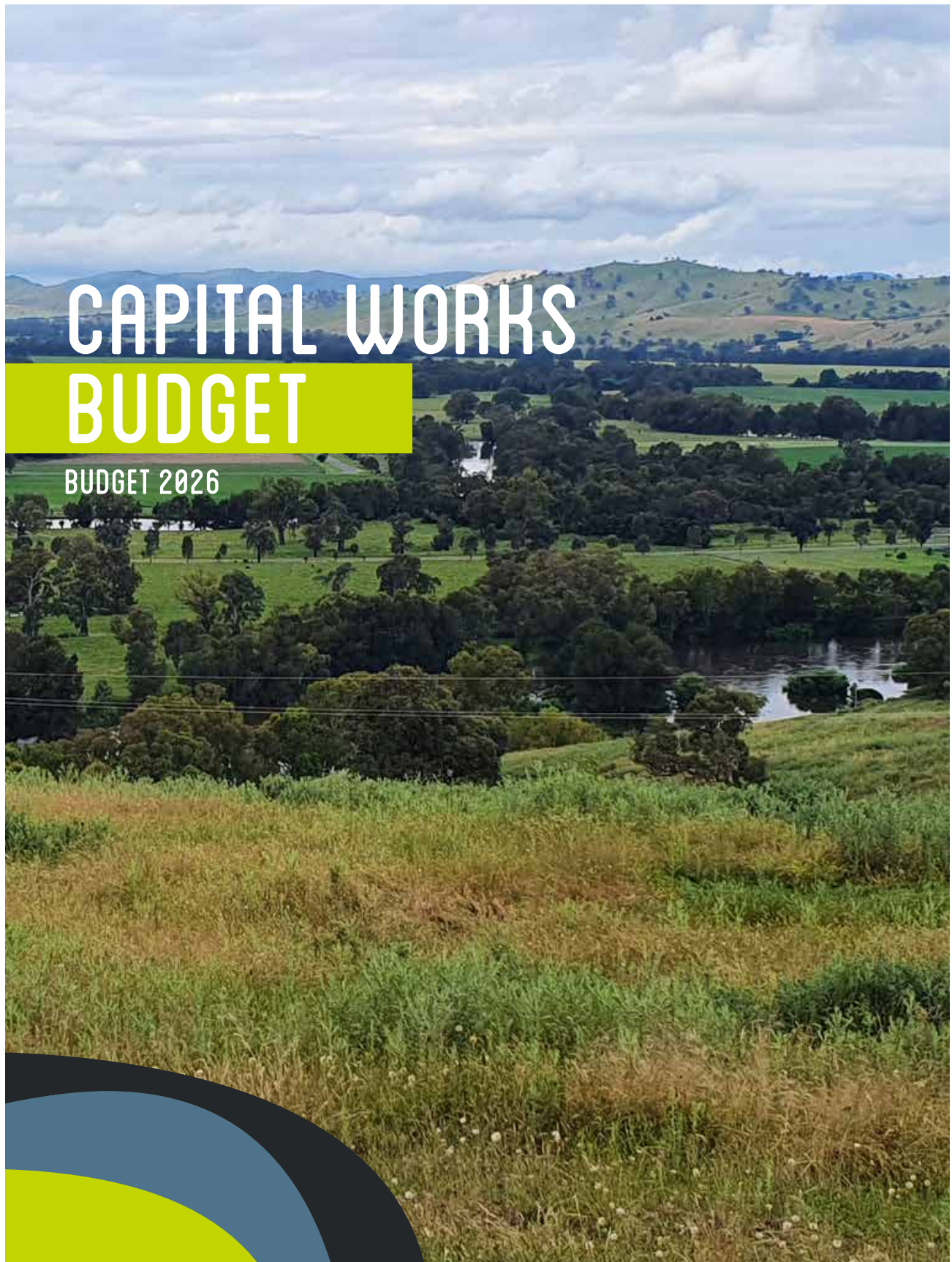
The fee to reproduce and supply a copy of a previously issued Rates or Water & Sewer charges notice will be \$10.00 per notice, payable in advance. A copy of a previously issued notice shall only be supplied to the owner of the property (or their nominated and correctly authorised agent) for the period of which the notice is requested.



Operations Budget 2026 - By Department

Department	Task Type	Resource Group	Sum of \$ Value
Building Department	Income	Operating Grant & Contributions	
		Rates	(80,000)
		User Charges & Fees	(365,000)
	Income Total		(445,000)
	Expense	Employee & Oncosts	1,506,675
		Materials & Contracts	380,000
		Expense Total	
Building Department Total			1,441,675
Business Department	Income	Operating Grant & Contributions	(155,000)
		Other Revenues	(5,500)
		User Charges & Fees	(79,500)
	Income Total		(240,000)
	Expense	Employee & Oncosts	2,572,789
		Materials & Contracts	1,586,462
		Other Expenses	42,000
	Expense Total		4,201,251
Business Department Total			3,961,251
Engineering Cootamundra	Income	Operating Grant & Contributions	(500,000)
		Other Revenues	(286,000)
		User Charges & Fees	(2,357,489)
	Income Total		(3,143,489)
	Expense	Employee & Oncosts	3,092,027
		Materials & Contracts	2,667,181
		Other Expenses	395,000
Expense Total		6,154,208	
Engineering Cootamundra Total			3,010,719
Engineering Gundagai	Income	Operating Grant & Contributions	(500,000)
		Other Revenues	(188,000)
		User Charges & Fees	(170,488)
	Income Total		(858,488)
	Expense	Employee & Oncosts	1,948,798
		Materials & Contracts	612,582
		Other Expenses	395,000
Expense Total		2,956,380	
Engineering Gundagai Total			2,097,892
Executive Department	Income	Operating Grant & Contributions	(40,000)
		User Charges & Fees	0
	Income Total		(40,000)
	Expense	Employee & Oncosts	2,055,713
		Materials & Contracts	545,000
Expense Total		2,600,713	
Executive Department Total			2,560,713
Finance Department	Income	Interest Income	(827,368)
		Operating Grant & Contributions	(7,249,552)
		Other Revenues	(180,000)
		User Charges & Fees	(30,000)
	Income Total		(8,286,920)
	Expense	Depreciation	11,268,194
		Employee & Oncosts	1,340,558
		Materials & Contracts	(1,575,000)
		Expense Total	
Finance Department Total			2,746,832
Rates Cootamundra	Income	Rates	(7,287,312)
	Income Total		(7,287,312)
Rates Cootamundra Total			(7,287,312)
Rates Gundagai	Income	Rates	(4,799,875)
	Income Total		(4,799,875)
Rates Gundagai Total			(4,799,875)

Services Cootamundra	Income	Operating Grant & Contributions	(33,000)
		Other Revenues	(59,500)
		Rates	(2,464,088)
		User Charges & Fees	(1,177,000)
	Income Total		(3,733,588)
	Expense	Employee & Oncosts	2,854,936
		Materials & Contracts	3,378,000
	Expense Total		6,232,936
Services Cootamundra Total			2,499,349
Services Gundagai	Income	Operating Grant & Contributions	(33,000)
		Other Revenues	(425,500)
		Rates	(928,200)
		User Charges & Fees	(355,000)
	Income Total		(1,741,700)
	Expense	Employee & Oncosts	1,327,774
		Materials & Contracts	1,598,589
	Expense Total		2,926,363
Services Gundagai Total			1,184,663
Sewer Cootamundra	Income	Interest Income	(120,102)
		Rates	(2,512,769)
		User Charges & Fees	(571,566)
	Income Total		(3,204,437)
	Expense	Depreciation	571,368
		Employee & Oncosts	335,869
		Materials & Contracts	1,330,000
	Expense Total		2,237,237
Sewer Cootamundra Total			(967,200)
Sewer Gundagai	Income	Interest Income	(80,067)
		Rates	(667,930)
		User Charges & Fees	(147,678)
	Income Total		(895,677)
	Expense	Depreciation	571,556
		Employee & Oncosts	309,217
		Interest Expense	32,851
		Materials & Contracts	615,000
	Expense Total		1,528,624
Sewer Gundagai Total			632,948
Water Cootamundra	Income	Interest Income	(184,156)
		Rates	(1,464,558)
		User Charges & Fees	(2,128,486)
	Income Total		(3,777,200)
	Expense	Depreciation	293,056
		Employee & Oncosts	478,030
		Interest Expense	50,003
		Materials & Contracts	2,610,000
	Expense Total		3,431,089
Water Cootamundra Total			(346,111)
Water Gundagai	Income	Interest Income	(122,771)
		Rates	(721,349)
		User Charges & Fees	(1,069,467)
	Income Total		(1,913,587)
	Expense	Depreciation	305,904
		Employee & Oncosts	306,545
		Interest Expense	55,144
		Materials & Contracts	1,046,000
	Expense Total		1,713,593
Water Gundagai Total			(199,994)
Grand Total			6,535,549



Cootamundra-Gundagai Regional Council					
CAPITAL EXPENDITURE	Total	Revenue	Grant	Reserve	Loan
Principal Repayments					
Cootamundra Water	\$ 403,943			\$ 403,943	
Gundagai Sewer	\$ 399,610			\$ 399,610	
Dog on Tucker Box - CBA Loan	\$ 55,145			\$ 55,145	
Demerger Costs - to be reimbursed					
Gundagai	\$ 1,500,000	\$ 1,500,000			
Cootamundra	\$ 1,500,000	\$ 1,500,000			
Bridges - Cootamundra					
Bridge Assessment & Strengthening Investigation	\$ 20,000	\$ 20,000			
Bridges - Gundagai					
Bridge Assessment & Strengthening Investigation	\$ 20,000	\$ 20,000			
Detroit Rd Causeway (Replace)	\$ 130,000	\$ 130,000			
Buildings - Cootamundra					
Buildings - Capital Budget Only	\$ 50,000	\$ 50,000			
Renovations to Mitchell Park canteen and changerooms	\$ 70,000	\$ 70,000			
Buildings - Gundagai					
Buildings - Capital Budget Only	\$ 50,000	\$ 50,000			
Gundagai Council Chambers - Waterproofing and glazing	\$ 65,000	\$ 65,000			
River Caravan Park - Building roofing and Gutter	\$ 40,000			\$ 40,000	
Land - Cootamundra					
Claren Estate feasibility study	\$ 50,000	\$ 50,000			
Plant & Equipment - Cootamundra					
Computer hardware replacement	\$ 25,000	\$ 25,000			
Plant Replacement - Coota	\$ 1,300,000			\$ 1,300,000	
Plant & Equipment - Gundagai					
Computer hardware replacement	\$ 25,000	\$ 25,000			
Plant Replacement - Gundagai	\$ 1,300,000			\$ 1,300,000	
Cemeteries					
Cemetery Masterplan Cootamundra	\$ 50,000			\$ 50,000	
Lawn Cemetery - New Beam and irrigation - Gundagai	\$ 60,000			\$ 60,000	
Recreation - Cootamundra					
Pool changeroom flooring (Replace)	\$ 20,000	\$ 20,000			
Pool pump infrastructure upgrade	\$ 150,000	\$ 150,000			
Stadium rock climbing auto belays (Renewal)	\$ 40,000	\$ 40,000			
Recreation - Gundagai					
Gundagai Pool Masterplan and Treatment /Filtration system renewal	\$ 350,000	\$ 50,000		\$ 300,000	
Street Tree Management Plan Implementation	\$ 50,000	\$ 50,000			
Roads - Cootamundra					
Cootamundra Roads - Capital Works Budget	\$ 1,728,589	\$ 861,300	\$ 867,289		
Regional Roads Reseals	\$ 125,000		\$ 125,000		
Villages Water Filling Stations (Investigation)	\$ 20,000	\$ 20,000			
Roads - Gundagai					
Gundagai Roads - Capital Works Budget	\$ 1,623,859	\$ 756,570	\$ 867,289		
Regional Roads Reseals	\$ 125,000		\$ 125,000		
Gocup Rd Traffic Island (D&C)	\$ 50,000	\$ 50,000			
First Ave (Stage 3 - Preschool to Byron St) Construct	\$ 390,000	\$ 390,000			
Stormwater Gundagai					
83 Punch St (Construct)	\$ 65,000	\$ 65,000			
Tor St (Design Only)	\$ 20,000	\$ 20,000			
Sewer - Cootamundra					
Sewer Vent Pipe Replacement	\$ 75,000			\$ 75,000	
Sewer rising main and Betts Steet sewer pump station Cootamundra	\$ 1,000,000			\$ 1,000,000	
Sewer Modelling & Investigation Work	\$ 20,000			\$ 20,000	
Sewer Mains Replacement	\$ 500,000			\$ 500,000	
Betts St minor sewer pump station works	\$ 150,000	\$ 150,000			
Easement for Betts St rising main over Strikers Soccer Oval	\$ 150,000	\$ 150,000			
Sewer - Gundagai					
Sewer Mains Replacement	\$ 470,000			\$ 470,000	
Gundagai Riverside caravan park sewer pump station upgrade	\$ 150,000			\$ 150,000	
Sewer Modelling	\$ 50,000			\$ 50,000	
William St Oump Station Investigation & Design (Upgrade)	\$ 100,000	\$ 100,000			
Water - Cootamundra					
Water Mains Replacement	\$ 500,000			\$ 500,000	

Water Modelling & Investigation Work	\$	20,000		\$	20,000			
Water - Gundagai								
Gundagai WTP Refurbishment - Raw Water Intake (Construction)	\$	175,000		\$	175,000			
Extension of Gundagai Water Supply to the Dog on the Tuckerbox site	\$	2,400,000		\$	400,000	\$	2,000,000	
Water Modelling	\$	50,000		\$	50,000			
Water Mains Replacement	\$	470,000		\$	470,000			
Gundagai WTP - Alum Storage (Upgrade)	\$	250,000	\$	250,000				
Raw Water Pump (Renewal)	\$	150,000	\$	150,000				
Gundagai WTP - Outlet works	\$	75,000	\$	75,000				
TOTAL CAPITAL EXPENDITURE:	\$	18,626,146	\$	6,852,870	\$	1,984,578	\$	7,788,698
							\$	2,000,000



OUR PLACE... OUR FUTURE.

2025/26 Annual Operating Plan



WORKFORCE MANAGEMENT PLAN

2025/2029



OUR PLACE. OUR FUTURE.



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**COOTAMUNDRA-
GUNDAGAI** REGIONAL
COUNCIL

FORWARD

A MESSAGE FROM THE GENERAL MANAGER

The Workforce Management Plan 2025–2029 aligns with Council’s vision, mission, and values, ensuring our workforce remains equipped to meet the evolving needs of our community. It integrates strategies and outcomes from the Community Strategic Plan, Delivery Program, and Operational Plan, guiding how we attract, develop, and retain the right people in the right roles at the right time.

This plan acknowledges the unique challenges and opportunities ahead, particularly in light of the potential demerger of Cootamundra-Gundagai Regional Council. Council remains committed to maintaining workforce stability, ensuring service continuity, and supporting staff through any structural changes.

While this plan provides a framework for workforce planning over the next four years, it will be regularly reviewed to adapt to changing circumstances, address emerging priorities, and incorporate feedback from staff and the community.

Roger Bailey

General Manager

INTRODUCTION

The Cootamundra-Gundagai Regional Council (CGRC) Workforce Management Plan 2025 – 2029, is a pivotal document designed to align with and support Council’s vision, mission, and values. Building on the strategic foundation laid out in the Community Strategic Plan, Delivery Program, and Operational Plan, this Workforce Management Plan sets the direction for effectively managing our people resources to meet current and future demands.

At its core, the plan aims to ensure that the right people are in the right roles, at the right time and place, equipped with the skills and capabilities required to deliver exceptional services to our community. It prioritises not only the operational needs of today but also the ongoing development and enhancement of our workforce to prepare for tomorrow’s challenges.

The past four years have tested the resilience of our workforce. Housing pressures, skills shortages, drought, bushfires, COVID-19, and the ongoing demerger discussions have created a complex landscape, impacting the wellbeing, morale, and capacity of our organisation. These challenges underscore the critical need for a robust, adaptable approach to workforce planning.

As we stand at a crossroads, this plan addresses two significant imperatives, navigating the implications of potential demerger and strategically growing the workforce to enhance operational efficiency and service delivery. It recognises the necessity of a dual focus—supporting two potential organisational structures while fostering an agile, responsive workforce capable of meeting the evolving needs of our community should CGRC remain intact.

While this document forms part of the Council’s Resourcing Strategy and provides a roadmap for the workforce for the next four year term of Council, it is designed to be dynamic.

Regular reviews will ensure the plan remains responsive to emerging challenges, community expectations, and staff feedback, enabling our Council to continually adapt and thrive.

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wiradjuri people, the Traditional Custodians of the Land and pays its respects to Elders, both past and present, of the Wiradjuri Nation and extends that respect to other Aboriginal people.

OUR ORGANISATION

Council provides and maintains a diverse range of services supported by essential infrastructure assets such as roads, footpaths, parks, kerb and guttering, wastewater and waste management as well as playgrounds, community buildings and amenities that enhance the quality of life for our residents and visitors. Council also advocates and lobbies on behalf of residents on matters of importance that impact the local community.



OUR VISION. OUR VALUES.

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

OUR WORKFORCE PROFILE

Cootamundra-Gundagai Regional Council spans 3,982 square kilometres, encompassing a vibrant population of over 11,200 residents. Situated within the picturesque South-West Slopes and Riverina regions of New South Wales, the area is renowned for its fertile landscapes, hosting some of Australia's most productive farming and cropping regions.

Council's workforce is integral to supporting and servicing the communities of Cootamundra, Gundagai, and the surrounding villages of Adjungbilly, Coolac, Muttama, Nangus, Stockinbingal, Tumblong, and Wallendbeen. Across these areas, we deliver a wide range of critical services through a dedicated team of 171 staff, spanning full-time, part-time, casual, and contractor roles. Our employees contribute to diverse functions, from community-facing services like planning, waste management, sport and recreation, and cultural facilities such as entertainment, libraries, and an arts centre, to vital internal services including legal, finance, IT, customer service, and human resources.

While our workforce is bolstered by contract staff and external labour hire to meet fluctuating operational and disaster recovery demands and grant opportunities, this reliance has grown in recent years due to a nationwide skills shortage and the challenges of attracting talent to regional areas. Addressing this dependency and creating sustainable workforce solutions will be critical as we navigate a complex and evolving operational landscape and ageing workforce.

The proposal to demerge CGRC into two new council entities has significantly impacted Council's ability to recruit and retain staff, particularly at a management level. Once the outcome is known regarding the proposed demerger, recruitment of permanent staff in these key management positions will be a high priority, to bring stability and clear direction going forward for CGRC or the two demerged Council's.



Figure One: Total employees by employment type and gender as at January 2025

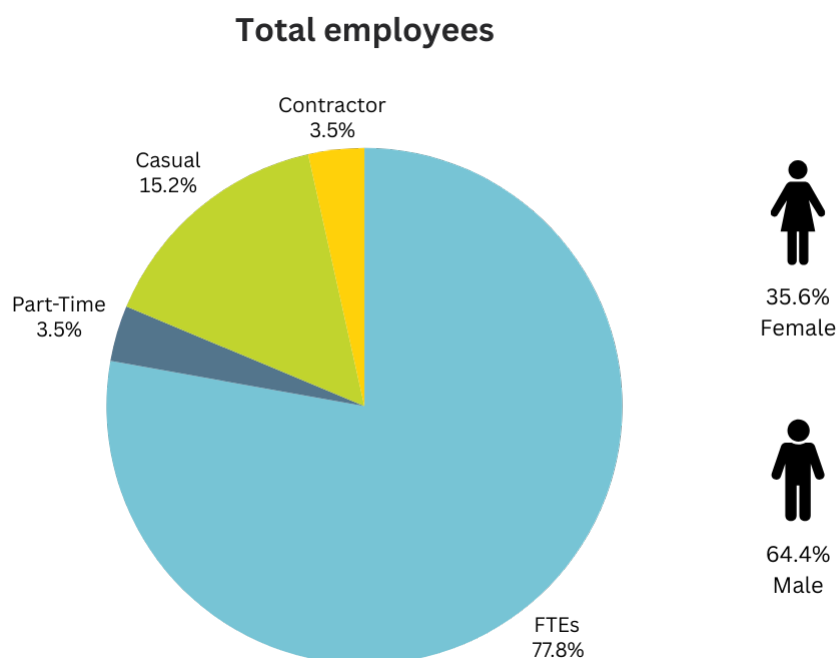
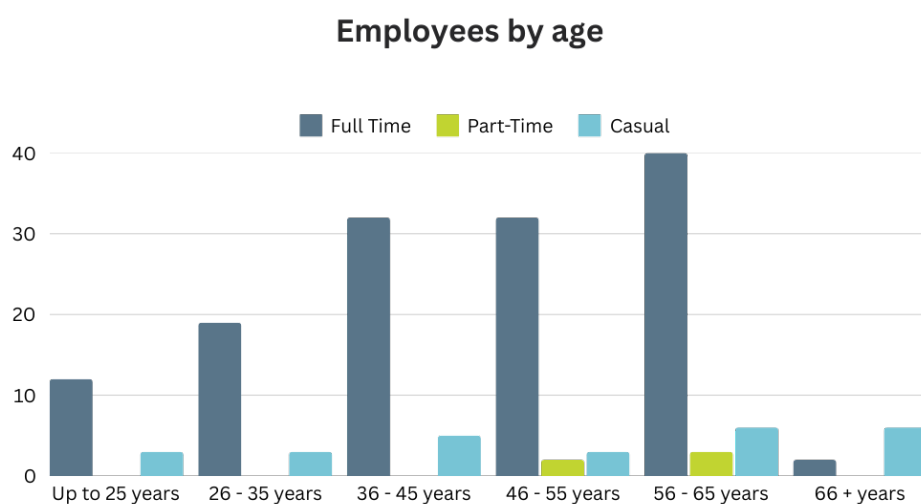


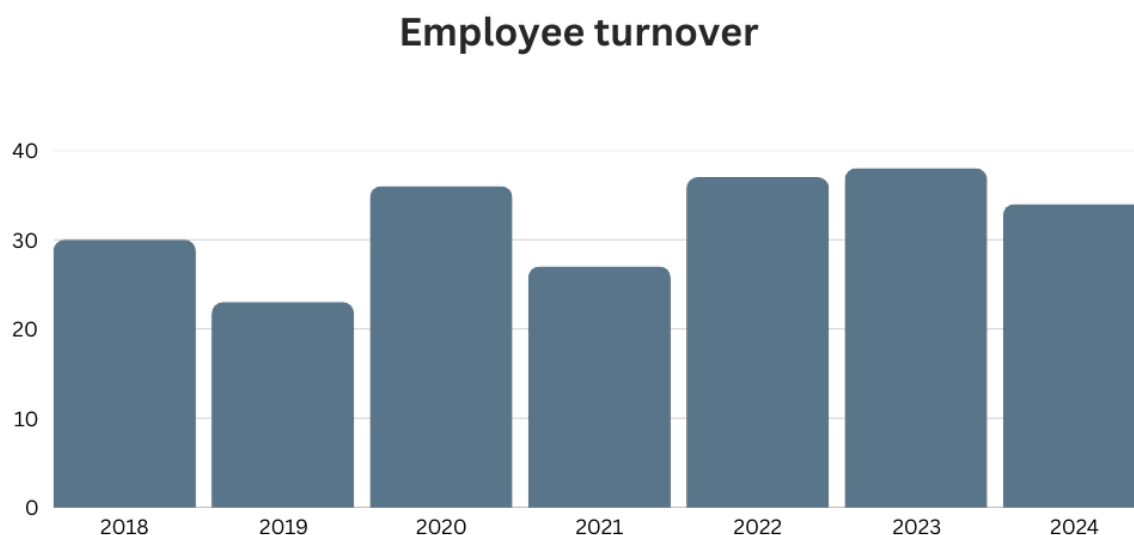
Figure Two: Employees by age as at January 2025*



*Age variance is 3 x contractors whose ages are unknown.

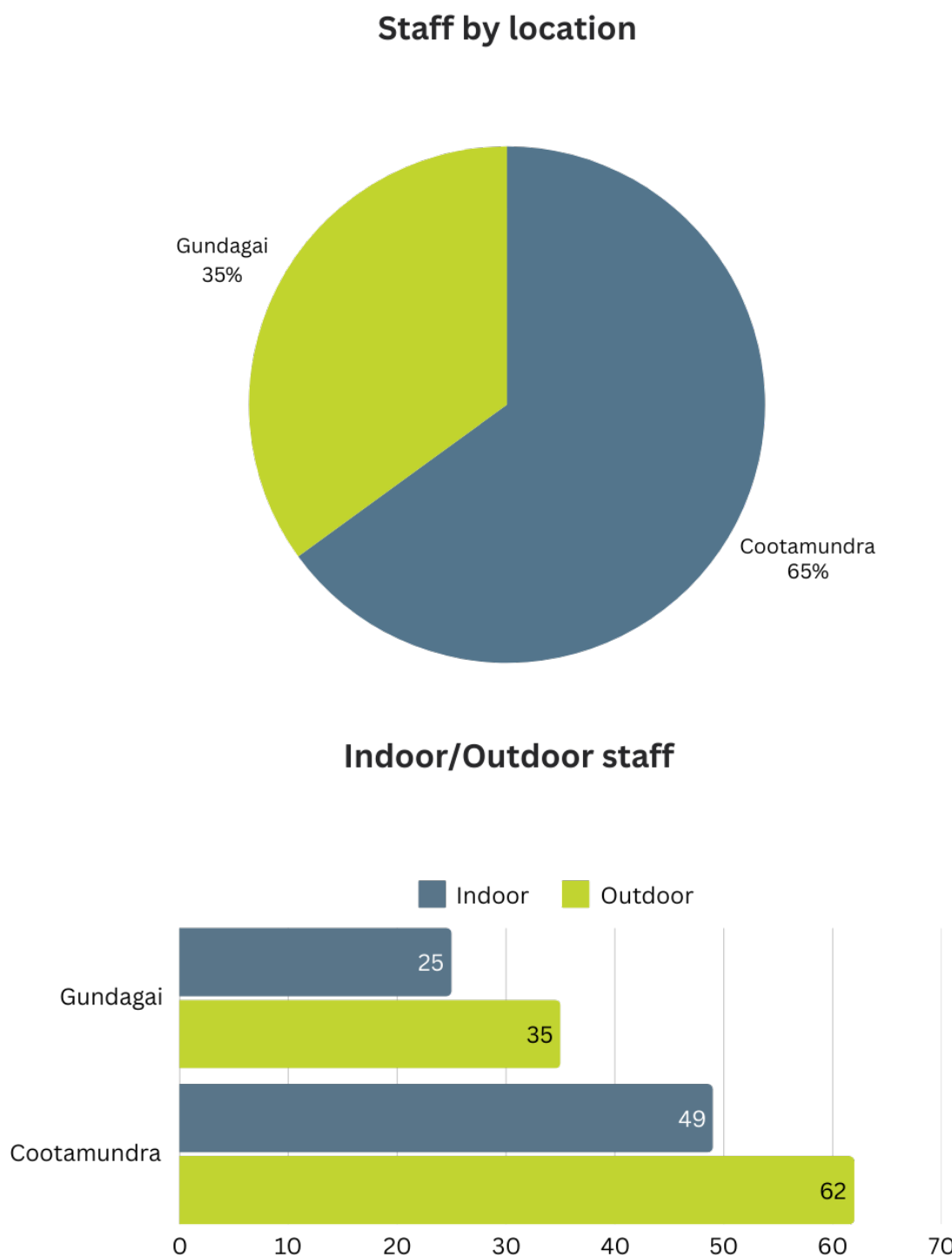
Figure Three: Employee tenure as at January 2025

Tenure	F/Time	P/Time	Casual	
0 to 5 years	72	2	16	-
6 to 10 years	26	2	8	-
11 to 15 years	22	0	1	-
16 to 20 years	10	2	1	-
21 to 25 years	3	0	0	-
26 to 30 years	3	0	0	-
Over 30 years	3	0	0	-
Totals	139	6	26	171

Figure Four: Employee turnover 2018-2024

*Variance is the three contractors

Figure Five: Staff by location and role





DEVELOPING THE PLAN

The Workforce Management Plan is a key component of Cootamundra-Gundagai Regional Council's Integrated Planning and Reporting Framework, directly supporting the Delivery Program and Operational Plan. Its primary aim is to ensure Council has a skilled, adaptable, and innovative workforce capable of informing strategic direction, addressing challenges, and consistently delivering effective and efficient services to the community.

This plan is informed by a comprehensive analysis of internal and external factors likely to impact the workforce, an assessment of current capabilities, and the identification of future workforce needs. In alignment with Council's strategic priorities, the workforce planning process addresses key considerations, including:

- Managing an ageing workforce
- Succession planning
- Creating opportunities to attract and retain local young talent
- Developing incentives to position Council as an employer of choice
- Promoting learning and development initiatives
- Strengthening performance management frameworks
- Addressing skills gaps through targeted recruitment strategies
- Enhancing workforce diversity
- Exploring hybrid workplace opportunities for digitally induced remote employment
- Managing change and uncertainty through potential demerger process
- Sharing or sponsoring skills and resources with adjoining councils

This plan forms part of the Resourcing Strategy along with the Asset Management Plan and Long Term Financial Plan and is underpinned by an extensive review of:

- Financial Sustainability Plan
- Demerger Transition Plan
- Key workforce data
- Community Strategic Plan
- Four-Year Delivery Program
- Annual Operational Plan
- EEO Management Plan, and the NSW Local Government IP&R Framework.

Insights gathered from these reviews, combined with consultation with key stakeholders, have informed the workforce initiatives proposed within this plan, ensuring Council is well-positioned to meet the challenges and opportunities ahead.

THE ENVIRONMENT WE WORK IN

The Council faces significant challenges in workforce management, skill shortages, and resource allocation. However, through targeted action plans, strategic use of technology, and a commitment to succession planning and diversity, the Council can build a sustainable workforce capable of addressing current and future demands.

EXTERNAL ENVIRONMENT

POLITICO-LEGAL ENVIRONMENT

The lack of autonomy in local government and the fact that its power is conferred and limited by statute continues to shape the political landscape. Control of local government by the state remains absolute, with the extent of influence varying over time. Additionally, the Federal Government exercises significant influence through federal-state cooperative arrangements and funding programs, further complicating local governance dynamics.

Despite the broadening of local government services in recent decades, this expansion has not been accompanied by a proportional increase in revenue, especially when compared to the growth seen in Federal and State budgets. Local governments continue to face financial strain, primarily due to cost-shifting from other levels of government, rising community expectations, and limited capacity to generate revenue.

For rural councils, such as Cootamundra-Gundagai, these challenges are exacerbated by stagnating populations, making it even more difficult to maintain basic services and undertake essential infrastructure renewals. As we move into the 2025-2029 period, these financial pressures are expected to intensify, requiring a re-evaluation of funding models and stronger advocacy for local government interests at the state and federal levels.

ECONOMIC ENVIRONMENT

In the wake of the COVID-19 pandemic, the workforce landscape has undergone significant shifts, and local governments in regional Australia, including Cootamundra-Gundagai, are facing new economic challenges. While COVID-19 was the defining factor in the 2022-2025 workforce management plan, influencing expectations around work flexibility, remote work, health and safety, and the post-pandemic economic environment has brought new complexities. Rising inflation, cost-of-living pressures, and supply chain disruptions are straining local budgets, while the competitive job market has intensified the challenge of attracting and retaining skilled workers. Lack of local housing provides an added layer of complexity to attracting a workforce who are able to live in the local area on a full-time basis. Like many regional councils, we are also grappling with an ageing workforce, changing demographic trends, and increasing

demands for service delivery, all while managing limited financial resources. To navigate these pressures, we must adapt by adopting innovative approaches to workforce management, fostering resilience, and ensuring that they remain agile in meeting the evolving needs of their communities.

ECOLOGICAL ENVIRONMENT

- Climate change, environmental sustainability, and energy efficiency are critical factors shaping the ecological environment for local governments in the 2025-2029 period. As Australia continues its transition to renewable energy and a low-carbon economy, local councils will face increasing legislative requirements, policy shifts, and heightened consumer expectations. These changes will demand greater integration of sustainable practices across local government operations, from energy-efficient infrastructure to waste management and community programs that promote environmental stewardship.
- To meet these demands, Council will require skilled workers in environmental management, sustainability, and sustainable planning and development. These capabilities will be essential to delivering sustainable services in key areas such as waste, recycling, public works maintenance, construction, and the management of water resources. The ability to attract and retain this expertise will be critical to ensuring the council can meet regulatory requirements and community expectations while driving long-term sustainability goals.
- Climatic conditions such as drought, bushfires, and storms significantly influence the council's ability to service the community. These extreme weather

events can strain infrastructure, disrupt service delivery, and increase the urgency of climate adaptation measures. For Council, building resilience and disaster preparedness, responsiveness and recovery support into its operations will be vital to safeguarding public safety, protecting assets, and maintaining essential services. The increase in frequency and severity of climatic events will adversely impact Councils infrastructure assets and impose additional financial stress if adequate funding is not obtained from other tiers of government.

- To navigate these challenges, we will need to strengthen our capacity for climate adaptation and mitigation, advocate for state and federal support, and actively engage with communities to drive sustainable outcomes. The ecological environment will increasingly require us to balance regulatory compliance with proactive, innovative approaches to protect the environment and support long-term community resilience.

SOCIOLOGICAL ENVIRONMENT

- The sociological environment presents both challenges and opportunities for Cootamundra-Gundagai. An ageing workforce, with baby boomers approaching retirement, is creating a significant skills gap, particularly in sectors requiring technical expertise and long-term experience. This demographic shift is also driving an increase in workers compensation claims, as older employees are more susceptible to workplace injuries and health issues.
- Shifting workforce expectations, such as greater demand for work-life balance, flexible work arrangements, and remote

work options, Council is facing growing pressure to adapt workforce management strategies to attract and retain talent. These trends impact the council's ability to maintain consistent service delivery and build institutional knowledge.

- Other sociological factors include changing community demographics, such as increasing diversity and population shifts, which influence the types of services councils need to provide. Rural councils often contend with stagnant populations, leading to a shrinking local talent pool and reduced community capacity. Conversely, regional areas experiencing population growth face increased demands for housing, infrastructure, and services, requiring councils to scale operations quickly.

TECHNOLOGICAL ENVIRONMENT

- The rise of technology-savvy younger generations in the workforce presents an opportunity for Council to modernise operations and improve service delivery through digital innovation. However, to fully realise these benefits, Council must invest in workforce development, creating inclusive workplaces that cater to multigenerational teams and address emerging workforce expectations.
- Digital transformation, including the adoption of smart systems, automated workflows, and data-driven decision-making tools, has the potential to significantly enhance service delivery and operational efficiency. For Cootamundra-Gundagai Regional Council, leveraging these advancements will depend on the ability of staff to embrace change and acquire the technical proficiency necessary to implement and manage new technologies effectively.

- The growing reliance on digital platforms for community engagement, financial management, and infrastructure planning also brings challenges, particularly in ensuring cybersecurity, data privacy, and compliance with evolving regulations. Additionally, providing staff with access to training and development opportunities is essential to close digital skills gaps and foster a culture of innovation.
- For rural councils, limited resources and geographic isolation can hinder access to cutting-edge technology and the ability to attract skilled professionals with technical expertise. As technology continues to evolve, the council must prioritise strategies to recruit, train, and retain staff capable of driving digital innovation. Building partnerships with educational institutions, leveraging government funding for digital initiatives, and fostering cross-departmental collaboration can support the council in navigating these technological shifts. Embracing technology will not only future-proof operations but also enhance the council's ability to deliver efficient, sustainable, and community-focused services.

DEMAND FOR COUNCIL SERVICES

- The demand for council services continues to grow, driven by rising community expectations, demographic changes, and the need to maintain and upgrade essential infrastructure. This includes a dedicated focus on housing/development to enable the community to grow and attract skilled workers. However, councils like Cootamundra-Gundagai face significant funding and revenue generation constraints that challenge their ability to meet these demands. Limited capacity to raise revenue

through rates and fees, combined with fluctuating state and federal funding, creates a gap between service delivery expectations and available resources. This gap is further exacerbated by cost-shifting from other levels of government, placing additional financial pressure on local councils to assume responsibilities without corresponding funding.

- To address these challenges, councils must explore innovative approaches to service delivery, such as regional collaborations, public-private partnerships, and community co-design initiatives that align services more closely with community needs. Prioritising efficiency in operations and leveraging technology to optimise resource allocation will be essential to sustaining services within budgetary constraints. Advocacy for fairer funding models and stronger financial support from state and federal governments will also remain critical to ensuring councils can deliver the quality of services their communities expect and deserve.

CHALLENGES AND ISSUES

Cootamundra-Gundagai Regional Council faces significant workforce challenges. Over 33% of staff are aged 55 and above, creating an urgent need for a structured approach to skills transfer and succession planning for key roles. At the same time, 50% of staff have been with the Council for less than five years, highlighting the need to adopt targeted strategies to retain talent and position the Council as an employer of choice.

Recruiting, onboarding and training new employees has proven difficult, with several key positions remaining vacant for extended periods. While this poses a challenge, it also presents an

opportunity to bring in fresh perspectives that could drive service delivery improvements.

The ongoing uncertainty surrounding demerger discussions, coupled with the instability of the organisation's leadership structure, are further destabilising the organisation. With 70% of management positions held on temporary contracts and seven General Managers appointed in as many years, the lack of continuity in leadership is compounding the challenges and undermining the organisation's ability to establish long-term direction.

Additionally, Council faces the ongoing challenge of retaining staff in the same roles from the former Cootamundra and Gundagai Councils which has led to confusion in aligning processes and procedures. This lack of cohesion, places added strain on the ability to deliver services effectively and efficiently across the two regions.

HOUSING AND REGIONAL DEVELOPMENT

- Business and council uncertainty regarding a potential demerger delays commitment to housing solutions. This is exacerbated by the housing shortages in the area because of external projects (e.g., inland rail link) and internal workforce demands.
- Workforce housing challenges due to Australian Meat Group's rural visa workers occupying most available housing.
- Development planning policies are hindered by staffing shortages, the Local Environmental Plan (LEP) and lack of Development Control Plans (DCPs) in Gundagai

SKILL SHORTAGES AND RECRUITMENT ISSUES

- Critical gaps exist in environmental health officers and building surveyors, especially at senior levels (A2/A3). Similar gaps in waste management, finance, engineering, labourers, and internally in communications, IT and HR.
- Difficulty attracting qualified professionals to rural areas, compounded by nationwide skill shortages and constrained salary's when compared with other larger councils and corporate/private enterprise limits Cootamundra-Gundagai Council's ability to be competitive in recruitment.
- Over-reliance on shared staff, consultants and contract staff and farming out planning applications due to limited available resource, which is expected to continue as shared resources if Council is demerged.
- Anticipation of increased demand for economic development, strategic planning, and tourism-related roles.
- Increasing compliance requirements necessitate specialised governance and audit roles.

ORGANISATIONAL AND RISK MANAGEMENT

- Risk management responsibilities are currently scattered across WH&S and ERM project risk management. A proposal to centralise these under one department aligns with Council's legislative obligation, effective July 2024, to establish a

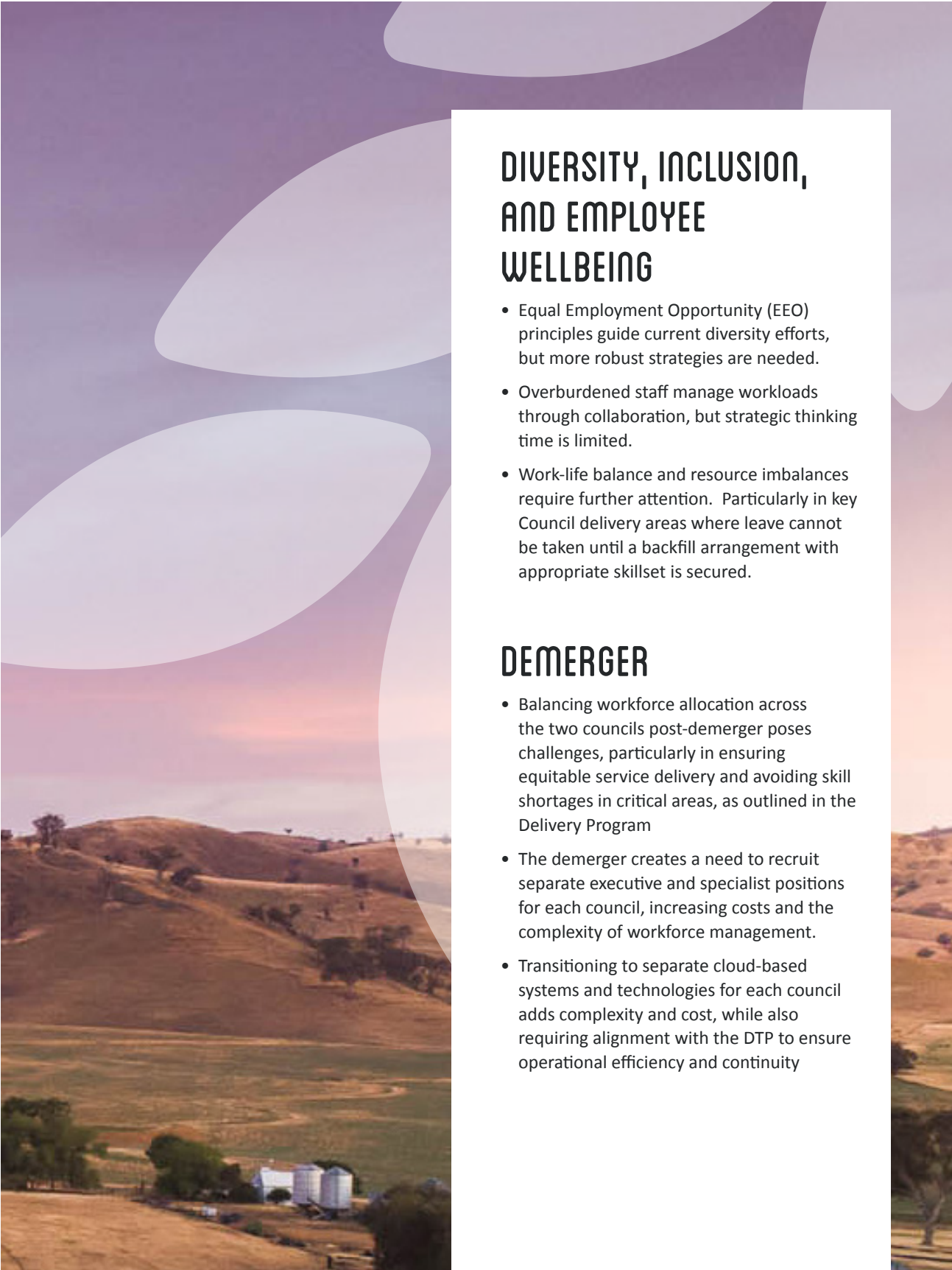
comprehensive risk management framework, demonstrate state ARIC (audit, risk, improvement) compliance, implement internal audits, and ensure statutory compliance.

The Disability Inclusion Act 2014 (DIA) mandated the development of the Disability Inclusion Plan across NSW Government and local councils. The Act enshrines the principles of inclusion in legislation, and hold government accountable to make real changes in this area.

- Workforce flexibility has been crucial but risks overburdening staff.
- Current resource allocation reflects years of efficiency-focused adjustments but requires re-evaluation.

TECHNOLOGY INTEGRATION AND WORKFORCE EFFICIENCY

- Exploration of Artificial Intelligence (AI) tools to streamline planning processes and improve efficiency including the potential for AI to reduce report preparation time and identify relevant planning issues automatically.
- Potential to enhance digital transaction and self-service options to improve workforce efficiency and streamline service delivery, addressing challenges in technology integration and meeting community expectations for accessible, user friendly solutions.
- Need for IT traineeships to support desktop management and free up senior IT staff for strategic work.



DIVERSITY, INCLUSION, AND EMPLOYEE WELLBEING

- Equal Employment Opportunity (EEO) principles guide current diversity efforts, but more robust strategies are needed.
- Overburdened staff manage workloads through collaboration, but strategic thinking time is limited.
- Work-life balance and resource imbalances require further attention. Particularly in key Council delivery areas where leave cannot be taken until a backfill arrangement with appropriate skillset is secured.

DEMERGER

- Balancing workforce allocation across the two councils post-demerger poses challenges, particularly in ensuring equitable service delivery and avoiding skill shortages in critical areas, as outlined in the Delivery Program
- The demerger creates a need to recruit separate executive and specialist positions for each council, increasing costs and the complexity of workforce management.
- Transitioning to separate cloud-based systems and technologies for each council adds complexity and cost, while also requiring alignment with the DTP to ensure operational efficiency and continuity

KEY FOCUS AREAS

The focus of the Workforce Management Plan 2025 – 2029 is to address the challenges and issues and close the gaps identified to ensure Council can attract, develop and retain a highly skilled workforce that is able to meet current and future needs. The following summarises the three key focus areas.

FOCUS AREA ONE STRENGTHENING WORKFORCE CAPACITY

OBJECTIVE:

Develop a capable, future-ready workforce that ensures operational continuity, fosters growth and mentorship and drives organisational success through:

- Conduct survey and analysis of likely retirements consequent to decision on demerger to identify the operational areas and impacts, delays and cost of replacements.
- Developing and implementing mentoring and cross-training programs to support retiring staff and enhance staff resilience to address relief staffing gaps.
- Explore the creation of cadetship and traineeship programs to address skill gaps and build capacity in critical roles.
- Conducting a resource allocation review or organisational restructure to address imbalances and align resources with strategic priorities following decision on demerger.
- Building capacity of managers to lead change and drive workforce improvements effectively in alignment with the Financial Sustainability Plan and Demerger Transition Plan.



FOCUS AREA TWO

LONG-TERM SUSTAINABILITY AND RELEVANCE

OBJECTIVE:

Strengthen the Cootamundra-Gundagai Regional Council's capacity to remain relevant and sustainable under current arrangements and alternatively in the event of a demerger by positioning the region as a vibrant hub for economic activity and ensuring Council's resilience through:

- Attracting and retaining the best people by promoting and positioning Council as an employer of choice and ensuring there are clear pathways for the talent to progress through the organisation/s and providing a workplace that enables flexibility and resilience in the face of changing environments.
- Partner with external departments to proactively address housing and infrastructure needs to support community, economic and workforce growth as detailed in the Delivery Program.
- Resource allocation review/restructure for better alignment with priorities in the Delivery Program following decision on demerger.
- Enhance economic development opportunities, including tourism, land development and business attraction.



FOCUS AREA THREE

OPERATIONAL EXCELLENCE AND INNOVATION

OBJECTIVE:

Optimise internal processes, enhance organisational resilience, and foster a culture of innovation to meet evolving governance and operational needs through:

- Centralisation of risk management function and addressing governance/audit demands.
- Exploring AI and technology grants to improve planning efficiency.
- Developing comprehensive diversity and inclusion strategies to create a more representative and equitable workforce.
- Develop adaptable governance and financial strategies to ensure operational sustainability in all potential governance structures in alignment with the Financial Sustainability Plan and Demerger Transition Plan.
- Ensuring seamless project continuity by thoroughly documenting projects needing continuation for the next Delivery Program and monitoring workforce data regarding productivity, employment cost and growth, effect of turnover and impact on delivery
- Consider what services can be shared with other councils (merged or demerged council)

CHANGES TO WORKFORCE WITHIN THE LONG-TERM FINANCIAL PLAN

Three scenarios to be considered in the long-term financial plan:

SCENARIO ONE (ideal/preferred scenario):

Additional funding for training and development as well as five additional positions: IT Trainee, Hort Apprentice, Waste Officer, Engineer (asset management) and Environmental Health Officer.

SCENARIO TWO:

Additional funding for training and development, as well as three additional roles: IT Trainee, Engineer and Environmental Health Officer.

SCENARIO THREE:

No change to workforce.



IMPLEMENTATION AND MONITORING

IMPLEMENTATION

Implementation of the Workforce Management Plan is directly aligned with the goals and objectives of the Cootamundra-Gundagai Community Strategic Plan. It is the responsibility of all levels of staff to support and engage with Council's Integrated Planning and Reporting Framework (including this plan) to ensure its' effective implementation.

The Workforce Assessment Action Plan will be coordinated by Human Resources and monitored by the senior management team and relevant workplace committees on a quarterly basis.

MONITORING

This plan, including the output and actions as detailed in the Four Year Delivery Plan and Operational Plan will be monitored by senior management. These collective outcomes will be formally reported to the Council, the community and staff on a bi-annual basis.

FOCUS AREA ONE

STRENGTHENING WORKFORCE CAPACITY

Delivery Program Alignment	Strategic Initiative	Deliverables	Timing	Measurement/KPI
4.1a 4.1b 4.1c 4.1e	Enable agile responses to vacancies, priorities, emergency and grant opportunities.	<ul style="list-style-type: none"> Refer annually to Financial Sustainability Plan and Long Term Financial Plan forecasts to ensure agility in responsiveness to vacancies, priorities, emergency. Take up fully funded grant programs with employment matched to terms of grant 	2025-2029	<ul style="list-style-type: none"> Average time taken to fill critical vacancies compared to industry benchmarks Track the time taken to reallocate resources or implement contingency plans in response to emergencies. Budget Allocation Efficiency
4.1a 4.1b 4.1c 4.1e	Mentoring and cross-training program to capture corporate knowledge and skills transfer from retiring staff and enhance staff resilience	<ul style="list-style-type: none"> Conduct an audit to identify critical roles and skills within Council with a focus on opportunities for knowledge sharing, mentoring and cross-training Project the remaining tenure of incumbents in critical roles, considering anticipated retirement or turnover, and identify mentoring opportunities for retiring staff to guide successors Train managers to lead impactful development and succession conversations with a focus on encouraging mentoring relationships and identifying cross-training needs Create tailored action plans for each critical role, incorporating structured mentoring programs, cross training initiatives and recruitment strategies to facilitate seamless knowledge transfer and enhance team resilience. 	2025/2026 2027/2028	<ul style="list-style-type: none"> Skills audit conducted and critical roles identified Audit is conducted annually Successors for critical roles are identified and have a current training and development plan underway Documented plan for each critical role, reviewed annually Active conversations with incumbents on the plan held at least annually with clear expectation on actions captured and measured in performance objectives. Leaders are trained and provided templates and tools to undertake effective succession conversations

Delivery Program Alignment	Strategic Initiative	Deliverables	Timing	Measurement/KPI
4.1a 4.1b 4.1c 4.1e	Establishing cadetships and traineeships for critical roles focussing on environmental health, and building surveyors	<ul style="list-style-type: none"> Clearly define the traineeship program with clear objectives, role descriptions, career pathways, and learning opportunities Establish partnerships with key service providers such as TAFE to develop and expand Council's cadet and trainee opportunities Advertise relevant vacancies through partners Design a targeted recruitment strategy to attract potential trainees and leverage partnerships with schools, universities and training institutions to promote opportunities Develop a tailored onboarding and training program, assigning a mentor to provide support and guidance through the process with tailored development plans for each participant. 	2026-2029	<ul style="list-style-type: none"> Program developed and approved Partnerships established Number of applications received Trainee retention Program impact
3.4a 3.4c 4.1a 4.1c 4.2b 4.2c 4.4a	Conducting a resource allocation review to address imbalances and re-align resources with strategic priorities	<ul style="list-style-type: none"> Conduct a detailed review of current resource allocation across all departments and projects to identify imbalances, redundancies and gaps in resource distribution. Provide a clear snapshot of how resources are aligned with strategic priorities Develop a strategic resource allocation plan to address identified imbalances, ensuring resources are directed toward high-impact areas Establish a framework for future-proofing resource assessment and adjustment to maintain alignment with evolving strategic priorities Review role descriptions for all staff to clearly outline responsibilities and KPIs 	2025/2026	<ul style="list-style-type: none"> Audit complete and identification and quantification of areas of imbalance or misalignment if any Reallocation plan implemented Reduction in resource imbalances Clearly defined role descriptions and KPIs in place for all staff Increase the proportion of resources allocated to strategic priorities Measurable improvements in project delivery and improved service delivery metrics Positive feedback from stakeholders and community

Delivery Program Alignment	Strategic Initiative	Deliverables	Timing	Measurement/KPI
4.1a 4.1c 4.1e 4.2a	Build capacity of managers to lead change and drive workforce improvements	<ul style="list-style-type: none"> • Define and enforce leadership expectations and accountabilities - Update role descriptions to clearly outline leadership capabilities and accountabilities - Establish and communicate performance expectations for all leaders - Implement regular performance reviews to measure and enforce accountability • Develop and implement leadership program across all levels - Core Leadership: equip all leaders with essential functional skills including asset management, workforce planning, financial and procurement management, HR, governance and risk, IT system, WH&S. - Frontline Leadership transition: support leaders transitioning from technical or operational roles with targeted training - Mid-level leadership: develop capabilities for leading other leaders and managing multiple teams effectively - Senior Leadership development: enhance strategic leadership skills for those leading organisational functions. 	2025-2029	<ul style="list-style-type: none"> • Role descriptions for all leaders include consistent capabilities, behaviours and accountabilities for each level • Outcomes measured in formal performance reviews • Leadership programs implemented, refreshed annually • Participation in program by all leaders • Employee engagement and satisfaction results improve

FOCUS AREA TWO

LONG-TERM SUSTAINABILITY AND RELEVANCE

Delivery Program Alignment	Strategic Initiative	Deliverables	Timing	Measurement/KPI
1.1a 1.1b 2.2a 2.2b 3.2a 3.2d 4.3d 5.2a 5.2b	Attracting and retaining the best people by promoting and positioning Council as an employer of choice	<ul style="list-style-type: none"> Develop and implement an employee survey to establish benchmark of employee satisfaction and engagement and measure annually Develop a Council employee value proposition that promotes Council as an employer of choice, showcase the career pathways, training and development opportunities and other experiences Council provides Address reputational challenges of CGRC through implementation of external facing campaign to support and promote the work of CGRC focusing on the people who work for Council and what a day in the life looks like Investigate a reward and recognition program to support salaried employees that aligns with organisation values and requirements Develop an employee culture and wellbeing program that supports Council's flexible work arrangements and demonstrates Council's commitment to its employees Review recruitment strategies, forms and processes with a view to increase gender equality, diversity and inclusion in Council's overall recruitment strategy. This may include the incorporation of gender inclusive language in position descriptions and adverts, gender quotas in candidate pools and on interview panels, clarity on processes for negotiating pay rates etc) 	2025-2029	<ul style="list-style-type: none"> Employee survey conducted annually Representative response rate from indoor/outdoor staff Marketing campaign designed and launched Increased awareness of Council roles and opportunities Improved retention rates High levels of employee satisfaction A workforce that is reflective of the community

Delivery Program Alignment	Strategic Initiative	Deliverables	Timing	Measurement/KPI
2.3a 2.3b	Proactively address housing and infrastructure needs to support community and workforce growth	<ul style="list-style-type: none"> Per the delivery plan- undertake housing investigation and report on housing issues in the region and identify strategies to mitigate Per the delivery plan- develop planning policies to facilitate options for a range of housing 	2025-2026	<ul style="list-style-type: none"> Available land parcels sold or developed within 2 years Increase in number of housing or commercial development initiated Time to process development applications reduced
2.1a 2.1c 2.1d 2.2a 2.2b 2.2e	Enhance economic development opportunities, including tourism, land development and business attraction	<ul style="list-style-type: none"> Deliver key actions as identified in the Tourism and Economic Development Plan 	2027-2029	<ul style="list-style-type: none"> Economic Development Plan key actions implemented Number of new businesses established in region Increase in business related revenue streams

FOCUS AREA THREE

OPERATIONAL EXCELLENCE AND INNOVATION

Delivery Program Alignment	Strategic Initiative	Deliverables	Timing	Measurement/KPI
4.1c 4.4b	Centralisation of risk management function and address changing governance/audit demands	<ul style="list-style-type: none"> Consolidate risk management functions under a single framework to streamline processes and ensure consistency across all departments. Define roles, responsibilities, and reporting lines for the centralised risk management team. Establish standardised tools and templates for risk identification, assessment, mitigation, and reporting. Conduct a gap analysis to assess the organisation's current governance and audit practices against updated regulatory and compliance demands. Update policies, procedures, and controls to address identified gaps, ensuring alignment with the latest standards. Implement a compliance monitoring system to track adherence to governance and audit requirements. 	2025	<ul style="list-style-type: none"> Completion and roll out of centralised risk management framework 100% of compliance gaps identified and resolved within 12 months Reduction in duplicated or fragmented risk management processes
3.3a 4.2c 5.4a	Exploring AI and technology grants to improve Council efficiency	<ul style="list-style-type: none"> Identify opportunities to streamline resource heavy services and process through use of technology (i.e./ electronic payslips and timesheets) Information management systems Streamline resource heavy payroll services and processes (ie. Electronic payslips and timesheets) Identify and access grant programs and funding for technology improvement 	2025/2026	<ul style="list-style-type: none"> Resource heavy processes identified and technology solutions implemented Number of relevant grants identified and applications submitted Improved service delivery and efficiency

Delivery Program Alignment	Strategic Initiative	Deliverables	Timing	Measurement/KPI
1.2a	Developing comprehensive diversity and inclusion strategies to create a more representative and equitable workforce	<ul style="list-style-type: none"> Audit existing policies and process frameworks to determine gaps and order of priority for development Continue to promote Council as an inclusive organisation, celebrating internal events and initiatives which support an inclusive and diverse organisation Initiate employment support programs for Aboriginal and Torres Strait Islander employees. This may include traineeships or project roles which target local Aboriginal and Torres Strait Islander community members for employment. 	2025/2026	<ul style="list-style-type: none"> A workforce that reflects the diversity of the community Increase in applications from diverse candidates Increase in Council's diversity rates
4.1a 4.1e 4.4a 4.4b	Develop adaptable governance and financial strategies to ensure operational sustainability in all potential governance structures	<ul style="list-style-type: none"> Conduct a detailed analysis of the financial and governance implications of a potential de-merger including the revenue and expenditure adjustments, shared services that will require restructure, and governance complexities Identify key risks to sustainability, such as financial deficits, resource duplication, and service delivery gaps and develop mitigation plans Design an adaptable governance team structure that can operate effectively in multiple scenarios Prepare contingency budgets for both merged and de-merged scenarios to ensure service continuity and fiscal stability. 	2025	<ul style="list-style-type: none"> Completion of a scenario analysis report Each key risk has mitigation plan Financial resilience and sustainability with increase in financial reserves Service delivery continuity with >95% of services operating without disruption Stakeholder satisfaction with governance plans
4.1a 4.4a	Ensuring seamless project continuity by thoroughly documenting projects needing inclusion in next DP highlighting resource requirements	<ul style="list-style-type: none"> Resourcing requirements for projects rolling over into the new DP known and resources identified / appointed / secured 	2025/2026	<ul style="list-style-type: none"> Service delivery continuity with >95% of services operating without disruption

OUR PLACE... OUR FUTURE.

2025-2029 Workforce Management Plan





Murrumbidgee
Local Health District

10/06/025
Interim General Manager
Cootamundra-Gundagai Regional Council
mail@cgrc.nsw.gov.au

Draft Our Place... Our Future. 2025 Community Strategic Plan on public exhibition

Dear Interim General Manager,

Murrumbidgee Local Health District (MLHD) aims to provide safe, consistent, person led healthcare for the people of Murrumbidgee. MLHD covers 125,243 sq-kms consisting of 21 Local Government Areas, from the Snowy Mountains in the east to the northwest plains of Hillston and along the Victorian border.

The MLHD Health Promotion team aims to create supportive environments so healthy choices are easy choices for communities. We work in early childhood centres, schools, health facilities and the community, and partner with organisations including Local Governments.

Community Strategic Planning can integrate Health Promotion in many ways, including providing the opportunity for Local Governments to prioritise health considerations and community wellbeing. Embedding health promoting strategies in your Community Strategic Plan (CSP) can support your community to lead healthier lives and improve overall community wellbeing including social, environmental, economic and civic leadership conditions.

Many Local Governments prioritise health and wellbeing through goals that provide the basis for more detailed health-focused discussion through your suite of cascading plans. These goals support liveability, which creates connected, united, productive communities.

We are providing the following comments and considerations in response Our Place... Our Future, Cootamundra-Gundagai Regional Council, draft Community Strategic Plan document on public exhibition in June 2025.

The Our Place... Our Future, Cootamundra-Gundagai Regional Council, draft Community Strategic Plan support community health through acknowledging health and recreation services that are adaptable and inclusive across the lifespan, establishing linked active travel networks through pedestrian and cycle paths and strong commitment to the development of the health and community workforce.

Below are some additional objectives and strategies for consideration.

- Specifically acknowledge the risk of heat and heatwaves when considering community resilience to climate emergencies in section 3.3
- The promotion of access to food relief
- Available and accessible community gardens
- Compliment active travel and recreation networks through the development of end of trip facilities including bathrooms, bicycle racks and storage facilities at key community locations and destinations.

Other ways you could consider addressing health priorities are:

Murrumbidgee Local Health District

ABN 71 172 428 618

Locked Bag 10, Wagga Wagga, NSW 2650

Email: MLHD-Feedback@health.nsw.gov.au

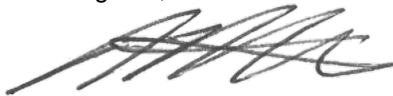
Website www.mlhd.health.nsw.gov.au

1. Identifying health issues during community engagement or by using NSW HealthStats and Local Government Area Community Profiles.
2. Including health priorities in the vision and overarching goals of the plan such as 'community health and wellbeing', 'a healthy community', or 'liveable and healthy neighbourhoods'.
3. Including health priorities and outcomes in the strategies and performance measures of the plan. See appendices 1 and 2 for more examples.
4. Highlighting other determinants of health, such as the built environment, access to employment, education, and quality and affordable housing explicitly in the plan.

Thank you for considering this information in your CSP review. We are available to offer specific recommendations where relevant.

If you have any questions, you can contact the MLHD Health Promotion Team on mlhd-hp@health.nsw.gov.au.

Kind Regards,



Alison Nikitas
Director Public Health
Murrumbidgee Local Health District

Appendices

Appendix 1: Supporting resources for Local Government

The below resources aim to improve liveability and health and wellbeing of communities and can complement local strategic planning. These plans can accompany other documents that assist in developing CSPs.

NSW Government Healthy Built Environment Checklist

The Checklist aims to improve the amenity of the built environment for people, places and public spaces. It supports the capacity of health professionals to promote healthy planning as a core component of good design. Access the checklist here:

<https://www.health.nsw.gov.au/urbanhealth/Publications/healthy-built-enviro-check.pdf>

Public Open Space Strategy

The Strategy is a major step to deliver more and better public open space that the community can access, use, enjoy and belong to. It sets out a collaborative, coordinated and evidence-based approach for government agencies to plan, invest and deliver public open space – resulting in more effective and efficient outcomes. Access the strategy here: <https://www.planning.nsw.gov.au/policy-and-legislation/open-space>

Movement and Place

Movement and Place is a cross-government framework for planning, designing and managing our transport networks to maximise benefits for the people and places they serve. Access the strategy here: <https://www.movementandplace.nsw.gov.au/>

Heart Foundation's Healthy and Active by Design

The Heart Foundation created the Healthy Active by Design program to highlight how best practice planning and design of our buildings, streets, towns and cities can help get people moving and improve their heart health. Access Healthy and Active by Design here:

<https://www.heartfoundation.org.au/healthy-living/healthy-active-by-design>.

Healthy Streets

Healthy Streets is a human-centred framework for embedding public health in transport, public realm and planning. The 10 Healthy Streets Indicators focus on the human experience needed on all streets, everywhere, for everyone. Access it here: <https://www.healthystreets.com/>

Achieving liveability outcomes for your local community: A 'how to' for councils and community

This 'how to' document provides useful tips and examples to help achieve liveability outcomes through local government strategic planning processes. Access the guide here: <https://irp.cdn-website.com/541aa469/files/uploaded/Achieving liveability outcomes for your local community 2020.pdf>

Murrumbidgee Local Health District

ABN 71 172 428 618

Locked Bag 10, Wagga Wagga, NSW 2650

Email: MLHD-Feedback@health.nsw.gov.au

Website www.mlhd.health.nsw.gov.au

Appendix 2: Examples of Health Promoting Goals and objectives from local Community Strategic Plans

The below examples are from Community Strategic Plans from some of the 21 Local Government Areas in MLHD.

1. Vision and Goals/ strategic direction

- Safe and healthy community
- Health and Wellbeing
- Love the lifestyle
- Thriving and liveable communities
- Where our people are resilient, healthy and safe, living together with a strong sense of community in a vibrant and prosperous economy
- We are a healthy, safe and connected community that respects people and the environment, enjoying active lives in a strong local economy underpinned by quality, accessible infrastructure, reliable water supplies and strong leadership

2. Objectives

- We promote a healthy lifestyle
- Encourage people to use active transport.
- We have access to health and support services that cater for all our needs
- Our communities are connected and inclusive, supported by services that nurture health, wellbeing and identity.
- Deliver initiatives, facilities and services to advance health and wellbeing priorities
- To live in an inclusive, healthy and tolerant community with a positive attitude toward others
- An inclusive, resilient community with a strong sense of belonging and pride.
- Improve the aesthetic of the City and villages, by developing quality places and improved public realm.
- Pedestrian accessibility improves our connections to the community

3. Activities/strategies

- Promote the use of healthy by design neighbourhoods for all new developments
- Incorporate community gardens into new and existing community centres and spaces.
- Provide all abilities sporting programs and events.
- Maintain and develop an effective transport network (airport, public roads, pathways, pedestrian access and transport corridors)
- Attract a diverse range of art, cultural, recreational and lifestyle events, performances and activities throughout the year
- Create open spaces and urban streetscapes that are vibrant, attractive, accessible, and safe
- Walkable streets, well-planned footpaths and walking tracks connect people and places within our communities

Sent: Tuesday, 17 June 2025 3:43 PM
To: Roger Bailey
Cc: Abb McAlister; Rosalind Wight; Bob Winnel; Mail; S L
Subject: Draft Delivery Plans and Program Submission

Hi Roger

Please see attached in email form The DOTT Developments Pty Ltd submission in relation to Council's:

- Draft 2025-2035 Community Strategic Plan (CSP)
- Draft 2025-2029 Delivery Program (DP) (incorporating the 10-year LTFP Resourcing Strategy)
- Draft 2025-2026 Operational Plan (OP) (incorporating Budget, Revenue Policy and Fees & Charges)

In 1932 The Dog on the Tuckerbox was opened by the then Prime Minister Joseph Lyons. His words still reverberate today: **"He trusted that the monument would not only express a tribute to the pioneers, but would prove an incentive to the youth of to-day."**

The monument was erected to pay homage to the early Pioneers. Brave Australians who built the roads that opened up this part of our country so trade and travel were possible for the masses. The Pioneer spirit was one of, in the face of many problems and in adverse conditions they never gave up.

The 5 mile site was chosen as the home of the Dog on the Tuckerbox as it is closer to the highway and it would make it easier for Tourists to visit. Since 1932 people from all over Australia and abroad, have visited the monument to pay tribute to the pioneers. A practice that will continue for generations to come. An old family photo in front of the statue can be found in many Australian households dating back to its unveiling up to the present day.

It is not outrageous to claim that the Dog on the Tuckerbox brings more visitors to Gundagai and the region than any other local event or attraction.

At the moment some 16,500 people visited the Dog on the Tuckerbox precinct a week. They stop for fuel, food, drink and rest however, most importantly to see the beloved Dog on the Tuckerbox. These numbers will grow significantly once the Dog on the Tuckerbox site is redeveloped. Not only will visitor numbers increase, significantly more employment and economic opportunities will be created.

The Dog on the Tuckerbox is a famous cultural tourism icon. So much so, The Dog on the Tuckerbox has been short listed as a possible grant recipient in the Aussie Icons Tourism program. This was initiated regionally by Destination Riverina Murray and proceeded to State and is currently with the federal government awaiting determination.

CGRC's vision, supported by the broader regional community has always been to make the Dog on the Tuckerbox precinct a world class tourism destination not only for domestic travellers but also international visitors.

Councillors have recognised the importance of the Dog on the Tuckerbox site by including it in the 2022-2025 4 year delivery plan that was put on exhibition and adopted by Council.

There is a very clear objective for the precinct which stated in **2.1F(1)**:

**Seek funding to create visitor servicing hub at Snake Gully/
Dog on the Tuckerbox:**

Measures of success:

- Funding secured to establish visitor servicing hub
- Funding secured for engineering consultant to develop water pipeline plan
- Funding secured to develop water and sewerage solution for the area
- Program of works systems developed for the area

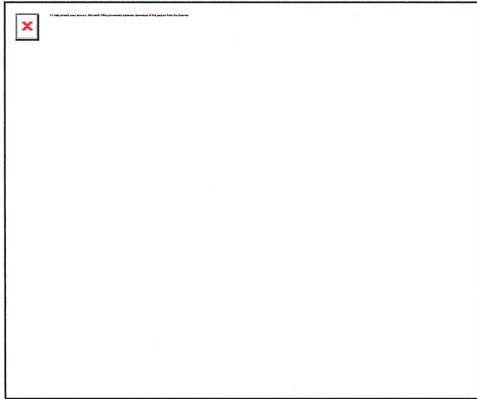
Making the above improvements to the Dog on the Tuckerbox site and precinct has been the will of the community for many years and should be carried into the next 4 year delivery plan. There is now a deed for the water to be delivered to the precinct and a timeframe which leads to a sewer solution for the area to be resolved. We attended a meeting on the 16th June with Council staff to discuss the water and sewer for the precinct and it was staffs view that they would definitely support a sewerage solution that was pumped back into town that was funded. It was also acknowledged by staff that the increasing development in the tourism precinct would heavily impact the sewerage in the precinct especially now with the increased amount of potable water. This sewerage and water problem has also been well acknowledged by past Councillors and the community, for this reason it was in the 2022-2025 4 year delivery plan to be delivered. Council also has made The DOTT Developments aware of the rising water table in the precinct some 3 years ago and was looking to work with the precinct to find a whole precinct solution for sewer as water had already been committed to.

The implementation of this scheme will benefit the Gundagai community for many years to come. It would create hundreds of jobs in tourism, residential construction, civil construction, engineering, essential services, accommodation and not to mention growth for the town to the north of Gundagai with opportunities to re-zone land that will impact the community in a positive cultural and economic way, which are key objectives of the Draft Plans and Program.

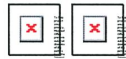
In 2025 and beyond it is not unreasonable to expect that a world renowned tourism precinct would have potable water and a sewerage system that is typical of what would be found in most places in the western world.

When you take all factors into account it is clear to see why the community voted in favour of the objective stated in 2.1F of the previous 4 year delivery plan and why it should be carried into the next delivery plan to achieve the objectives as endorsed by the Council and the Community for some years now.

Regards Brendan Price.

**Brendan Price**

Dog on the Tucker Box

Email. brendan@dogonhetuckerbox.com**Mobile.** 0411 877 760**Address.** 37 Annie Pyers Drive,
Gundagai, NSW, Australia**dogonhetuckerbox.com**

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8.3 FINANCE

8.3.1 2025/26 RATES AND ANNUAL CHARGES

DOCUMENT NUMBER	439987
REPORTING OFFICER	Peter Smith, Interim Finance Manager
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	4. Collaborative and progressive leadership 4.2 Proactive, practical Council leaders who are aligned with community needs and values
FINANCIAL IMPLICATIONS	The Financial implications associated with this report are listed in the body of the report.
LEGISLATIVE IMPLICATIONS	In accordance with the provisions of Section 535 of the <i>Local Government Act 1993</i> .
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION

1. ORDINARY RATES

In accordance with the provisions of Section 535 of the *Local Government Act 1993* Cootamundra Gundagai Regional Council hereby resolves to make the following rates for the 2025/26 rating year:

- a) **Farmland Category Rate** of 0.123418 cents in the dollar, with a base amount of \$414.55 per assessment, for all rateable land within the Farmland Category in Council's area, as defined in Section 515 of the *Local Government Act 1993*, based upon the land value at a base valuation date of 1 July 2024. The base amount for the Farmland Category is estimated to realise 9.80% of the total yield in this category.
- b) **Residential Category Rate** of 0.388625 cents in the dollar, with a base amount of \$414.55 per assessment, for all rateable land within the Residential Category in Council's area, as defined in Section 516 of the *Local Government Act 1993*, based upon the land value at a base valuation date of 1 July 2024. The base amount for the Residential Category is estimated to realise 39.79% of the total yield of this category.
- c) **Business Category Rate** of 1.221569 cents in the dollar, with a base amount of \$414.55 per assessment, for all rateable land within the Business Category in Council's area, as defined in Section 518 of the *Local Government Act 1993*, based upon the land value at a base valuation date of 1 July 2024. The base amount for the Business Category is estimated to realise 16.26% of the total yield of this category.
- d) **Mining Rate** of 0.300865 cents in the dollar, with a base amount of \$414.55 per assessment, for all rateable land within the Mining Category in Council's area, as defined in Section 517 of the *Local Government Act 1993*, based upon the land value at a base valuation date of 1 July 2024.

2. WASTE MANAGEMENT CHARGES

In accordance with the provisions of Sections 535, 496 and 501 of the Local Government Act 1993 Council hereby resolves to make the following domestic waste management and waste management charges for the 2025/26 rating year:

- a) **Domestic Waste Management Charge** of \$590.00 per annual service for each parcel of rateable residential land within the Gundagai, Cootamundra, Stockinbingal & Wallendbeen Scavenging Areas for which the service is available, excluding vacant and unoccupied land. The levying of such charge is to entitle the ratepayer to a regular weekly service of one 120 litre bin for domestic rubbish and a fortnightly service of one 240 litre bin for recyclable domestic rubbish.
- b) **Green Waste/Organics Charge** of \$77.00 per annual service for each parcel of rateable residential land within the Gundagai, Cootamundra, Stockinbingal & Wallendbeen Scavenging Areas for which the service is available, excluding vacant and unoccupied land. The levying of such charge is to entitle the ratepayer to a regular fortnightly service of one 240 litre bin for green domestic waste.
- c) **Residential Waste Management – Other Charge** of \$590.00 per annual service for each assessment of residential land outside of the Gundagai, Cootamundra, Stockinbingal & Wallendbeen Scavenging Areas, for which the service is available and required. The levying of such charge is to entitle the ratepayer to a regular weekly service of one 140 litre bin for domestic rubbish, a fortnightly service of one 240 litre bin for recyclable domestic rubbish. (Ratepayers for whom this service is requested and available, may also elect to be provided with a Green Waste/Organics service subject to the charge as noted in d) below.)
- d) **Green Waste/Organics Charge – Other Charge** of \$77.00 per annual service for each assessment of residential land outside of the Gundagai, Cootamundra, Stockinbingal & Wallendbeen Scavenging Areas, for which the service is available and required. The levying of such charge is to entitle the ratepayer to a regular fortnightly service of one 240 litre bin for domestic green waste
- e) **Rural Waste Charge** of \$87.00 on each parcel of rateable land outside the Gundagai, Cootamundra, Stockinbingal & Wallendbeen Scavenging areas, and for which there is no service being provided as noted in c) above.
- f) **Commercial Waste Management Charge** of \$590.00 per service for the removal of waste (one 240 litre general waste pickup per week and one 240 litre recyclable waste pickup per fortnight) from Non-Residential properties for which the service is requested and available. Multiple services will be charged for multiple bins and/or collections per week.
- g) **Unoccupied (Vacant Land) Waste Charge** of \$87.00 on each parcel of rateable land within the Gundagai, Cootamundra, Stockinbingal & Wallendbeen Scavenging areas for which a domestic waste management service is available, but the land is vacant and unoccupied.

3. **STORMWATER MANAGEMENT SERVICE CHARGE**

In accordance with the provisions of Section 535, 496A and 510A of the *Local Government Act 1993*, Cootamundra Gundagai Regional Council hereby resolves to make the following annual stormwater management service charges, in respect of occupied rateable land within the urban area of Cootamundra, excepting Council owned or controlled parks, land and buildings, or other land exempt as per Section 496A(2) of the *Local Government Act 1993*, for the 2025/26 rating year:

- a) **Residential Stormwater Management Charge** of \$25.00 per annum per residential assessment of occupied rateable land within the townships of Gundagai & Cootamundra, excepting Council owned or controlled parks, lands and buildings, or other land exempt as per Section 496A(2) of the *Local Government Act 1993*, and excluding land that is part of a residential strata allotment.
- b) **Residential Strata Stormwater Management Charge** of \$12.50 per annum per residential Strata assessment within the townships of Gundagai & Cootamundra, excepting Council owned or controlled parks, lands and buildings, or other land exempt as per Section 496A(2) of the *Local Government Act 1993*.
- c) **Business (Non-Residential) Stormwater Management Charge** of \$25.00 for each 350 square meters of area of land or part thereof of land categorised as business, subject to a minimum of \$25.00 per

annum per assessment and a maximum charge of \$250.00 per annum per assessment within the townships of Gundagai & Cootamundra, excepting Council owned or controlled parks, lands and buildings, or other land exempt as per Section 496A(2) of the *Local Government Act 1993*.

- c) **Business (Non-Residential) Stormwater Management Charge** being the greater of \$5.00, or the assessment's proportion of the charge that would apply if the total land area was not strata'd, per annum per business strata assessment within the townships of Gundagai & Cootamundra, excepting Council owned or controlled parks, lands and buildings, or other land exempt as per Section 496A(2) of the *Local Government Act 1993*.

4. **ON-SITE SEWERAGE MANAGEMENT ADMINISTRATION CHARGE**

In accordance with the provisions of Sections 535 and 501 of the *Local Government Act 1993* Council hereby resolves to make the following domestic waste management and waste management charges for the 2025/26 rating year:

On-Site Sewerage Management Administration Charge of \$54.00 per annum for properties for which on-site sewerage services are available and connected.

5. **WATER CONSUMPTION CHARGES**

In accordance with the provisions of Section 535 and 502 of the *Local Government Act 1993*, Cootamundra Gundagai Regional Council hereby resolves to make the following water consumption charges for the 2025/26 rating year:

- a) **Water Usage Charge** of \$2.49 per kilolitre for usage up to and including 39 kilolitres per quarter, and thereafter \$3.74 per kilolitre for water usage exceeding 39 kilolitres per quarter, for all land connected to the water supply, excepting that land as identified as subject to the charges in 5.b) below.
- b) **Non-Residential Community Water Usage Charge** of \$1.95 per kilolitre for usage up to and including 39 kilolitres per quarter, and thereafter \$2.80 per kilolitre for usage exceeding 39 kilolitres per quarter, for land to which the water supply is available and connected and whereby Council has by resolution identified the assessment as being subject to Non-Residential Community Water Usage charges.

6. **NON-RESIDENTIAL SEWER USAGE CHARGES**

In accordance with the provisions of Section 535 and 502 of the *Local Government Act 1993*, Cootamundra Gundagai Regional Council hereby resolves to make the following non-residential sewer usage charges for the 2025/26 rating year:

Non-Residential Sewer Usage Charge of \$3.32 per kilolitre of the volume of sewerage discharged. The volume of sewerage discharged shall be calculated by multiplying the volume of water measured at the water meter(s) connected to the property, based on actual usage per kilolitre, by the sewerage discharge factors (SDF) for the predominant use of the land as follows:

PROPERTY USE	SDF %
Concrete Plant, Park Watering	2
Pool	10
Bowling Green, Clubhouse	20
Caravan Park	60
Community use (as defined in Community Based Not For Profit Organisations)	50
Hospital, Motel	85
General business, RLPB, Pharmacy, Medical Centre, Bakery, Restaurant/Hotel/Club, Takeaway food, McDonalds, Service Station, Dentist, Butcher, Hairdresser, Supermarket, Carwash	95
Sewer Well	100

7. WATER ACCESS CHARGES

The annual water access charges as identified below are charged quarterly in arrears.

In accordance with the provisions of Section 535 and 501 of the *Local Government Act 1993*, Cootamundra Gundagai Regional Council hereby resolves to make the following annual water access charges for the 2025/26 rating year:

- a) **Residential Water Access Charge** on residential land to which the water supply is available and connected, excluding land that is part of a residential strata allotment, in accordance with the number and size of water service meters connected to the land as follows;

Water Meter Size	Annual Charge
20mm	\$517.00
25mm	\$810.00
32mm	\$1,327.00
40mm	\$2,072.00
50mm	\$3,238.00
63mm	\$5,143.00
75mm	\$7,286.00
80mm	\$8,291.00
100mm	\$12,955.00

- b) **Residential Strata Water Access Charge** of \$517.00 per annum per residential Strata assessment for which the water supply is available and connected.

- c) **Non-Residential Water Access Charge** in respect of non-residential land to which the water supply is available and connected, excluding land that is part of a strata allotment and that land that is identified as liable for charges outlined in 7.e) below, in accordance with the number and size of water service meters connected to the parcel as follows (excluding fire service meters);

Water Meter Size	Annual Charge
20mm	\$517.00
25mm	\$810.00
32mm	\$1,327.00
40mm	\$2,072.00
50mm	\$3,238.00
63mm	\$5,143.00
75mm	\$7,286.00
80mm	\$8,291.00
100mm	\$12,955.00

- d) **Non-Residential Strata Water Access Charge** of \$517.00 per annum per non-residential Strata assessment for which the water supply is available and connected.

- e) **Non-Residential Community Water Access Charge** in respect of non-residential land to which the water supply is available and connected, and whereby Council has by resolution identified the assessment as being subject to Non-Residential Community Water Access charges, in accordance with the number and size of water service meters connected to the parcel as follows (excluding fire service meters):

Water Meter Size	Annual Charge
20mm	\$259.00
25mm	\$405.00
32mm	\$663.00
40mm	\$1,036.00
50mm	\$1,619.00

80mm	\$4,145.00
100mm	\$6,477.00

8. VACANT WATER ACCESS CHARGES

In accordance with the provisions of Section 535 and 501 of the *Local Government Act 1993*, Cootamundra Gundagai Regional Council hereby resolves to make the following annual vacant water access charges for the 2025/26 rating year:

- a) *Vacant Residential Water Access Charge* of \$517.00 per annum per residential assessment to which the water supply is available but not connected.
- b) *Vacant Non-Residential Water Access Charge* of \$517.00 per annum per non-residential assessment to which the water supply is available but not connected.
- c) *Vacant Non-Residential Community Water Access Charge* of \$259.00 per annum per non-residential assessment whereby Council has by resolution identified the assessment as being subject to the Vacant Non-Residential Community Water Access Charge.

9. SEWER ACCESS CHARGES

The annual sewer access charges as identified below are charged quarterly in arrears.

In accordance with the provisions of Section 535 and 501 of the *Local Government Act 1993*, Cootamundra Gundagai Regional Council hereby resolves to make the following annual sewer access charges for the 2025/26 rating year:

- a) *Residential Sewer Access Charge* of \$749.00 per annum per residence to which sewerage services are available and connected.
- b) *Non-Residential Sewer Access Charge* in respect of non-residential land to which sewerage services are available and connected, excepting land identified as liable for the charges as outlined in 9.c) below, in accordance with the number and size of the water service meters connected to the land as follows (excluding fire service meters);

Water Meter Size	Annual Charge
20mm	\$624.00
25mm	\$749.00
32mm	\$873.00
40mm	\$1,198.00
50mm	\$1,498.00
63mm	\$1,887.00
75mm	\$2,247.00
80mm	\$2,396.00
100mm	\$2,997.00

- c) *Non-Residential Community Sewer Access Charge* in respect of non-residential land to which sewerage services are available and connected, and whereby Council has by resolution identified the assessment as being subject to Non-Residential Community Sewer Access charges, in accordance with the number and size of water service meters connected to the land as follows (excluding fire service meters):

Water Meter Size	Annual Charge
20mm	\$312.00
25mm	\$375.00
32mm	\$437.00
40mm	\$599.00
50mm	\$749.00
80mm	\$1,198.00
100mm	\$1,498.00

10. VACANT SEWER ACCESS CHARGES

In accordance with the provisions of Section 535 and 501 of the *Local Government Act 1993*, Cootamundra Gundagai Regional Council hereby resolves to make the following annual vacant sewer access charges for the 2025/26 rating year:

- a) Vacant Residential Sewer Access Charge of \$438.00 per annum per residential assessment to which the water supply is available but not connected.
- b) Vacant Non-Residential Sewer Access Charge of \$438.00 per annum per non-residential assessment to which the water supply is available but not connected.
- c) Vacant Non-Residential Community Sewer Access Charge of \$219.00 per annum per non-residential assessment to which sewerage services are available but not connected, and whereby Council has by resolution identified the assessment as being subject to Vacant Non-Residential Community Access Charges.

11. LIQUID TRADE WASTE CHARGES

The annual trade waste charges as identified below are charged bi-annual in arrears. In accordance with the provisions of Section 535 and 502 of the *Local Government Act 1993*, Council hereby resolves to make the following trade waste charges for the 2025/26 rating year:

- a) Trade Waste Annual Fee on non-residential land connected to the sewerage service of \$250.00 where liquid trade waste is discharged.
- b) Trade Waste Usage Charge on (Category 2) non-residential land connected to the sewerage service of \$4.33 per kilolitre of the estimated volume of liquid trade waste discharged to the sewerage system with prescribed pre-treatment. The volume of liquid trade waste discharged shall be calculated by multiplying the volume of water measured at the water meter(s) connected to the property, based on actual usage per kilolitre, by the trade waste discharge factors (TWDF) for the predominant use of the property as follows:

PROPERTY USE	TWDF %
Concrete Plant, Park Watering & Sewer Well	1
Pool, Bowling Green, Clubhouse & General Business	10
RLPB, Pharmacy, Medical Centre	20
Caravan Park, School & Bakery, Community use (as defined in Community Based Not for Profit Organisations)	25
Motel, Restaurant, Hotel, Club	30
Takeaway food	50
McDonalds	62
Service Station	70
Dentist	80
Hospital	85
Butcher, Hairdresser, Supermarket, Carwash	90

12. INTEREST ON OVERDUE RATES & CHARGES

Interest on overdue rates and charges for the 2025/26 rating year has been set by Council at the maximum rate of interest payable as determined by the Minister of Local Government of 10.5% per annum, calculated daily, in accordance with Section 566 of the *Local Government Act 1993*.

13. COMMUNITY BASED NOT FOR PROFIT ORGANISATIONS

Cootamundra-Gundagai Regional Council hereby resolves to make the assessments shown below as being those assessments to which Non-Residential Community Water Access Charges, Non-Residential

Community Sewer Access Charges, Non-Residential Community Water Usage Charges, and Community Use Sewerage and Trade Waste Discharge Factors shall apply as follows:

<u>Assessment</u>	<u>Name of Owner/Occupier</u>	<u>Use of Land</u>
<u>Religious Organisations</u>		
10001451	Sacred Heart Parish	Convent and Place of Worship
10001477	Catholic Church Trustees	Place of Worship
10001485	Catholic Church Trustees	Minister's Residence/Place of Worship
10008142	Presbyterian Church	Place of Worship
10013340	Jehovah's Witnesses Congregations	Place of Worship
10013423	Salvation Army	Minister's Residence/Place of Worship
10015444	Church Of The Foursquare Gospel	Place of Worship
10015832	Baptist Church Of NSW	Place of Worship
10017119	Anglican Church Property Trust Diocese	Minister's Residence/Place of Worship
10017135	Anglican Church Of Australia	Place of Worship
10029445	Uniting Church	Church Hall and Place of Worship
10029478	Uniting Church	Place of Worship
10039766	Australasian Conference Association Ltd	Place of Worship
11011715	Anglican Church Property Trust Dc & G	Place of Worship
11018389	Anglican Church Property Trust Dc & G	Place of Worship
11019627	Roman Catholic Church	Place of Worship
<u>Local Sporting, Charitable & Community Groups</u>		
10006328	Society of St Vincent de Paul	Public Charity
10008399	Boy Scouts Association	Community Group
	Cootamundra Ex-Servicemen's and Citizens Club	
10008431		Community Facility
10008837	Australian Red Cross Society	Public Charity
10008845	Australian Red Cross Society	Public Charity
10009660	Showground Users Committee	Community Facility
10010320	The Cootamundra Country Club Ltd	Community Facility
10010882	CADAS Coota West	Community Group/Facility
10011955	Southern Cross Care - Retirement Village	Community Facility
		Public Charity/Community Organisation
10012060	Elouera Association Incorporated	
10015725	Cootamundra Wattle Guides	Community Group/Facility
10017556	Cootamundra Squash Assoc	Community Sporting Facility
		Public Charity/Community Organisation
10018877	Elouera Association Incorporated	
10030450	Town Tennis Club	Community Sporting Facility
10030468	Cootamundra Rugby League Club	Community Sporting Facility
10033223	Cootamundra Preschool Incorporated	Community Facility
10035780	Cootamundra Lions Club	Community Group
10039246	Coota Health Care Co-Op - Nursing Home	Community Facility
		Public Charity/Community Organisation
10039865	Elouera Cootamundra Assn Pty Ltd	
10045698	Cootamundra Strikers Soccer Club	Community Sporting Facility
		Public Charity/Community Organisation
10046159	Elouera Association Incorporated	
11011913	Gundagai Pre-School Kindergarten	Community Facility
11015922	Gundagai Common Trust	Community Group/Facility
11016136	Gundagai Racecourse and Showground Land	Community Sporting & Rec Facility
11019452	Gundagai District Services Club Ltd	Community Facility
11019460	Gundagai District Services Club Ltd	Community Facility

11019569	Valmar Support Services Ltd	Community Facility
11019965	Gundagai District Services Club Ltd	Community Facility
11019973	Gundagai District Services Club Ltd	Community Facility
11021318	Gundagai Scout Group	Community Group/Facility
11021730	Gundagai District Services Club Ltd	Community Facility
11032836	Gundagai Historic Bridges Committee Inc.	Community Group/Facility
11037132	South Gundagai Common Trust	Community Group/Facility

Introduction

Section 535 of the Local Government Act, 1993 requires that rates and charges must be made by resolution of Council.

Discussion

The provisions of Section 532 of the Local Government Act, 1993 specify that a council must not make a rate or charge until it has given public notice (in accordance with Section 405(3)) of its Draft Operational Plan for the year for which the rate or charge is to be made and has considered any matters concerning the Draft Operational Plan (in accordance with Section 405(5)).

Council has fulfilled the public notice obligation and the rates and charges for 2025/26 must be made by resolution of Council.

Financial Implications

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Does not conflict with guidelines.

8.3.2 FINANCE UPDATE - MAY 2025

DOCUMENT NUMBER	440150
REPORTING OFFICER	Damian Smith, Accountant
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 May Finance Update has been reviewed and no issues have been detected.

OperationsIncome

The operational income is at 85% 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	\$659,068	\$647,616	102%	😊	Fees from new development in Cootamundra received
Business Department	\$77,353	\$311,600	25%	😞	Need to check if Library Grants (\$100K) and Starry nights funding (\$122K) have been received.
Engineering Cootamundra	\$5,942,166	\$6,642,489	89%	😊	
Engineering Gundagai	\$142,734	\$2,654,988	5%	😞	Need to follow up on Plant Hire fees and where they have been charged.
Executive Department	\$88,117	\$223,600	39%	😐	
Finance Department	\$8,224,413	\$10,517,795	78%	😊	
Rates Cootamundra	\$6,801,789	\$7,028,139	97%	😊	
Rates Gundagai	\$4,407,916	\$4,532,162	97%	😊	
Services Cootamundra	\$3,790,329	\$3,633,750	104%	😊	

Department	Income Actual	Income Budget	Variance	Result	Comment
Services Gundagai	\$1,436,913	\$1,610,000	89%	😊	
Sewer Cootamundra	\$2,585,657	\$2,910,807	89%	😊	
Sewer Gundagai	\$645,678	\$768,442	84%	😊	
Water Cootamundra	\$3,123,818	\$3,267,356	96%	😊	
Water Gundagai	\$1,539,616	\$1,629,444	94%	😊	
Total	\$39,465,567	\$46,378,188	85%	😊	

Expenditure

Operational Expenditure is at 82% when comparing actual to budget.

Department	Expense Actual	Expense Budget	% Spent	Result	Comment
Building Department	\$1,473,707	\$1,763,671	84%	😊	
Business Department	\$3,118,559	\$3,499,004	89%	😊	
Engineering Cootamundra	\$10,498,312	\$9,576,544	110%	😞	
Engineering Gundagai	\$5,967,864	\$5,210,819	115%	😞	
Executive Department	\$1,921,968	\$2,348,537	82%	😊	
Finance Department	\$13,205,616	\$20,447,706	65%	😊	
Services Cootamundra	\$4,898,353	\$5,744,946	85%	😊	
Services Gundagai	\$2,197,580	\$2,608,305	84%	😊	
Sewer Cootamundra	\$646,528	\$1,581,693	41%	😞	
Sewer Gundagai	\$532,718	\$784,319	68%	😊	
Water Cootamundra	\$2,413,645	\$2,812,625	86%	😊	
Water Gundagai	\$620,932	\$1,210,655	51%	😞	
Total	\$47,495,783	\$57,588,824	82%	😊	

Capital

Income

Capital income is at 23% of budget when comparing actual to budget.

Asset Category	Total YTD.	Budget	%Received	Result	Comments
Plant & Equipment - Cootamundra	<u>253,042.40</u>	<u>\$473,550</u>	<u>53%</u>	😞	
Plant & Equipment - Gundagai	207,474.14	<u>\$498,950</u>	<u>42%</u>	😞	
Property Disposal – Cootamundra	<u>\$0</u>	<u>\$1,000,000</u>	<u>0%</u>	😞	
Property Disposal – Gundagai	<u>\$0</u>	<u>\$0</u>	<u>0%</u>	😊	
TOTAL	\$460,517	\$1,972,500	23%	😊	

Expenditure

Capital expenditure is at 55% 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	1,788,563.53	\$3,697,854	48%	😊	Works schedule to be completed by EOFY
Cootamundra Building	520,245.14	\$1,059,556	49%	😊	
Cootamundra Recreation	617,377.96	\$594,117	104%	😊	
Cootamundra Waste	203,786.87	\$242,000	84%	😊	
Cootamundra Bridges	-	\$0	0%	😊	
Cootamundra Water	748,976.26	\$1,036,527	72%	😊	
Cootamundra Sewer	749,811.84	\$3,070,300	24%	😊	
Gundagai Building	266,868.00	\$931,858	29%	😐	
Gundagai Recreation	365,086.62	\$1,071,273	34%	😐	
Gundagai Waste	-	\$720,000	0%	😊	
Gundagai Bridges	1,480,417.44	\$1,480,757	100%	😊	
Gundagai Plant	1,193,346.96	\$1,300,000	92%	😊	
Gundagai Roads	2,283,367.13	\$2,815,746	81%	😊	
Gundagai Water	1,129,674.93	\$3,241,336	35%	😐	
Gundagai Sewer	183,417.98	\$633,000	29%	😐	
IT	28,250.00	\$50,000	57%	😊	
Total	\$13,392,100	\$24,388,373	55%	😊	

Financial

There are no financial implications associated with this report.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

8.3.3 INVESTMENT REPORT - MAY 2025

DOCUMENT NUMBER	440156
REPORTING OFFICER	Damian Smith, Accountant
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 \$1,674,178.21 from \$27,791,735.88 as at 30th April 2025 to \$29,465,914.09 as at 31st May 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 May 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 \$1,674,178.21 from \$27,791,735.88 as at 30th April 2025 to \$29,465,914.09 as at 31st May 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	10-12-24	10-06-25	182	5.15	4.05	\$3,000,000.00
TD	BBB+	A2	AMP	At Maturity	15-01-25	15-07-25	181	5.10	4.05	\$4,000,000.00
TD	BBB	A2	JUDO	At Maturity	04-02-25	05-08-25	182	4.85	4.05	\$3,000,000.00
TD	AA-	A1+	NAB	At Maturity	19-03-25	19-08-25	153	4.75	4.05	\$1,000,000.00
TD	AA-	A1+	NAB	At Maturity	09-04-25	09-09-25	153	4.60	4.05	\$2,000,000.00
TD	BBB+	A2	AMP	At Maturity	17-12-24	16-09-25	273	5.10	4.05	\$3,000,000.00
TD	BBB	A2	JUDO	At Maturity	19-03-25	16-09-25	181	4.80	4.05	\$1,000,000.00
TD	BBB	A2	MyState	At Maturity	09-04-25	07-10-25	181	4.80	4.05	\$4,000,000.00
TD	A-	A2	Rabobank	At Maturity	20-05-25	18-11-25	182	4.47	4.05	\$3,000,000.00
CASH	AA-	A1+	CBA	Monthly				3.90	3.85	\$1,022,888.48
CASH	AA-	A1+	CBA	Monthly				3.90	3.85	\$4,406,569.86
CASH	AA-	A1+	NAB	Monthly				3.10	3.85	\$36,455.75
Total										\$29,465,914.09

*Benchmarks

On Call - RBA Cash

Floating Rate Deposit - 3m BBSW

Term Deposit - BBSW

Performance

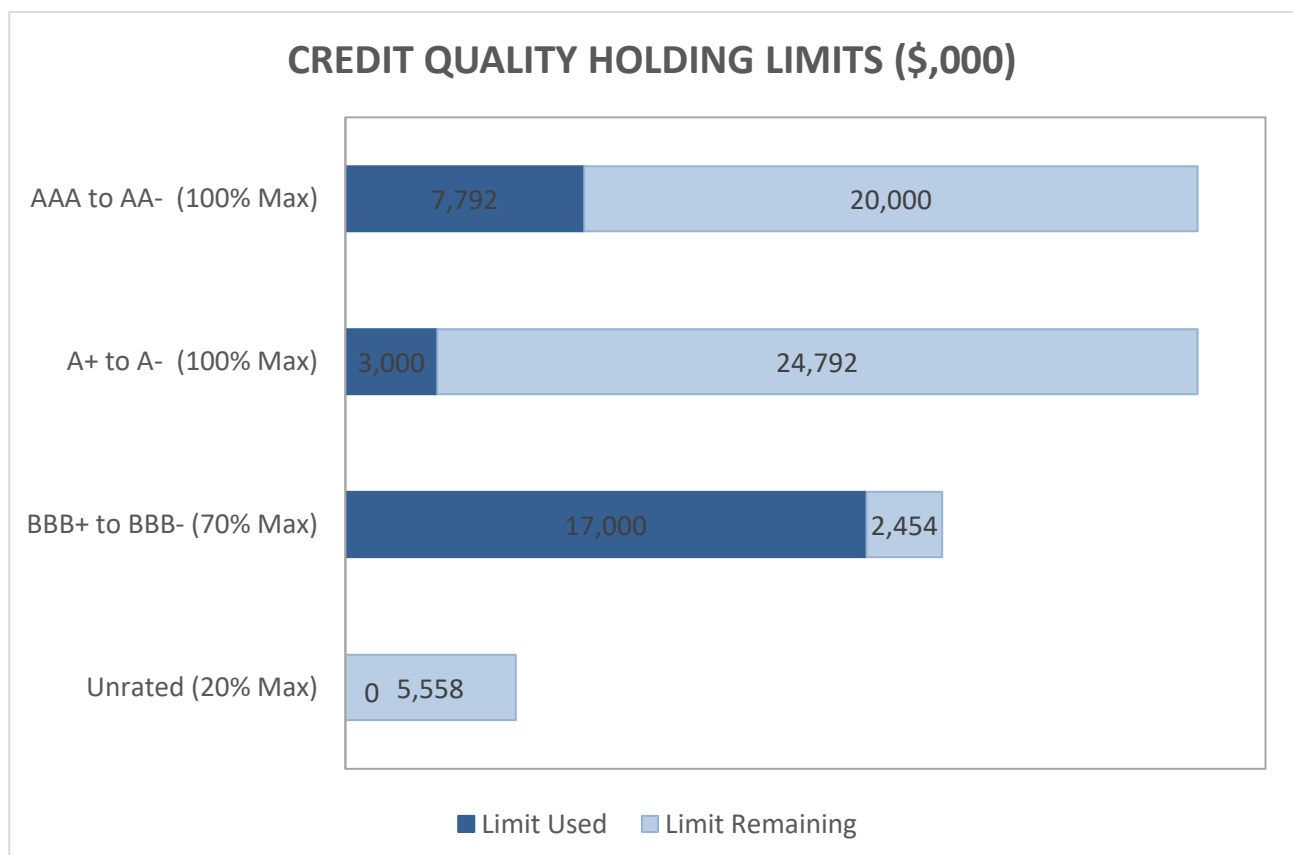
Cootamundra-Gundagai Regional Council's investment portfolio outperformed the relevant BBSW Index benchmark by 17.05%. The average weighted yield for April was 4.70%, over an average weighted term of 90 days, with a benchmark of 4.01%.

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 29,465,914	Monthly Interest Received 113469	Weighted Average Term 90 Days
Total Value 29,465,914	Yearly Interest Received 1,363,062	Weighted Average Yield 4.70%

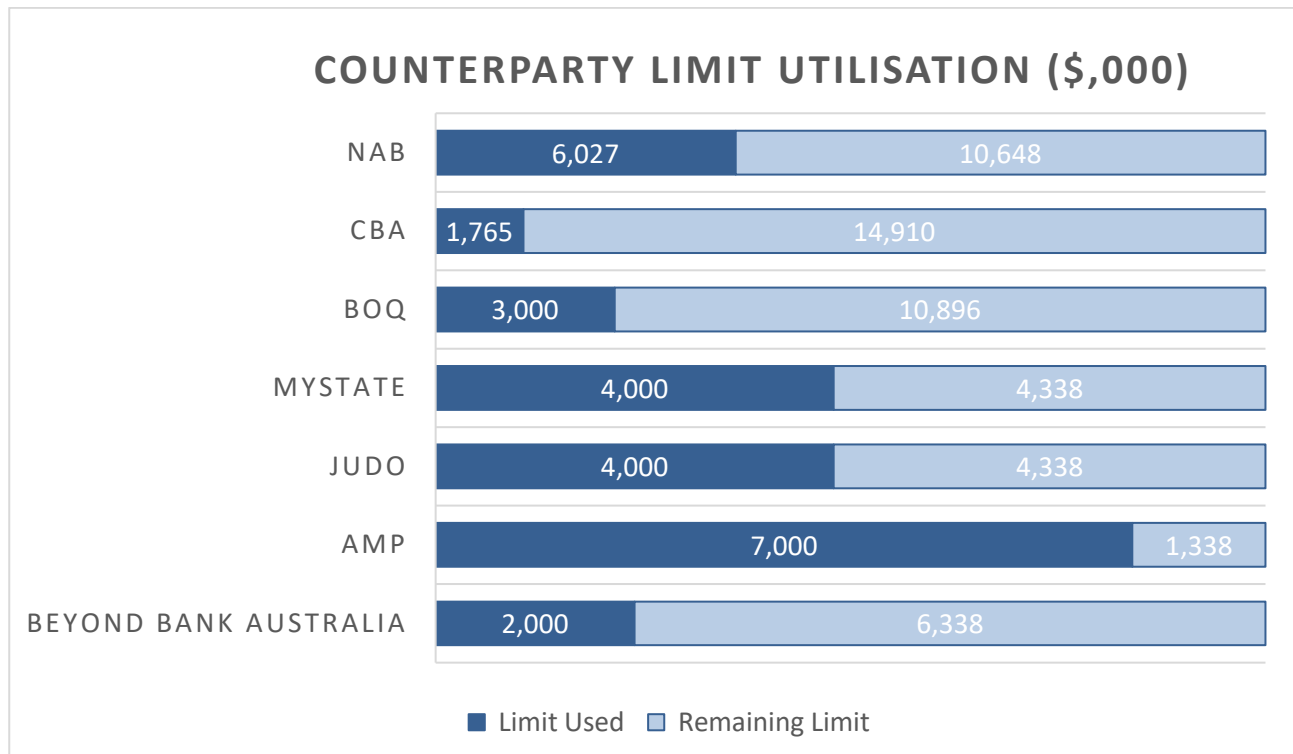
Credit Quality Compliance

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



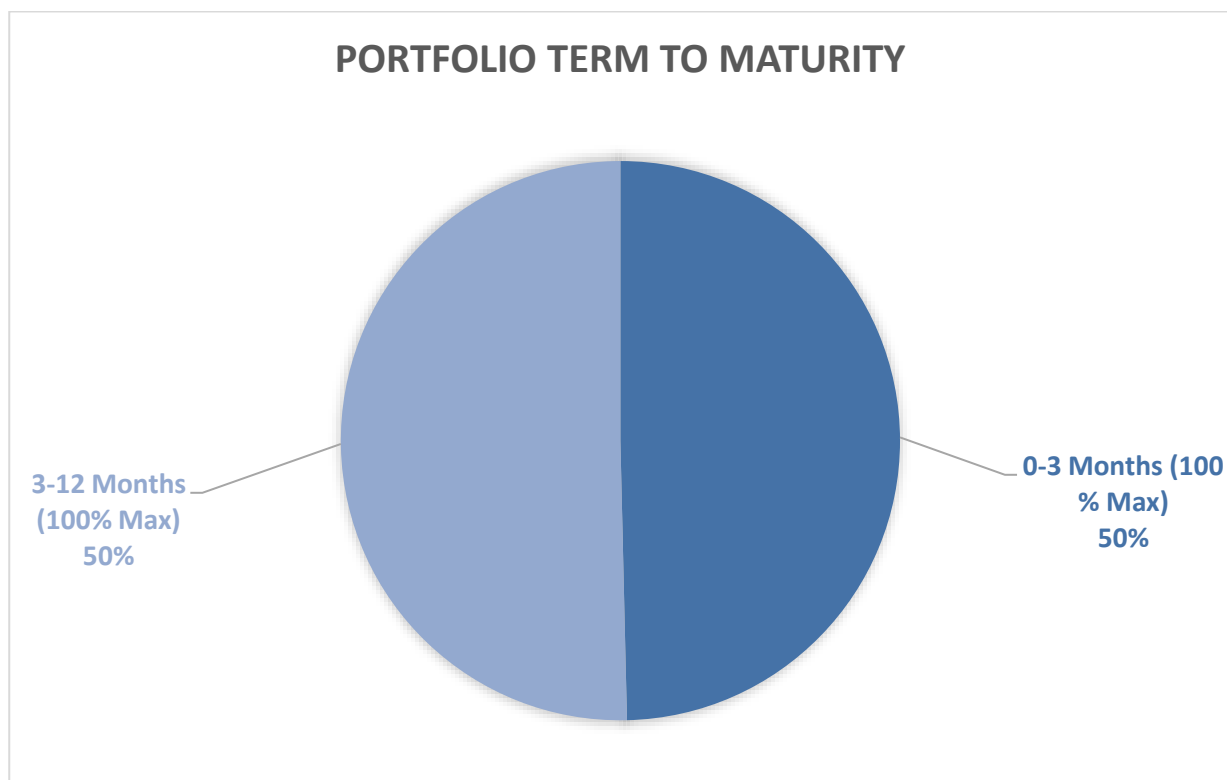
Counter Party Compliance

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

Damian Smith
Responsible Accounting Officer

8.4 SUSTAINABLE DEVELOPMENT

8.4.1 DA2025/013 - PROPOSED SUBDIVISION AND DWELLING, INCLUDING A CLAUSE 4.6 VARIATION TO A DEVELOPMENT STANDARD - INGOLDS LANE, COOTAMUNDRA

DOCUMENT NUMBER	438108
REPORTING OFFICER	Laura Schweiger, Town Planner
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>2. A region for the future</p> <p>2.2 A thriving region that attracts people to live, work and visit</p> <p>3. Protected and enhanced environment</p> <p>3.1 A natural environment is valued and protected</p> <p>4. Collaborative and progressive leadership</p> <p>4.1 A clear strategic direction that is delivered upon</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	There is no Policy implications associated with this report.
ATTACHMENTS	<p>1. DA assessment report ↓</p> <p>2. Statement of environmental effects (SEE) ↓</p> <p>3. Clause 4.6 submission ↓</p>

RECOMMENDATION

That Council refuse the following development application, for reasons stated:

- **Application No.:** DA2025/013
- **Property:** Lot 2 DP 1244151, 1068 Cullinga Road, Wallendbeen, NSW 2588, and Lots 291 and 292 DP 753604 and Lot 2 DP 113978, Ingolds Lane, COOTAMUNDRA NSW 2590
- **Development:** Subdivision and dwelling house – boundary adjustment and consolidation to create two (2) lots of 33.4 ha and 293 ha, and to erect a dwelling house on the proposed 33.4 ha lot.

REASONS FOR REFUSAL

1. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the application does not demonstrate how the proposed development supports the Aims of the Plan under Section 1.2(2)(a), (b), (c) and (d) of the *Cootamundra Local Environmental Plan 2013*.
2. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposed development is inconsistent with, or does not meet, the objectives of the RU1 Primary Production zone, under the *Cootamundra Local Environmental Plan 2013*.

3. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposed development does not meet the 200-ha minimum lot size requirement of clause 4.2A of the *Cootamundra Local Environmental Plan 2013*.
4. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the application has failed to demonstrate to the satisfaction of Council, that compliance with the development standard is unreasonable or unnecessary in the circumstance, as required by Clause 4.6(3)(a) of the *Cootamundra Local Environmental Plan 2013*.
5. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the application has failed to demonstrate to the satisfaction of Council, that there are sufficient environmental planning grounds to justify contravening the development standard, as required by Clause 4.6(3)(b) *Cootamundra Local Environmental Plan 2013*.
6. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, the likely impacts of the development are unacceptable, as the development would result in the fragmentation and loss of agricultural land, in the RU1 Primary Production zone.
7. Pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the site is not considered suitable for the proposed development, as it would prejudice future agricultural production.
8. Pursuant to Section 4.15(1)(d) of the *Environmental Planning and Assessment Act 1979*, the development is not in the public interest given the significant variation proposed to the minimum lots size, the inconsistency with the zone objectives, and sufficient justification for contravening the development standard has not been provided.

Introduction

The proposed development seeks to undertake a subdivision (boundary adjustment and consolidation) to create two (2) lots of 33.4 ha and 293 ha, and erect a dwelling house on the proposed 33.4 ha lot. The proposed development would be carried out in two (2) stages, being:

- Stage 1 – Subdivision - boundary adjustment between Lot 2 DP 1244151 and Lot 292 DP 754604, and the consolidation of Lot 2 DP 113978 into the new lots, to create a 33.4 ha lot (proposed Lot 2) and a 293-ha lot (proposed Lot 1), and the creation of right of carriageway over Lot 291 DP 753604 to benefit proposed Lot 2.
- Stage 2 – Erection of a dwelling house on the 33.4 ha lot (proposed Lot 2).

Greater detail on the proposed development, along with plans of the proposed development are included in the attached DA assessment report (pages 7 – 12).

The subject site is located approximately 11 km to the northeast of the Cootamundra township and approximately 7 km to the south of Wallendbeen Village. The land is adjoined by Ingolds Lane to the south, Old Gundagai Road to the west and Harris Lane to the north. The attached DA assessment report provides a more detailed description of the locality and the site itself, including locality maps and aerial imagery (pages 1 – 7).

History of the development proposal

A detailed timeline and history of the proposed development can be found in the attached development application (DA) assessment report (pages 13 – 15). In summary, a development application (DA2023/137) was submitted in 2023 for the subdivision of the land and the

establishment of a dwelling building envelope on the resulting 33 ha lot. As the proposal involved a variation to the minimum lot size for a dwelling exceeding 10% (proposing 33 hectares instead of the required 200 hectares, representing an 83% variation), the concurrence of the Department of Planning, Housing and Infrastructure was required at the time. This concurrence was not granted, as the Department advised that the designation of a “building envelope” does not constitute a form of development.

Whilst the lack of concurrence legally prevented Council from granting consent to the development, this was not the sole reason the application was not supported by Staff. Consequently, a report was tabled at the May 2024 Ordinary Meeting of Council recommending that the application be refused on the following ground:

1. The Development Application relates to development for which concurrence is required. Pursuant to Section 4.6(4)(b) of the Cootamundra Local Environmental Plan 2013, concurrence from the Planning Secretary has been denied for the proposed variation to development standards.
2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application does not demonstrate how the proposed development supports the Aims of Plan under Section 1.2 (2)(a), (b), (c) & (e) of the Cootamundra Local Environmental Plan 2013.
3. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development does not meet the objectives specified within the Cootamundra Local Environmental Plan 2013 which support the RU1 Primary Production zone.
4. The Development Application has failed to address how compliance with the development standard is unreasonable or unnecessary, and that there are sufficient environmental planning grounds to justify contravening the development standard in accordance with Section 4.6(3)(a) & (b) of the Cootamundra Local Environmental Plan 2013.
5. The information submitted with the Development Application does not provide satisfactory justification for Council (the consent authority) to support the significant variation to development standard pursuant to Section 4.6(4)(a)(i)(ii) and (b) of the Cootamundra Local Environmental Plan 2013.
6. Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the application fails to demonstrate appropriate grounds and/or positive impact of the development on the natural and built environment, and social and economic impacts in the locality.
7. Based on the information provided and inconsistencies with certain sections of the Cootamundra Local Environmental Plan 2013, the proposal is not in the public interest, and therefore, inconsistent with Section 4.15(1)(c) and (e) of the Environmental Planning and Assessment Act 1979.

Council resolved at that Meeting (Resolution 122/2024) the following:

“Council defers the assessment given; the building envelope is not a development and cannot be granted consent. However, Council remains open to a submission around clause 4.6 of the LEP section (2) and (3), and section 4.6 (3).

Being:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and*

- (b) *there are sufficient environmental planning grounds to justify the contravention of the development standard."*

The development application was subsequently withdrawn, and a new development application was lodged in February 2025 (DA2025/013), which is subject to this application. The current application differs from the previous application, in that the proposal is now for a subdivision and the erection of a dwelling, as opposed to establishing a "dwelling building envelope".

It should also be noted that changes to the legislation means that the concurrence of the Department of Planning, Housing and Infrastructure is no longer required under Clause 4.6 of the LEP, to vary a development standard.

Discussion

The proposed subdivision meets the required standards under the LEP, as it would not result in a dwelling entitlement for the proposed 33.4 ha lot (it is essentially a rural boundary adjustment of existing agricultural land). However, the component of the development, which seeks to obtain consent to erect a dwelling on this 33.4 ha lot, does not meet the 200-ha minimum lot size under the *Cootamundra LEP 2013*. Therefore, an application has also been made, to vary the 200-ha minimum lot development standard by **83.3%**, utilising clause 4.6 of the LEP.

The provisions of clause 4.6 are quite clear, that development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

As demonstrated in the attached DA assessment report, this is very a high bar that has been set and held to by the NSW Land and Environment Court.

The proposed clause 4.6 variation has been thoroughly considered within the attached DA assessment report, along with the other planning matters that must be statutorily considered as part of the assessment. Following is a summary of the clause 4.6 discussion from the DA assessment report (pages 34 – 46), noting the report should be read in its entirety and Council's decision should not be based solely on this summary.

Applicant's Justification

The applicant has provided the following key arguments in support of the proposed variation:

- The new dwelling is required for succession planning and the transfer of land to the next generation of the farming family.
- The site of the proposed dwelling is on less productive land, and its development will not impact viable agricultural land.
- The 33.4 ha lot is already undersized, so the proposal does not result in new fragmentation.
- Locating the dwelling adjacent to areas of native vegetation allows for active management, weed control, and conservation efforts.
- The lot is a historic parish lot that was originally intended for separate ownership and a dwelling.

- The 200-ha minimum lot size is argued to be outdated and not reflective of modern agricultural practices, including niche farming and the changing demographics of rural landowners.
- The proposal is positioned as environmentally responsible and consistent with broader land stewardship principles.

Council's Position

Council does not support the application and considers that the proposed development does not meet the requirements of Clause 4.6 or the strategic intent of the LEP. The following points outline Council's reasons for opposition:

1. Non-compliance with minimum lot size standard

- The proposal seeks to erect a dwelling on a 33.4 ha lot, which is substantially below the 200-ha minimum required under the LEP (83,3% variation).
- The variation is not supported by sufficient planning grounds and fails to demonstrate that strict compliance is unreasonable or unnecessary in the circumstances.

2. Fragmentation of rural land

- Allowing a new dwelling on an undersized lot would formalise the fragmentation of the broader rural landholding.
- The creation of a dwelling entitlement on Lot 2 increases the likelihood that it will:
 - be sold or used separately in the future,
 - become a lifestyle lot, rather than contribute to agricultural productivity,
 - encourage further similar applications, undermining strategic rural planning controls.
- The proposal is inconsistent with the zone objective "to minimise the fragmentation and alienation of resource lands".

3. Succession planning is not a valid planning justification

- Succession planning is an operational and personal matter, not a land use justification under environmental planning principles.
- Planning controls must be applied consistently, and decisions cannot be based on personal or familial arrangements.
- Accepting succession as justification would set a precedent for *ad hoc* rural residential development on other undersized lots.
- There are more appropriate planning pathways available to accommodate a second dwelling, including:
 - rural workers dwellings,
 - secondary dwellings,
 - dual occupancy,
 - lot consolidation to meet the 200-ha minimum.

4. Insufficient environmental planning grounds

- The applicant has failed to demonstrate that there are sufficient environmental planning grounds to justify the variation.
- Claims regarding biodiversity protection and weed control do not explain why a dwelling is necessary to achieve these outcomes.
- Historical aerial imagery indicates that conservation has occurred without on-site residence, and farming has continued around the vegetation.

- General claims that the land may support future niche agricultural activities (such as horticulture, agritourism, or specialty cropping) are speculative and unsupported by any detail or planning documentation.
- No business plan, land capability assessment, or operational strategy has been provided to demonstrate how the land will be used productively or sustainably in support of those claims, or and how these uses would rely on the presence of a dwelling on the specific allotment, or why the current dwelling would not support these uses.
- Strategic planning decisions must be based on evidence of land use outcomes, not on unverified future possibilities.

5. Inconsistency with the RU1 zone objectives

- The proposal is inconsistent with several key RU1 Primary Production zone objectives:
 - does not maintain or enhance the natural resource base – the introduction of a dwelling reduces productive land and increases risk to native vegetation,
 - does not support sustainable primary industry production – the loss of consolidated land reduces long-term agricultural viability,
 - introduces built form within proximity to native vegetation, contrary to best practice guidelines for biodiversity protection.

6. Dwelling not required to support agricultural activities

- The existing dwelling on Lot 291, held under the same ownership and located only 250 metres from the vegetation, provides adequate opportunity for on-site management.
- No compelling operational need has been demonstrated for a second, separate dwelling on the 33.4 ha lot.

7. Strategic planning context remains valid

- Arguments that the 200-ha minimum is outdated are not relevant to a clause 4.6 variation, which must assess the proposal against the current LEP.
- Any reconsideration of the lot size standard is a matter for strategic planning review, not a site-specific development application.
- The application does not demonstrate how a dwelling on a 33.4 ha lot meets the objectives of the development standard, which is to minimise unplanned rural residential development.

8. Risk of cumulative impact

- While the applicant claims few similar applications have been received, the low uptake may reflect lack of awareness or the complexity of clause 4.6.
- Approval of this application may invite similar proposals, progressively weakening the planning framework and leading to:
 - increased rural fragmentation,
 - loss of agricultural land, and
 - a shift in rural land function and character.

Assessment Conclusion

In conclusion, Staff are not satisfied that the applicant has demonstrated that strict compliance with the development standard, is unreasonable or unnecessary, or that there are sufficient environmental planning grounds to justify the proposed variation.

Accordingly, this application is inconsistent with the objectives of the LEP, the RU1 zone, and clause 4.6, and poses a risk to the long-term sustainability of the rural landscape, agricultural productivity,

and environmental values. The development is therefore not supported, and refusal is recommended.

Should however, Councillors consider that the development application warrants approval having regard to the matters under clause 4.6, the following actions are required:

1. Reasons for approving the variation

Section 90A of the *Environmental Planning and Assessment Regulation 2021* requires Council to notify the Planning Secretary of the Council's reasons for approving a contravention of a development standard. Therefore, reasons for approval would need form part of the Council resolution, and should clearly demonstrate how/why Council is "satisfied" the applicant has demonstrated that—

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

2. Conditions of consent

Specific conditions of consent are required and must be imposed as part of the Council resolution, and not delegated to the General Manager or Staff to impose, as part of a resolution to approve the proposed development. This is supported by the NSW Land and Environment Court, which states that ***"No issue is raised about the ability of the Council to delegate the approval function in s 4.16 of the EPA Act provided it is delegated as a whole, not in part, consistent with the principle of indivisibility of function."***

Financial

Nil

OLG 23a Guideline consideration

Nil

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



DATE OF REPORT COMMENCEMENT:

20th February 2025

COUNCIL OFFICER COMPLETING DEVELOPMENT ASSESSMENT:

Laura Schweiger

DEVELOPMENT REFERENCE:

DA2025/013

PROPERTY DETAILS:

Lot 2 DP 1244151
1068 Cullinga Road
WALLENDREEN NSW 2588

Lots 291 and 292 DP 753604 and Lot 2 DP 113978
Ingolds Lane
COOTAMUNDRA NSW 2590

OWNER(S):

Mr W K M Baldry
Cullinga Road
WALLENDREEN NSW 2588

Messrs A M H & P H Matheson
"Sunshine"
WALLENDREEN NSW 2588

APPLICANT:

Mr P Matheson
C/- PO Box 1105
YOUNG NSW 2594

PROPOSED DEVELOPMENT:

Subdivision and dwelling house – boundary adjustment and consolidation to create two (2) lots of 33.4 ha and 293 ha, and to erect a dwelling house on the proposed 33.4 ha lot.

The development is to be carried out in two (2) stages, being:

- Stage 1 – Subdivision - boundary adjustment between Lot 2 DP 1244151 and Lot 292 DP 754604, and the consolidation of Lot 2 DP 113978 into the new lots, to create a 33.4 ha lot (proposed Lot 2) and a 293 ha lot (proposed Lot 1), and the creation of right of carriageway over Lot 291 DP 753604 to benefit proposed Lot 2.
- Stage 2 – Erection of a dwelling house on the 33.4 ha lot (proposed Lot 2).

The specific details of these stages are outlined in the report below.

THE LOCALITY:

The subject site is located approximately 11 km to the northeast of the Cootamundra township and approximately 7 km to the south of Wallendbeen Village. The land is adjoined by Ingolds Lane to the south, Old Gundagai Road to the west and Harris lane to the north, as shown in Figures 1 and 2 below.

Figure 1: Locality plan – subject land outlined red and shaded yellow (source Six Maps)

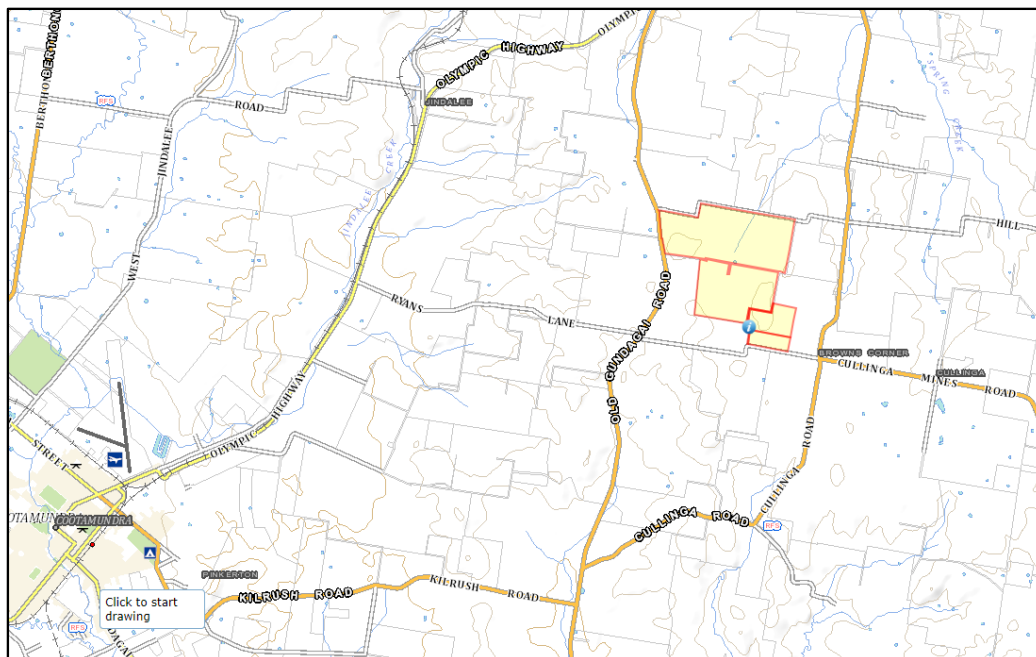


Figure 2: Neighbourhood aerial imagery – subject land outlined red (source Google Earth – 28.10.2023)



The locality is rural in nature with most properties supporting traditional agricultural activities (generally cropping and grazing), and the area is characterised by a low density settlement

pattern, where dwellings are sparsely located with generous separation distances between them. Most properties also have substantial ancillary rural development in the form of sheds, water tanks, stock yards, etc. The area is undulating to hilly, and is predominantly cleared with small patches of remnant vegetation.

An analysis of the properties in the area (see Table 1 and Figure 3 below), show that there are seventeen (17) properties either wholly or partly within a 4 km radius of the proposed dwelling location, including some properties where the land is not contiguous. These properties range from small single lot holdings of 1.8 ha, to large multi-lot holdings of over 2,000 ha. The average property size is 510 ha, with the majority of the properties above 200 ha.

Most of these properties support a dwelling (14 dwellings in total on these properties, with one of the dwellings located outside the 4 km radius). All but one (1) dwelling was erected pre-1969, before the introduction of the first environmental planning instrument for the area, being the Jindalee IDO, which came into force on 4th September 1970. The other dwelling was erected sometime between 1969 and 1978. The dwellings are on lots that are either:

- original parish lots (4 lots),
- lots created by subdivision before the Jindalee IDO came into force (3 lots),
- concessional lots¹ created under the Jindalee IDO or the subsequent Cootamundra IDO (6 lots),
- lot created under the Cootamundra IDO, which complied with the minimum lot size requirement of 40 ha (1 lot), or
- lot was created under the current Cootamundra LEP 2013, which complied with the minimum lot size requirement of 200 ha minimum (1 lot).

The three (3) single lot holdings (1.8 ha, 3.6 ha and 9 ha in area) all contain dwellings, and were formally part of the adjoining rural properties and are now in separate ownership to the adjacent properties, and are used predominantly for lifestyle purposes.

Based on these seventeen (17) properties, the dwelling density in this area is 1 dwelling per 598 ha. If the three (3) small single lot lifestyle properties are excluded from this equation, and only the large rural properties are considered, the dwelling density in this area decreases to 1 dwelling per 760 ha.

¹ Concessional lots were small lots that were allowed to be created as exceptions (concessions) to standard planning rules for subdivision. The lots did not need to meet with the minimum lot size for subdivision (40 ha under both the Jindalee and Cootamundra IDOs), and depending on the size of the holding, between one (1) and three (3) lots could be created. The NSW State Government removed all concessional lots clauses from IDOs and LEPs in May 2008, as the provisions resulted in the unplanned creation of rural residential lots occupied by rural lifestyle dwellers located next to large commercial farms. Consequently, the concessional lots resulted in a range of unintended impacts including fragmentation of rural land, land use conflicts and increased demand for infrastructure and services in remote areas.

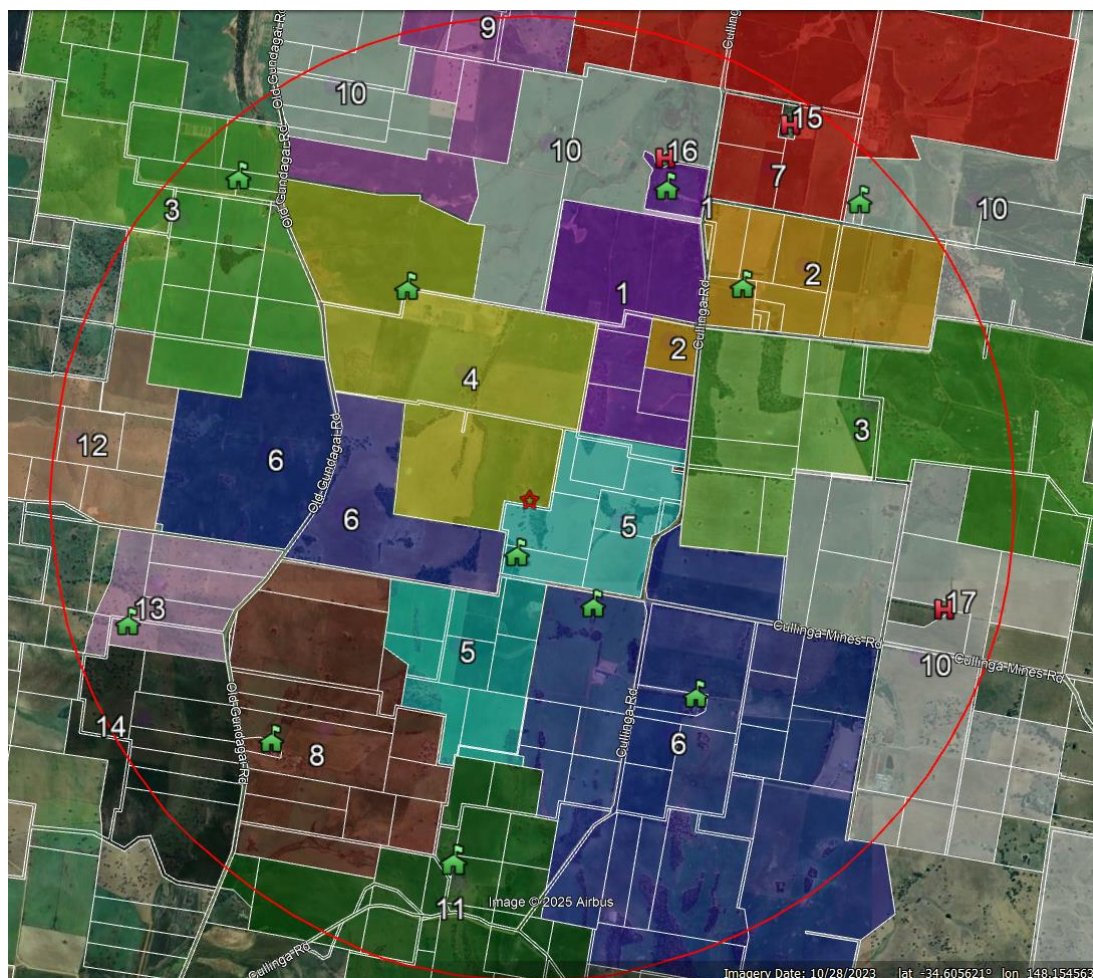
Table 1: Details of properties within 4 km radius (based on ownership)

Map No.	Colour on map	Property size	House	Comment
1	Purple	199.2 ha	1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, and concessional lot created (1980) under Cootamundra IDO
2	Orange	201.9 ha	1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, on original parish lot

3	Light green	953.2 ha	1	Dwelling erected (pre-1969) and lot created (1963) before Jindalee IDO came into force in 1970
4	Yellow	429.2 ha	1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, and lot created (2018) under Cootamundra LEP 2013
5	Light blue	293.1 ha	1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, on original parish lot
6	Dark blue	1346 ha	1	Dwelling erected (between 1969 and 1978) on original parish lot. The dwelling was erected under either the Jindalee IDO or the Cootamundra IDO.
			1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, and concessional lot created (2001) under Cootamundra IDO
7	Red	780.7 ha	0	No dwelling
8	Dark brown	357.8 ha	1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, and concessional lot created (2001) under Cootamundra IDO
9	Dark pink	682.8 ha	1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, and lot created (2002) under Cootamundra IDO (house outside of 4 km radius and not shown on map – Figure 3)
10	White	2171.9 ha	1	Dwelling erected (pre-1969) and lot created (1954-1956) before Jindalee IDO came into force in 1970
11	Dark green	363.7 ha	1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, on original parish lot
12	Light Brown	253.8 ha	0	No dwelling
13	Light pink	112.1 ha	0	No dwelling
14	Dark grey	214.4 ha	0	No dwelling
15	Uncoloured	3.6 ha	1	Dwelling erected (pre-1969) and lot created (1969) before Jindalee IDO came into force in 1970
16	Uncoloured	1.8 ha	1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, and concessional lot created (2071) under Jindalee IDO
17	Uncoloured	9.1 ha	1	Dwelling erected (pre-1969) before Jindalee IDO came into force in 1970, and concessional lot created (2001) under Cootamundra IDO

Figure 3 below shows the properties in the table above, with each holding coloured differently, except the three (3) single lot holdings that are uncoloured. The green houses (🏡) represent the location of the dwellings on the multi-lot properties, and the red H (H) represent the location of the dwellings on the single-lot properties.

The land subject to this application is part of the properties coloured yellow and light blue (see next section for a detailed description of the subject land), and the red star indicates the proposed location of the dwelling. The red circle represents the 4 km radius from the proposed dwelling.

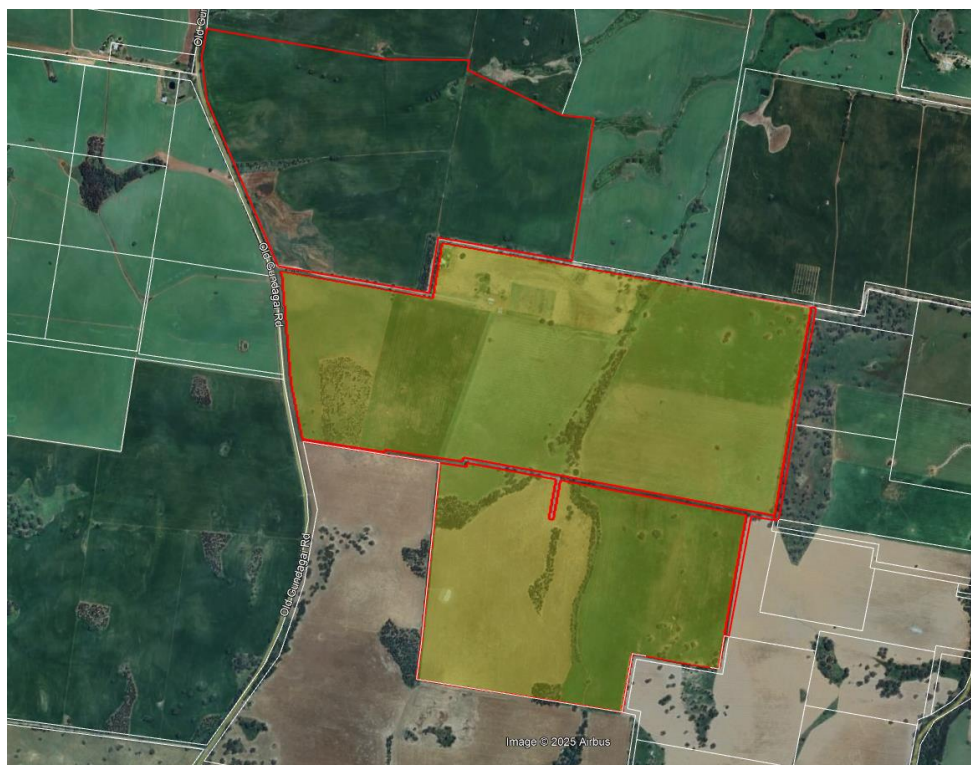
Figure 3: Property and dwelling map (source Google Earth – 28.10.2023)**THE SITE:**

The subject land comprises four (4) existing lots, which are part of two (2) separate holdings, detailed as follows:

Lot 2 DP 1244151

This lot is 293 ha in area, and is part of a larger rural holding of 429.24 ha, comprising four (4) lots. Figure 4 below shows the subject lot shaded yellow and the whole of the property outlined red. The subject lot supports a dwelling house which is located in the northwest corner of the lot, adjacent Harris lane. The lot also contains ancillary rural infrastructure incorporating several sheds, silos and stock yards, also located on the northern part of the lot. The remainder of the lot is predominantly cleared farming land, although there is a substantial stand of tree lot on the hilly western part of the site, and a large number of trees along the watercourses/drainage lines that traverse the undulating site. There are also a number of dams dotted across the site. Harris Lane forms the northern boundary of the subject lot and Old Gundagai Road forms part of the western boundary.

Figure 4: Property (outlined red) and subject lots (shaded yellow) – Source Google Earth 28.10.2023



Lots 291 and 292 DP 753604 and Lot 2 DP 113978

These three (3) lots are part of a larger rural holding of approximately 293 ha, which comprises twenty (20) lots in total. Each lot is predominantly cleared, undulating farming land, with all lots containing scattered trees. Figure 5 below shows the subject lots shaded blue and the whole of the property outlined red.

Lot 292 DP 753604 is 31.12 ha in area, and is an original Parish portion, which supports a large water tank adjacent the northern boundary. The application indicates this tank is supplied by an existing bore (noting the closest registered bore on the site is located 1.2 km to the northeast of the water tank). The lot does not have any existing legal access to a public road, with access obtained across the adjacent lots in the larger property.

Lot 2 DP113978 is 2.315 ha in area, and is a former unformed Crown road, which was closed in 1979. It runs generally to the north off Ingolds Lane, repeatedly turning at right angles, to follow the western boundary of Lot 291, and the western boundary, and part of the southern and northern boundaries, of Lot 292.

Lot 291 DP 753604 is 15.9 ha in area, and is an original Parish portion, which supports a dwelling house on the western part of the lot, along with ancillary infrastructure including sheds and water tanks. Ingolds Lane forms the southern boundary of the lot, and access to the lot is located off this road at the western end of the lot. NOTE: This lot is not being subdivided, but will be burdened by the proposed right of carriageway to service the 33.4 ha lot proposed to be created.

Figure 5: Property (outlined red) and subject lots (shaded blue) - Source Google Earth 28.10.2023



DETAILED DESCRIPTION OF THE DEVELOPMENT

Stage 1: Subdivision (boundary adjustment and consolidation)

This subdivision proposes a boundary adjustment between Lot 2 DP 1244151 and Lot 292 DP 753604, and the consolidation of Lot 2 DP 113978 (closed road) into each of the lots created by the boundary adjustment. A right of carriageway (ROW) is also proposed to be created over Lot 291 DP 753604 (which is located to the south of Lot 292 DP 753604), in order to provide legal and physical access to the new 33.4 ha lot from Ingolds Lane.

Figure 6 shows the existing lot layout and lot sizes for those lots which are subject to the actual subdivision, and Figure 7 shows the existing lot layout as an aerial overlay. The existing lot details are as follows:

- Lot 2 DP 1244151, which is 293 ha in area (shaded yellow)
- Lot 292 DP 753604, which is 31.12 ha in area (shaded blue), and
- Lot 2 DP 113978 (closed road), which is 2.315 ha in area (shaded red).

NOTE: Lot 291 DP 753604 has not been highlighted on the plans, as it is not being subdivided, with only a ROW proposed over it.

Figure 6: Existing lot layout and lot sizes (cadastre)

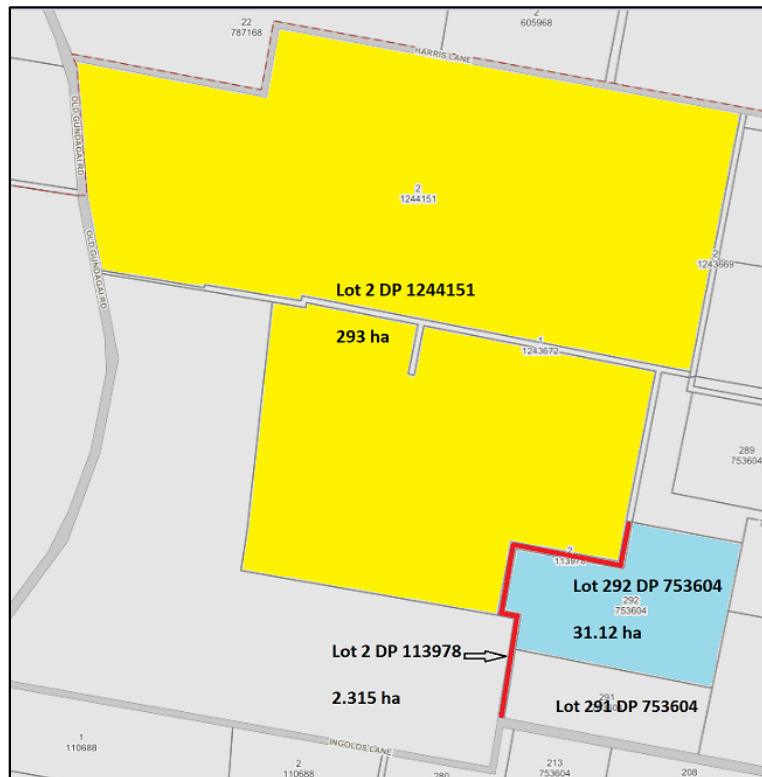


Figure 7: Existing lot layout (aerial imagery) – Google Earth 28.10.2023



Figure 8 is a part subdivision plan submitted with the application, which depicts the new boundaries to be created as a result of the boundary adjustment and consolidation (NOTE: the northern half of new Lot 2 is not shown, but there are no material changes to this part of the lot). Figure 9 shows the proposed lot layout for the whole of the subdivision, as an aerial overlay. Details of the new lots are:

- proposed Lot 1, which will be 293 ha in area (shaded yellow), and
- proposed Lot 2, which will be 33.4 ha in area (shaded blue).

The subdivision also proposes the creation of a right-of-carriageway (ROW) over Lot 291 DP 732604 (shown red on the aerial imagery), to provide legal access from Ingolds Lane to new Lot 292. It will follow the existing access track on the lot, and will also involve an extension of that track.

Figure 8: Part subdivision plan (does not show all of new Lot 2)

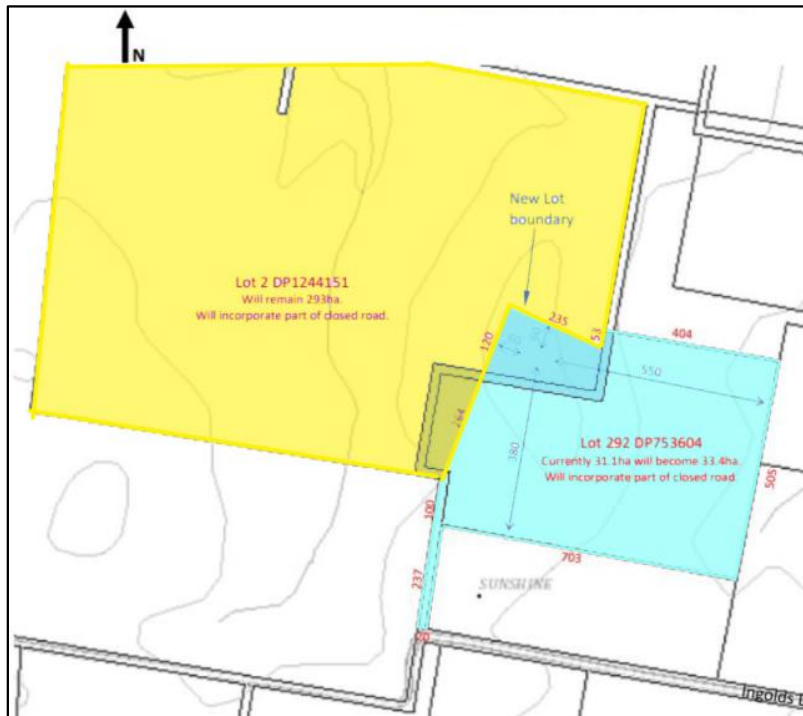
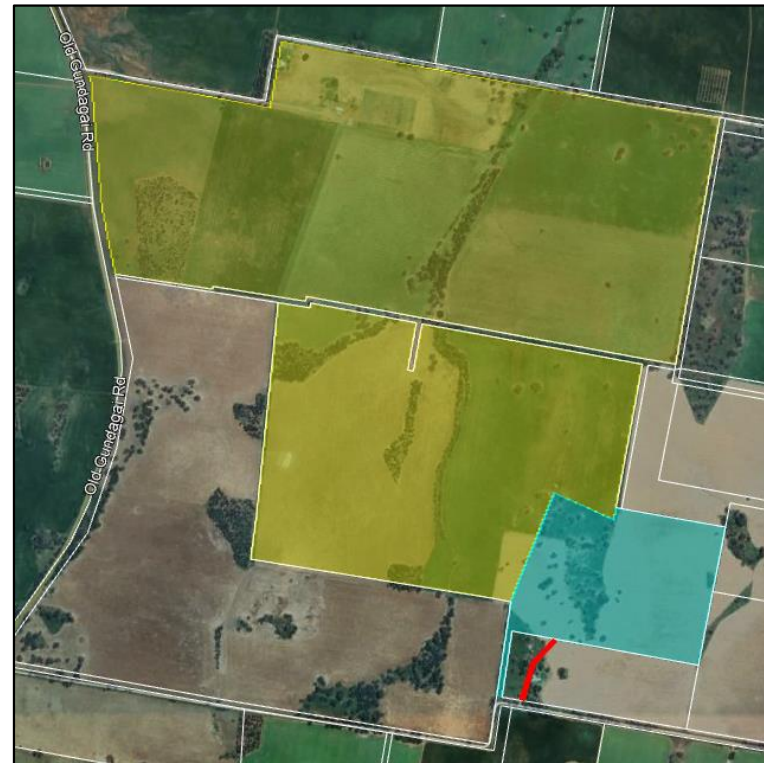


Figure 9: Proposed lot layout (aerial imagery) – Google Earth 28.10.2023



Stage 2 : Erection of a dwelling

Details of the proposed dwelling house are as follows:

- single storey five (5) bedroom dwelling house, with an office and alfresco area,
- external wall fabric – weatherboard
- roof material – metal
- roof mounted PV solar system (capacity to generate at least 8 peak kilowatts of electricity)
- wood heater
- outside kitchen/BBQ area
- setbacks as follows:
 - 60 metres from northern boundary
 - 60 metres from western boundary
 - 550 metres from eastern boundary,
 - 380 metres from main southern boundary,
 - 650 metres from Ingolds Lane (to the south).
- access is from Ingolds Lane, across Lot 291, utilising the existing vehicular access and proposed ROW

The location of the proposed dwelling on proposed Lot 2, and the plans of the dwelling, are shown in the following Figures 10 – 12.

Figure 10: Aerial imagery showing location of proposed dwelling (coloured red) – Google Earth 28.10.2023



Figure 11: Dwelling site plan (Note: proposed subdivision lot boundary shown dashed red)

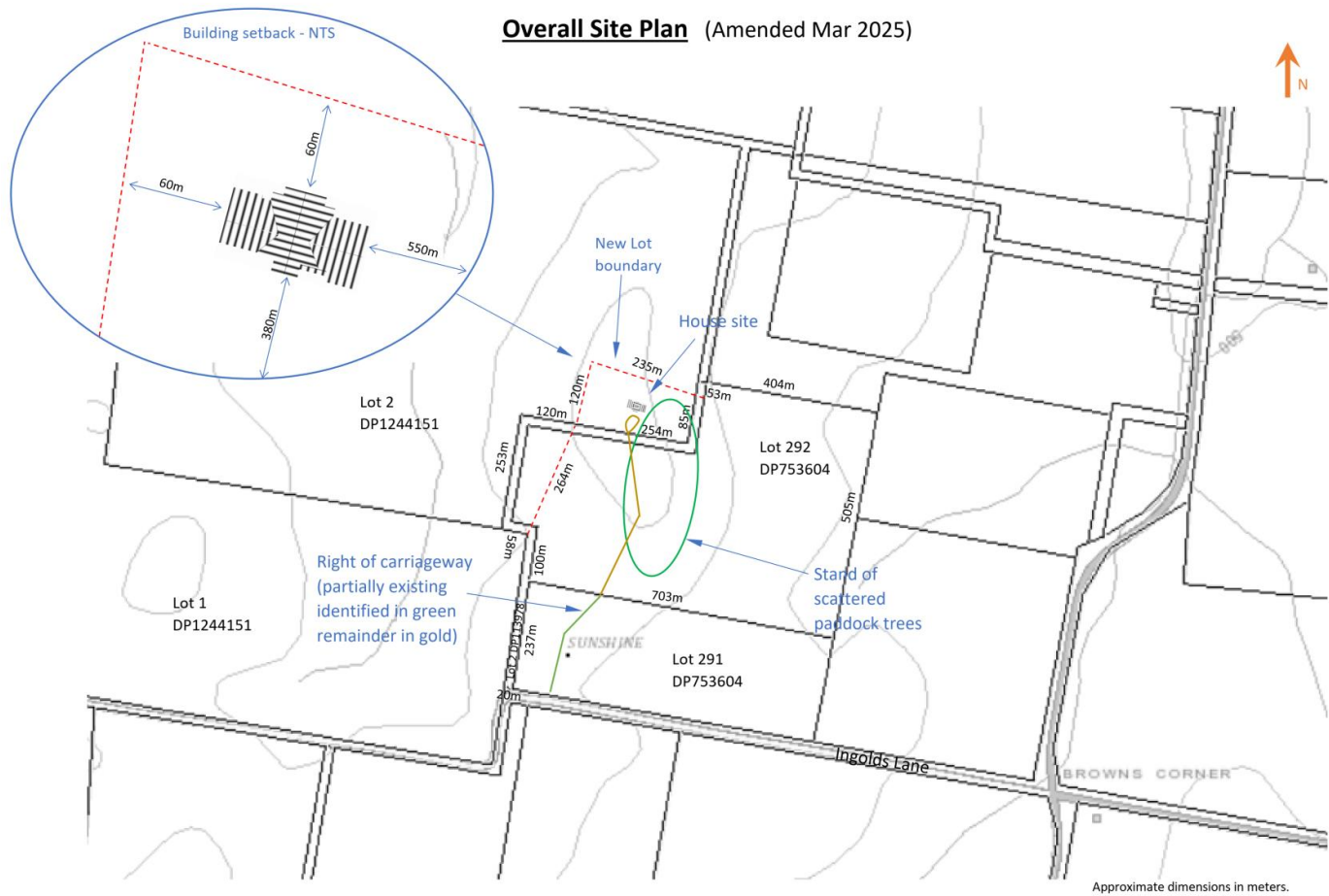


Figure 12: Elevations



HISTORY OF THE DEVELOPMENT PROPOSAL:First application (DA2023/137 – PAN-382497)

- 19/10/2023: Development application for building envelope and boundary adjustment submitted on the NSW Planning Portal (NSWPP).
- 02/11/2023: Council requested additional information to support the Application.
- 07/02/2024: Applicant provided the revised document in response to the RFI.
- 26/02/2024: Council uploaded fee Invoice to the NSWPP.
- 27/02/2024: Application fees paid.
- 06/03/2024: Application was put on neighbour notification on 6th March to 21st March.
- 19/03/2024: A CNR referral (CNR-66864) was sent to the Department of Planning, Housing and Infrastructure, to seek concurrence on the proposed development.
- 20/03/2024: Council issued a Request for Information to the Applicant.
- 09/04/2024: Applicant provided additional information.
- 23/04/2024: The Department of Planning, Housing and Infrastructure provided a formal response on the CNR Referral for concurrence, advising:
 - the Department cannot grant concurrence to this application as a 'building envelope' is not a form of development,
 - it is suggested that the application be withdrawn,
 - the Department could consider a concurrence request to erect a dwelling house on the undersized lot, accompanied by supporting plans and documents
 - with respect to the size of the variation proposed to the development standard, there is no guarantee that the Department would support the proposal.
- 28/05/2024: Application presented to the May 2024 Ordinary Meeting of Council (Item 8.4.1), recommending that the application be refused, on the following grounds:
 1. The Development Application relates to development for which concurrence is required. Pursuant to Section 4.6(4)(b) of the *Cootamundra Local Environmental Plan 2013*, concurrence from the Planning Secretary has been denied for the proposed variation to development standards.
 2. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the application does not demonstrate how the proposed development supports the Aims of Plan under Section 1.2 (2)(a), (b), (c) & (e) of the *Cootamundra Local Environmental Plan 2013*.
 3. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposed development does not meet the objectives specified within the Cootamundra Local Environmental Plan 2013 which support the RU1 Primary Production zone.
 4. The Development Application has failed to address how compliance with the development standard is unreasonable or unnecessary, and that there are sufficient environmental planning grounds to justify contravening the development standard in accordance with Section 4.6(3)(a) & (b) of the *Cootamundra Local Environmental Plan 2013*.
 5. The information submitted with the Development Application does not provide satisfactory justification for Council (the consent authority) to support the significant variation to development standard pursuant to Section 4.6(4)(a)(i)(ii) and (b) of the *Cootamundra Local Environmental Plan 2013*.

6. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, the application fails to demonstrate appropriate grounds and/or positive impact of the development on the natural and built environment, and social and economic impacts in the locality.
 7. Based on the information provided and inconsistencies with certain sections of the *Cootamundra Local Environmental Plan 2013*, the proposal is not in the public interest, and therefore, inconsistent with Section 4.15(1)(c) and (e) of the *Environmental Planning and Assessment Act 1979*.
- 28/05/2024: Council resolves (Resolution 122/2024) that:
*"Council defer the assessment given; the building envelope is not a development and cannot be granted consent. However, Council remains open to a submission around clause 4.6 of the LEP section (2) and (3), and section 4.6 (3).
 Being:
 (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
 (b) there are sufficient environmental planning grounds to justify the contravention of the development standard."*
 - 19/11/2024: Development application withdrawn

Second application (PAN-487253)

- 12/11/2024: Development application for demolition, subdivision and dwelling house submitted on NSWPP.
- 13/11/2024: Council returns development application for the following reasons:
 - owner's consent has not been provided
 - application identifies demolition is proposed, but no details have been supplied
 - discrepancies throughout the documentation and plans relating to the subdivision, in terms of the number of existing lots, the proposed lot configuration, the number of lots and the size of the lots
 - inconsistent boundary dimensions, setbacks and information on plan,
 - no dwelling setbacks shown on the plans
 - incomplete identification of subject land in the NSWPP
 - incorrectly labelled dwelling elevations
 - incorrect BASIX Certificate references
 - errors in the BASIX certificate (window schedule, property details site area)
 - no details on the location of the PV system
 - plans lacking appropriate scale, dimensions and details (scale shown as "approximately 1:123", and are not dimensioned)
 - no details on earthworks have been supplied
 - lack of details regarding the extent of vegetation impacted by the development,
 - no bushfire assessment,
 - different versions of the same document have been uploaded.

Third application (PAN-501424)

- 07/01/2025: Development application for subdivision and dwelling house submitted on NSWPP.
- 21/01/2025: Council returns development application as there are still a number of outstanding matters, including:
 - subdivisions plan aerial overlay

- incorrect window schedule in BASIX Certificate
- incorrect property details in BASIX Certificate
- plans drawn to an appropriate scale
- bushfire assessment is not legible.

Current application (DA2025/013 - PAN-507949)

- 05/02/2025: Development application for subdivision and dwelling house submitted on NSWPP.
- 05/02/2025: Council contacts consultant, advising that the following matters are still outstanding, and need to be rectified before application is accepted by Council:
 - all land owners not identified in NSWPP
 - amended subdivision plan not uploaded
 - house plans are not drawn to the scale nominated
 - parts of the BASIX Certificate have been inserted into the plans backwards
 - require written consent of the Applicant for Council to amend the incorrect information in the NSWPP.
- 06/02/2025: Additional information uploaded to NSWPP by Applicant.
- 12/02/2025: Council uploaded fee Invoice to the NSWPP.
- 13/02/2025: Application fees paid, signifying the application has been formally lodged.
- 18/02/2025: Application was put on neighbour notification.
- 26/02/2025: Council issued a Request for Information to the Applicant seeking amended subdivision plans, due to the discrepancies between the plans submitted (boundary location and orientation inconsistent between plans supplied)
- 27/02/2025: Council issued a Request for Information to the Applicant seeking:
 - amended site plans, due to the discrepancies between the plans submitted (plans and aerial imagery showing location of dwelling is inconsistent), and
 - land use conflict risk assessment, as the aerial imagery submitted shows the dwelling will be located only 14 metres from the neighbouring farming land.
- 19/03/2025: Some of the additional information uploaded to NSWPP by Applicant.
- 09/04/2025: Consultant contacted by phone and email, advising that the amended subdivision plans have not been uploaded to the NSWPP.
- 15/04/2025: Additional information uploaded to NSWPP by Applicant.

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

The following assessment whilst considering both the subdivision (boundary adjustment and consolidation) and the erection of a dwelling, the assessment is predominantly focused on the issues surrounding the proposed dwelling. This is because the boundary adjustment and consolidation would ordinarily be exempt development, as detailed in relation to *SEPP (Exempt and Complying Development Codes) 2008*, below, and the subdivision has minimal impact. That being said, where an issue specifically relates to the subdivision, it is has been addressed.

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

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

Biodiversity Conservation Act 2016

- the site has not been declared as an area of outstanding biodiversity value,
- the development does not exceed the biodiversity offsets scheme thresholds – none of the site is mapped as high biodiversity value on the Biodiversity Values Map, and no trees are proposed to be removed (as per the application), or are required to be removed as a result of the application, and therefore does not exceed the clearing threshold of 1 ha,
- the development is not a key threatening process.

NOTE: The above assessment only considers the impacts governed by the *Biodiversity Conservation Act 2016*, not the impacts on biodiversity mapped under the Cootamundra LEP 2013 (discussed elsewhere).

Fisheries Management Act 1994

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

2.22 Mandatory community participation requirements

As per Part 1 (Mandatory community participation requirements) of Schedule 1 (Community participation requirements) of the Act, development applications are to be notified in accordance with the provisions Council's community participation plan (where identified) or otherwise 14 days. No submissions were received during the notification period being 18th February 2025 to 4th March 2025.

4.5 Designation of consent authority

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

4.10 Designated development

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

4.13 Consultation and concurrence

If required by an environmental planning instrument, this section requires Council to consult with or obtain the concurrence of the person. No consultation was required in this instance (see SEPP and bushfire sections below, pertaining to referrals).

4.14 Consultation and development consent—certain bush fire prone land

At the time the development application was lodged the land was not mapped as bush fire prone land, on the relevant map certified under section 10.3(2) of the Act, by the Commissioner of the NSW Rural Fire Service (NSWRFS). Accordingly, no referral of the application was required to the NSWRFS.

However, given the vegetation onsite and the slope of the land, Council had concerns about the bush fire risk, and requested a bush fire assessment report, which was supplied. This is discussed elsewhere in the report in relation to Section 4.15 of the Act.

It should be noted that the land has subsequently been mapped as bushfire prone land as of 30th April 2025, when the new bushfire map was certified by the Commissioner of the NSW Rural Fire Service.

4.22 Concept development applications

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

4.33 Determination of Crown development applications

The development is not a Crown development.

4.36 Development that is State significant development

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

4.46 Integrated development

The development is not integrated development (requires consent or an approval from another government agency, as identified in the Act).

4.55 Modification of consents - generally

Not applicable.

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

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

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

SEPP (Biodiversity and Conservation) 2021

Chapter 2 - Vegetation in non-rural areas

Not applicable as this chapter only regulates clearing in non-rural areas that is not linked to development requiring consent. Clearing that is ancillary to development requiring consent, is assessed as part of the development assessment process. Irrespective of this, no tree removal is proposed or required and the land is located in a rural area.

SEPP (Exempt and Complying Development Codes) 2008

Subdivision 38 (clauses 2.75 and 2.76)

Whilst these provisions are not applicable to this application, it is worth noting that this section of the SEPP could be used to facilitate the boundary adjustment as exempt development (i.e. does not require development consent but does require a subdivision certificate from Council).

Furthermore, consolidation of land does not require consent, and does not require a subdivision certificate.

In addition, the application states that despite the boundary adjustment and consolidation being permissible as exempt development, the owners have chosen, for the sake of transparency, to include this as part of this application.

SEPP (Resilience and Hazards) 2021*Chapter 4 – Remediation of land*

Council must not consent to the carrying out of any development on land, unless it has considered whether the land is contaminated, and if contaminated whether it is suitable for the intended use, or requires remediation. The site is not identified on Council's potentially contaminated land register, and there is no evidence to indicate that the land is a site of possible contamination from past landuses. Accordingly, it is considered that the land is suitable for the proposed development, and no further investigation is warranted.

SEPP (Sustainable Buildings) 2022*Chapter 2 Standards for residential development—BASIX*

The application is accompanied by a valid BASIX Certificate, and Council is satisfied the embodied emissions attributable to the development have been quantified, in accordance with the provisions of this SEPP.

SEPP (Transport and Infrastructure) 2021*Chapter 2 - Infrastructure*

- **Section 2.48 (Determination of development applications—other development)** applies to a development application for development in proximity to electricity infrastructure (e.g within 5 metres of an exposed overhead power line, near substations, etc). There are overhead power lines on the subject land, however, no building works are proposed within the nominated distances, therefore no referral to Essential Energy was required.
- **Section 2.77 (Development adjacent to gas pipeline corridors)** applies to developments adjacent to a pipeline corridor. There is no gas pipeline in the area so no referral was required.
- **Division 15, Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements, including Sections 2.97, 2.98, 2.99 and 2.100** applies to developments adjacent a rail corridor or that involve a level crossing. The development does not meet this criteria, so no consideration of these clauses, or formal referral to the rail authority, was required.
- **Section 2.119 (Development with frontage to classified road)**, the development does not front a classified road and therefore this clause does not apply to this development.
- **Section 2.120 (Impact of road noise or vibration on non-road development)**, does not apply as the AADT volume of the adjacent road is less than 20,000 vehicles.
- **Section 2.121 (Excavation in or immediately adjacent to corridors)**, does not apply as the development will not result in the penetration of the ground to a depth of 3 m or greater, within or adjacent any of the nominated roads.
- **Section 2.122 and Schedule 3 (Traffic generating development)**, does not apply, as the type and/or scale of the works is not identified in the Schedule (50 lots on a classified road or 200 lots on any road, or 75 dwellings on a classified road or 300 dwellings on any road).

Local Environmental Plan (LEP)

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

1.2 Aims of Plan

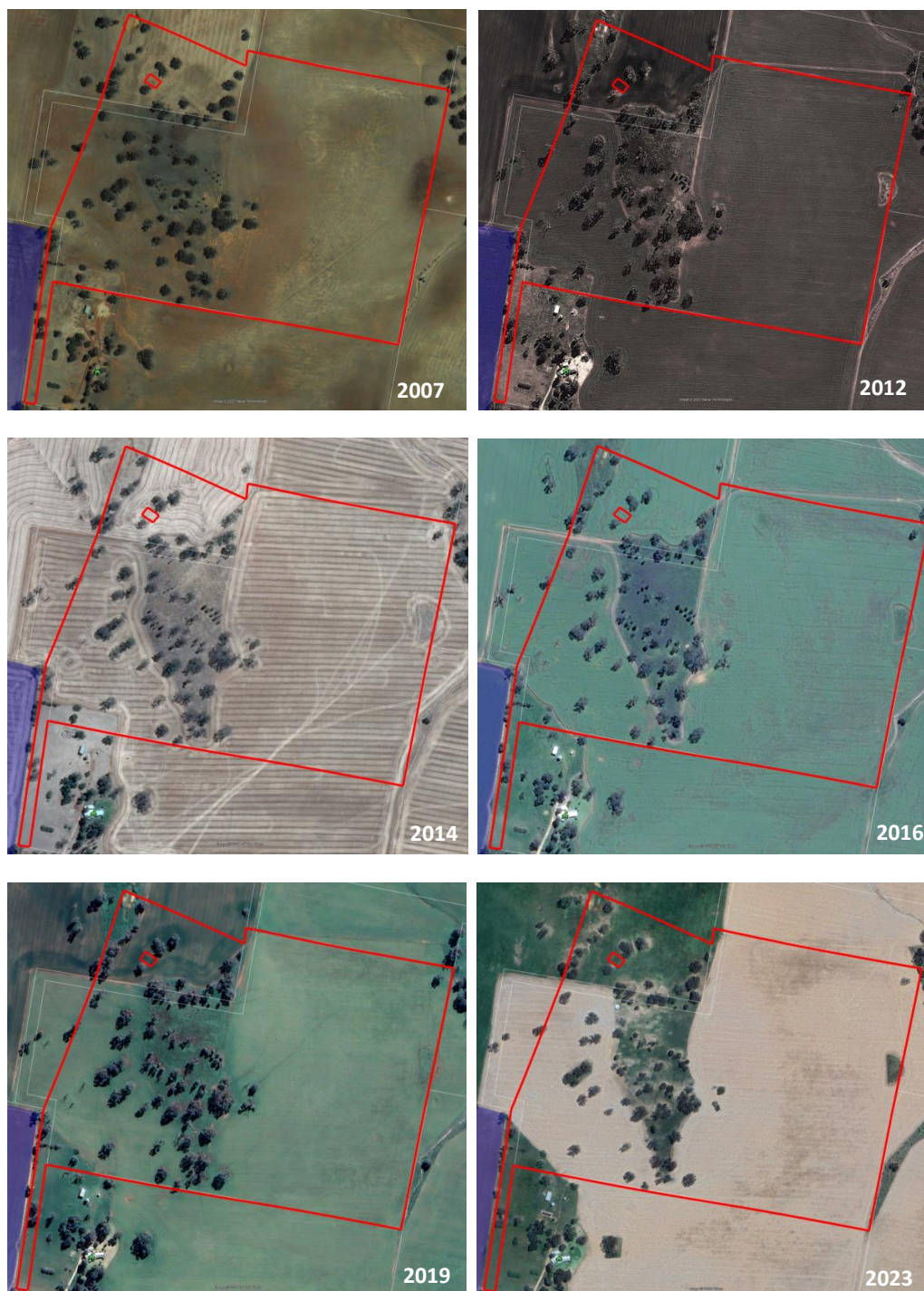
The proposed development is considered against the aims of the LEP, with a particular focus on the aims most relevant the DA proposal, discussed as follows. The subject site is located within a rural setting, surrounded by agricultural farmland used for cropping and grazing, and minimal built form structures.

<i>(a) to ensure that local amenity is maintained and enhanced,</i>	
Applicant comment	Council comment
The Applicant has not addressed this aim.	The LEP sets a minimum lot size of 200 ha for the erection of the dwelling, which aims to control dwelling density, preserve the rural character and landscape and prevent the fragmentation of agricultural land. Allowing a dwelling on a substantially undersized lot of 33.4 ha (an 83.3% variation to the minimum lot size established under clause 4.2A of the LEP), will weaken the intent of this control, effectively increasing residential density in an area meant to remain spacious and rural, and setting an undesirable precedent moving forward. It is considered that the development will negatively affect the local rural amenity, contrary to the aim of the LEP, which is to prevent exactly this kind of intensification.

<i>(b) to protect viable agricultural areas from conflicting land uses</i>	
Applicant comment	Council comment
The <u>boundary adjustment and consolidation</u> does not alter the land use or fragmentation pattern of the locality.	Council agrees that the <u>subdivision</u> does not alter the land use, with both lots remaining predominantly as agricultural lots, particular as proposed Lot 2 will not have a dwelling entitlement.
The proposed dwelling is situated upon the least agriculturally viable portion of the holding being atop a hill on gravelly poor soil with stands of native vegetation comprising Box Gum Grassy Woodland being vegetation of significant biodiversity. The holding is a family holding with the transfer of the allotment proposed to contain the new dwelling for succession planning and holding management purposes. The proposed dwelling is situated upon the least suitable for cropping land and relatively close to a stand of indigenous vegetation which the owners wish to retain and further enhance independent of the operations of the wider holding. The dwelling is situated as such that it will not be significantly impacted by farming activities nor farming activities be impacted by the presence of a dwelling.	<p>This objective is about preserving land for productive farming by preventing land uses that interfere with farming operations. In simple terms, it ensures that farming can continue long-term without being disrupted by non-agricultural development, particularly by lifestyle lots that no longer contribute meaningfully to agriculture, but block viable land from being used effectively. Lifestyle lots in the rural areas have the potential to limit farming on adjacent land, by creating conflict from such things as machinery, noise, chemicals, spraying, dust, odour etc.</p> <p>In relation to the statement that the land is poor quality, it is not just about where the dwelling is proposed to be located, but it is also about the residual land in the lot, that will be lost to economically viable farming. Further to this, the location of the proposed dwelling, effluent disposal area, access road, and the bulk of the existing and proposed new lot, has a demonstrated history of cropping and or pasture, as shown in the historical aerial essay in Figure 13 below.</p> <p>In terms of succession planning (discussed elsewhere in more detail), this is not a relevant consideration in</p>

	respect of this aim, as it does nothing to protect viable agricultural areas from conflicting land uses.
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Figure 13: Historical aerial images of proposed Lot 2 and dwelling location (Source: Google Earth)



<i>(c) to identify, protect, conserve and enhance areas of environmental and aesthetic significance</i>	
Applicant comment	Council comment
The Applicants justification for the proposed location states that <i>"The areas containing important biodiversity are to be contained within a single allotment in association with the dwelling which will allow for active management and rehabilitation of the native vegetation"</i> .	<p>The subject land is partially mapped as containing Terrestrial Biodiversity under the LEP, as are other areas on both existing properties (see Figure 14 below).</p> <p>The justification provided in the application in support of this aim does not adequately demonstrate how the construction of a dwelling on a significantly undersized lot will protect, conserve, or enhance the site's biodiversity. The native vegetation is neither located in a remote area of the property nor sufficiently distant from the existing house to warrant a new dwelling within the biodiversity area for management purposes.</p> <p>Aerial imagery indicates that the native vegetation has remained intact, with agricultural activities such as cropping and grazing occurring around it. If consolidating all "important biodiversity" onto a single lot is indeed critical for its effective management and rehabilitation, then the logical approach would be to enlarge the lot boundaries to include all mapped biodiversity areas across the properties.</p> <p>Overall, the proposal fails to convincingly establish the necessity of a second dwelling on a separate lot for conservation purposes. As such, this reasoning should not be used to justify a significant departure from the minimum lot size requirement for a dwelling.</p>

Figure 14: Areas mapped as terrestrial biodiversity under the Cootamundra LEP 2013 (shaded bright green and proposed Lot 2 outlined red) – source Google Earth and SEED)



<i>(d) to encourage the ecologically sustainable use and management of natural resources</i>	
Applicant comment	Council comment
Active onsite management by farming families encourages sustainable farming practices with less stock mortalities and better soil and crop management. By being onsite the owners can proactively manage threats and opportunities in a more efficient and sustainable manner than attempting to manage from offsite.	<p>There is already an existing dwelling on the property which is assumedly occupied by the owners or persons engaged in the management of the property. Further, if a second dwelling is required for the management of the 293 ha property, which is in contrast to the existing dwelling density of 1 dwelling per 598 ha, the opportunity exists for a second dwelling on the same lot of land as the existing dwelling, or through the consolidation of land to achieve the minimum lot size.</p> <p>It is not considered that the proposal to erect a dwelling on a 33.4 ha lot is consistent with this aim of the LEP, for the following reasons:</p> <ul style="list-style-type: none"> ▪ encouraging dwellings on lots significantly below the minimum lot size, leads to land fragmentation, which reduces the viability of broader land management practices, ▪ although it's "just one house", the cumulative impact if all lots below the minimum lot size were allowed dwellings, would increase the number of houses, and potentially impact on such things as terrestrial biodiversity, native vegetation, water systems and agricultural resources, ▪ the lot cannot support meaningful agricultural use on its own, especially if it begins to behave more like a rural-residential lot rather than a productive agricultural parcel.

The remaining aims of the LEP as follows, are not relevant to the proposed development and the development would not impact on those aims or objectives:

- *(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- *(e) to identify and protect areas used for community and recreational activities,*
- *(f) to identify and manage the heritage resources of Cootamundra.*

1.4 Definitions

Subdivision of land is not a defined terms in the LEP, rather the definition under Part 6 of the *Environmental Planning and Assessment Act, 1979* is relied upon, being: ***subdivision of land means the division of land into 2 or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition.***

The LEP defines a ***dwelling house*** which means *a building containing only one dwelling. A dwelling is further defined as a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.*

1.6 Consent authority

The consent authority for the purpose of this application is Cootamundra-Gundagai Regional Council (CGRC).

1.9A Suspension of covenants, agreements and instruments

There are no known agreements, covenants or other similar instrument that restricts the carrying out of the development on the land.

2.1 Land use zones

The site is zoned RU1 Primary Production and the proposed subdivision is permitted in the zone with consent, in accordance with clause 4.2B of the LEP. Dwelling houses are also permitted in the RU1 zone, subject to meeting the minimum lot size development standard established in clause 4.2A of the LEP, or if the Applicant can provide sufficient justification for the development standard to be varied in accordance with clause 4.6 of the LEP.

2.3 Zone objectives

Under this clause Council must have regard to the objectives of the zone when determining a development application. The proposed development is assessed against the objectives of the RU1 Primary Production zone below:

<i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base</i>	
Applicant comment	Council comment
This objective was not specifically addressed by the Applicant.	<p>The application does not adequately demonstrate how the erection of a proposed dwelling on a significantly undersized lot encourages sustainable primary industry production, by maintaining and enhancing the natural resource base.</p> <p>Whilst the proposed lot is only approximately 33.4 ha in area, it is part of a wider 293 ha agricultural holding, held in the same ownership. The subject land has historically been utilised for cropping and grazing (on a rotational basis) which is considered to positively contribute to the wider economic viability of broad-acre agriculture within the region.</p> <p>Whilst the proposed dwelling, its curtilage and the ancillary infrastructure such as the effluent disposal area and access track (and in time possibly ancillary residential infrastructure such as pools, sheds, etc), would occupy a small portion of the existing farm land, justification from the Applicant throughout the SEE states that the proposed location of the proposed dwelling is not viable farm land. Historical imagery, however, demonstrates the land subject has been actively used for cropping and grazing. As stated previously, it is also not just about the footprint of the dwelling, the access track, etc, but the loss of the residual land in the lot from the larger farming enterprise.</p>

<i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base</i>	
Applicant comment	Council comment
	<p>The application also states that land proposed for the dwelling is unproductive land due to landform issues such as slope and rocky outcrops, aerial images suggest otherwise. Having these constraints does not necessarily mean that the land is not productive, or cannot be used for agricultural activities, however, may require different management practices. This is evidenced by the lot being farmed in the past.</p> <p>Furthermore, the need for a second dwelling on a separate lot, to facilitate conservation activities on the site has not been adequately demonstrated, as discussed above.</p> <p>Overall it is considered that the erection of a dwelling on a significantly undersized lot undermines the use of the land for economically sustainable primary production, by eroding the agricultural land base, making it harder to maintain land for its intended productive use and creatin a barrier to efficient farming operations.</p>

<i>To encourage diversity in primary industry enterprises and systems appropriate for the area</i>	
Applicant comment	Council comment
This objective was not specifically addressed by the Applicant.	<p>This application does not seek consent for a primary production purpose, such as extensive or intensive agriculture, horticulture, agritourism, animal training, etc, and therefore, has little relevance in this instance. Whilst the application (in the clause 4.6 submission) alludes to the ability for smaller lots to be used for “niche agricultural enterprises” and agritourism, the application does not propose anything of this nature, merely a dwelling house. It is important to note however, that the land is currently used for extensive agriculture (pasture/cropping) which supports this objective.</p>

<i>To minimise the fragmentation and alienation of resource lands</i>	
Applicant comment	Council comment
<p>The application specifically addresses this zone objective as follows”</p> <ul style="list-style-type: none"> ▪ the development is within the least productive land to make efficient use of the site, ▪ it is not possible to crop, nor pasture improve this area due to less productive soils and vegetation, ▪ the lot is already undersized and will allow for proactive 	<p>With reference to historical aerial images above, Council disagrees with the statement that the subject site is not productive agricultural land. The site has been historically cropped and grazed, which clearly indicates the site has been able to be cropped over a prolonged period, therefore, there is no validity in such argument.</p> <p>Furthermore, it is evident that the existing farming practices are undertaken around the existing vegetated area, therefore, already conserving and managing the cluster of native biodiversity without the need for additional on-site management through the erection of a</p>

<p>onsite management of farming and conservation activities.</p> <p>Elsewhere in the application, in relation to the clause 4.6 submissions, the following statements are also made:</p> <ul style="list-style-type: none"> the proposal will not result in additional fragmentation of farming land due to the current subdivision pattern, the lot is an historic Parish allotment and therefore part of the planning for the Cullinga Parish as identified upon gazettal and suitable for separate ownership and the erection of a dwelling at that time, it will remain part of the overall farming operation, albeit with a name change. 	<p>dwelling on a significantly undersized lot. Claiming the site is less productive or unsuitable for cropping, does not justify a departure from strategic land use objectives, ignores the role of such lands in low-impact grazing, and opens the door <i>ad hoc</i> residential development of any rural land considered “low productivity”.</p> <p>The position put forward in the application, that the land is already undersized, and therefore will not result in additional fragmentation of farming land due to the current subdivision pattern, and that existing Lot 292 is a historic parish lot that was suitable for a dwelling when it was created, is not a valid justification. It does not recognise that the very nature of town planning, is that the rules evolve and change over time. This relates to changes in zoning, lot size, permitted uses, and both numerical and performance standards for a variety of development types. With specific reference to this proposal, the following comments are made:</p> <ul style="list-style-type: none"> Lot 292 was created at least 137 years ago, showing as a parish lot on the 1888, 2nd edition, of the Cullinga parish map, and it is unreasonable to assume that a lot created over 137 years ago, is planned development under the current LEP, Lot 292 did not have a dwelling entitlement under former IDO, historical lot boundaries were never intended to govern modern planning or development suitability, the intended role of the 200 ha minimum is to prevent undersized lots from being turned into residential properties, even if they already exist as separate legal titles, to allow a dwelling on a significantly undersized lot , would reinforce fragmented ownership and development potential, contrary to the planning controls that impose a 200 ha minimum lot size for dwellings, legitimising residential use of small rural lots that are otherwise not intended for dwelling entitlements, sets a precedent for further alienation of resource lands through similar applications on other lots in the district, that are below the minimum, the proposal is in essence reintroducing the concessional lot provisions that the State Government removed in 2008, because it resulted in the fragmentation of rural land. <p>Furthermore, Council’s own position paper, the 2018 <i>Rural Living Issue Paper</i>, discusses loss of productive agricultural land and fragmentation of rural land at length, noting such things as:</p> <ul style="list-style-type: none"> the need to preserve larger scale agricultural land and prevent further fragmentation,
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	<ul style="list-style-type: none"> land fragmentation is a major issue within Australia, fragmentation of rural land can have a significant impact on the economy as rural land is where most of Australia's food and fibre is generated, land fragmentation may also have a significant impact on the environment as the biodiversity values are impacted by development both directly and indirectly, the effects and impacts of land fragmentation are serious and can be irreversible which is why strategic future planning and mitigation is so important when it comes to rural living and potentially conflicting land uses. <p>The position that the land will remain as part of the overall farming operation, is not a strong or sufficient planning justification for the following reasons:</p> <ul style="list-style-type: none"> there is no legal or planning mechanism to ensure It stays part of the farming operation, and will continue to be used in conjunction with the rest of the holding, once a dwelling is approved, the lot becomes more viable as a standalone lifestyle property, which increases its market value, makes it more likely to be sold or separately occupied in the future, and functionally removes it from consolidated agricultural use, the development application process does not rely on informal intentions, and land use outcomes must be assessed based on zoning rules and land use controls, not personal assurances, and must focus on the land use outcome, not the claimed operational context, which can change over time and has no enforceable planning weight, this position does not mitigate the core planning concern, that the development enables a dwelling on a fragmented lot, undermining both the RU1 zoning objectives and the integrity of the rural land base.
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To minimise conflict between land uses within this zone and land uses within adjoining zones

Applicant comment	Council comment
<ul style="list-style-type: none"> The site and surrounding land are located within RU1 Primary Production zone, therefore, the proposal will not result any land use conflicts for adjoining zoning. The proposal allows for successions planning, conservation of native vegetation and ongoing management of the holding by family members. 	<p>There are a range of causes of land use conflict and it can threaten the ongoing viability of agricultural operations as well as the amenity enjoyed by adjacent land users. Some of these causes include threats to biosecurity, odour, dust, noise, water use, visual amenity, smoke, effluent management, chemical use & spray drift, weed management, as well as other nuisance issues such as stray dogs and trespass.</p> <p>The NSW <i>Right to Farm Policy</i> was developed in 2015, partly in response to the increase in land use conflict. 'Right to Farm' is a broad concept centred on the idea that primary producers should be able to undertake their lawful</p>

<ul style="list-style-type: none"> ▪ The ability to live on site allows for proactive management of farming activities with reduced stock losses and the ability to respond immediately to both negative and positive conditions to maximise agricultural production and react to hazards. ▪ The proposed location of the building is such that it is distant from the farming activities and buffered by the existing native vegetation which will further be enhanced by additional conservation and rehabilitation activities. ▪ The retention of the native vegetation within one lot ensures the effective preservation, ongoing management and embellishment of the stand of box Gum Grassy Woodland vegetation. ▪ A Land Use Conflict Risk Assessment has been prepared that demonstrates proposed setbacks, on site management and existing farming practices will result in no unacceptable impacts on the dwelling nor on the adjoining agricultural land. ▪ The proposed dwelling and adjoining agricultural land are effectively under the management of the same family. Accordingly, there is a vested interest to ensure that no negative impacts occur on either the dwelling or the agricultural practices. ▪ Through the use of vegetative buffers, setbacks, on site management and farming practices the activities that normally give rise to conflict are mitigated and minimised. 	<p>activities in accordance with accepted industry standards, without undue interference. Consistent application of separation distances will also contribute to the implementation of the Policy.</p> <p>The Department of Primary Industries <i>Buffer Zones to Reduce Land Use Conflict with Agriculture - An Interim Guideline</i> (November 2018), identifies that the most comprehensive publication containing buffer/separation distance recommendations is the <i>Living and Working in Rural Areas Handbook</i> (the Handbook). Both the Handbook and DPI Guideline recommend a buffer distance of 50 metres from grazing land, while the Handbook and DPI Guideline recommend a buffer distance from cropping land, of 200 metres and 300 metres respectively. It is acknowledged that the Handbook does identify the use of buffers other than “separation buffers”, such as biological and vegetated buffers and landscape and ecological buffers.</p> <p>In terms of the justification in the application, it is agreed that the development would not create land use conflicts with any <u>adjoining zone</u> (as the closest adjoining zone is some 8 km away), however, consideration is also required for land use conflicts within the existing RU1 zone.</p> <p>Council requested that a land use conflict risk assessment (LUCRA) be prepared, given some of the inconsistencies relating to the setback of the dwelling from the new lot boundaries, and adjacent farming land. In addition to the LUCRA, an amended site plan was submitted that shows that dwelling will be setback a minimum of 60 metres from the closest boundary. The LUCRA has identified that the dwelling is potentially impacted from such things as dust from soil, fertiliser and additives, smoke, light-shed, noise, spray drift and chemical use, as a result of adjacent farming practices. It also identifies that the mitigation measures such as tree and shrub planting will be undertaken along the property boundary, to reduce the impact from dust, spray drift and light shed. In terms of impacts from such things as noise and smoke, the LUCRA largely relies on existing good relationships and communication with the neighbours, whereby the neighbours will undertake farming activities at such times and under such climatic conditions, where there will be less impact on the occupants of the proposed dwelling. The LUCRA also relies on the occupants of the dwelling being cognisant and accepting of the impacts, as they are from a farming background. What the LUCRA does not acknowledge is that the dwelling may not always be owned by “farmers”, and that relationships breakdown.</p>
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	<p>That being said, Council's DCP does not establish setbacks for dwellings in the RU1 zone, and Council has a history of approving dwellings in the RU1 zone with setbacks less than those recommended in the DPI Guide and the Handbook. Therefore, it is accepted that the proposed 60 metre setback from the neighbouring property, is acceptable, and that the proposed mitigation measures of vegetation retention and additional landscaping, along with the slope of the land and siting of the dwelling, will assist in minimising conflict between the residential use and the adjacent farming activities, although not totally eliminating the impacts.</p> <p>The Handbook also recommends minimum buffers for key environmental assets, including a 50 metre buffer to native vegetation/habitat. The proposed development does not comply with this, by introducing buildings and infrastructure (including effluent disposal systems and access tracks) within close proximity to the area proposed for 'native vegetation preservation'. This would potentially counteract the conservation efforts by altering the natural environment through the built form and subsequent natural clearing associated with habitation and human presence, resulting in a direct conflict. Furthermore, conserving the native vegetation can be done without the erection of a dwelling on the lot as evident within the historical aerial imagery of the land being excluded from the ongoing cropping and farming practices.</p> <p>Finally, succession planning does not provide sufficient justification to either support the proposed development, or demonstrate compliance with this zone objectives of minimising conflict. Specifically:</p> <ul style="list-style-type: none"> ▪ whilst succession planning is important in a farming context, it is not a strategic land use justification, ▪ minimum lot sizes are intended to guide sustainable land use, not to accommodate personal or family circumstances, ▪ if succession planning were accepted as grounds to bypass key controls, it would undermine the consistent application of the LEP and open the door to widespread fragmentation, ▪ succession issues should be addressed through mechanisms that do not rely on residential development on undersized lots, ▪ the argument that living on-site allows better land management, fails to justify why that management cannot occur from the existing dwelling, ▪ the development overlooks alternatives such as secondary dwellings, dual occupancy, rural workers dwellings or even consolidation of the existing lots into a 200 ha lot to achieve the minimum lot size standard,
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	<ul style="list-style-type: none"> ▪ Council's Rural Lands Strategy 2020 states that "while it may be desirable to split the family farm for succession purposes, this erodes the long term use of the area and encourages underutilisation of the area as well as driving up land values in the long term", ▪ succession planning is not a planning consideration and cannot be relied upon as valid justification to propose an 83.3% variation to a development standard, ▪ the NSW Land and Environment Court has accepted and/or stated the following arguments as it relates to succession planning: <ul style="list-style-type: none"> - while desired by the Applicant for personal reasons of succession and retirement planning, it is not necessary for the on-going operation of the permissible use on the land, - the succession and retirement planning reasons for the proposed subdivision are not relevant planning reasons that the Court could take into account in reaching its decision in relation to the development application, - development consents run with the land and proposals for consent are to be assessed in that light rather than by consideration of what might be "necessary" for any present or proposed occupants or the beneficiaries of any consent, - the test is not about the personal circumstances of the applicant. It is to consider whether the development is necessary because the nature of the agricultural and rural industry land use lawfully occurring on the land.
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To protect and conserve deposits of extractive material and allow their extraction by limiting development where appropriate

Applicant comment	Council comment
This objective was not addressed by the Applicant.	Not applicable to this development.

To protect and conserve native and other vegetation in order to preserve scenic amenity and to minimise land degradation.

Applicant comment	Council comment
<ul style="list-style-type: none"> ▪ The proposal involves a boundary adjustment between Lot 292 and Lot 2 to contain native vegetation within a single allotment associated with a dwelling. ▪ This will allow for conservation and rehabilitation activities by the owners, who have substantial experience in managing such activities. 	<p>Council disagrees with the justification that a proposed new dwelling is required to manage native vegetation. Rather, it is considered that it would have a potential adverse negative impact through human intervention and the introduction of the built form into an area of native and biodiversity value.</p> <p>The introduction of a residential land use increases the risk of incremental degradation to vegetation through buildings (including the dwelling and any future sheds, structures, swimming pools, etc), access roads, asset protection zones, utilities and ongoing disturbance from domestic uses,</p>

	<p>including bushfire risk management, fencing, gardens, pets, and vehicle traffic.</p> <p>It is further noted, that an existing dwelling is located approximately 250 metres to the south of the vegetation, under the same ownership. Therefore, it is considered that native vegetation and conservation of land in this vicinity, can be carried out without the erection of an additional dwelling on a significantly undersized lot, and therefore the proposed development is not justifiable.</p>
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2.6 Subdivision —consent requirements

This clause states that “land to which this Plan applies may be subdivided, but only with development consent”. Accordingly, this application has been lodged. This clause also contains provisions relating to the subdivision of land on which a secondary dwelling is situated, but is not relevant to this application as there is no secondary dwelling on the land.

Note 1 to this clause, states that if a subdivision is specified as exempt development in an applicable environmental planning instrument, the Act enables it to be carried out without development consent. As discussed earlier, the boundary adjustment and consolidation could be carried out as exempt development in accordance with *SEPP (Exempt and Complying Development Codes) 2008*, however the Applicant has sought to seek consent as part of this application, which also seeks approval for a dwelling on the new lot.

2.7 Demolition requires development consent

This development does not involve any demolition works.

4.1 Minimum subdivision lot size

Subclause (3) of this clause states that “*the size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land*”. The minimum lots size stipulated for the affected land under this LEP is 200 ha, which proposed Lot 1 is above (293 ha), but which proposed Lot 2 is below (33.4 ha). However, this clause is not relied upon to facilitate the proposed boundary adjustment and consolidation, with the application have been lodged in accordance with Clause 4.2B (see assessment below).

4.2 Rural subdivision

The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone, and this clause applies to the Zone RU1 Primary Production. This clause further states that land may be subdivided for the purpose of primary production to create a lot of a size that is less than the 200 ha minimum size shown on the lot size. **However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot, and further, a dwelling cannot be erected on such a lot.**

Whilst the subdivision itself could be carried out under this clause, the prohibition on the erection of a future dwelling under this clause, would have meant that the proposed development could not legally have been approved, even using the provisions of clause 4.6 of the LEP. Accordingly, the Applicant has sought consent for the subdivision, under clause 4.2B.

4.2B Boundary changes between lots in certain rural and conservation zones

It is again reiterated that the boundary adjustment could have been carried out as exempt development under *SEPP (Exempt and Complying Development Codes) 2008*, and the consolidation of the closed road with each proposed lot, without Council consent. However, the application seeks to obtain consent for the subdivision, utilising this clause.

The objective of this clause is to permit the boundary between 2 or more lots to be adjusted in certain circumstances to give landowners a greater opportunity to achieve the objectives of a zone, and it applies to RU1 Primary Production zoned land. Furthermore, subclause (3) states that, despite clause 4.1 (3), development consent may be granted to the subdivision of 2 or more adjoining lots that are land to which this clause applies if the subdivision complies with the following standards:

Standard	Council comment
(a) an increase in the number of lots	Complies - there is no increase in the number of lots (3 lots into 2 lots)
(b) an increase in the number of dwelling houses on, or dwelling houses that may be erected on, any of the lots	Complies – proposed lot 2 is under the minimum lot size for the erection of a dwelling house, and therefore does not have a dwelling entitlement, and as such, the subdivision as proposed does not increase the number of dwelling houses that may be erected on each lot. It should be noted however, that the application does seek to obtain development consent for the proposed dwelling on proposed Lot 2, by proposing a variation to the minimum lot size for the erection of dwelling in accordance utilising clause 4.6 of the LEP (see assessment below).
(c) any lot created by a boundary adjustment in Zone RU1 Primary Production, Zone RU2 Rural Landscape or Zone C3 Environmental Management having an area of less than 5 hectares	Complies – neither proposed lot is less than 5 ha in area.
(d) any lot created by a boundary adjustment in Zone RU4 Primary Production Small Lots having an area of less than the minimum size shown on the Lot Size Map in relation to that land.	Not applicable – the land is not zoned RU4 Primary Production Small Lots

Furthermore, subclause (4) of this clause states that before determining a development application for the subdivision of land to which this clause applies, the consent authority must consider the following—

Consideration	Council comment
(a) the existing uses and approved uses of other land in the vicinity of the subdivision	The existing use of the land is and has historically been, for the purpose of cropping, grazing and pasture. The surrounding land uses are of a similar nature as evident on aerial imagery, with a minimal

	number of dwellings, and low settlement density and pattern.
(b) whether or not the subdivision is likely to have a significant impact on land uses that are likely to be preferred and the predominant land uses in the vicinity of the development	The proposed boundary adjustment is not likely to negatively impact on the existing land uses within the immediate area, given proposed Lot 1 will remain the same size as the original lot (2 DP 1244151), and proposed Lot 2 does not have a dwelling entitlement, and practically, can only be used for farming purposes, in conjunction with the wider property that it is part of.
(c) whether or not the subdivision is likely to be incompatible with a use referred to in paragraph (a) or (b)	The boundary adjustment is not considered to adversely impact or create incompatibilities with the existing land uses or surrounding land uses within the RU1 rural setting, given the continued use of the land for agricultural purposes only.
(d) whether or not the subdivision is likely to be incompatible with a use on land in any adjoining zone	Given the nearest adjoining zone is some 9 km to the southwest and 8 km to the north of the site, no incompatibility with adjacent zones is anticipated.
(e) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c) or (d)	No measures have been proposed to avoid or minimise any incompatibility. As discussed above, the proposed boundary adjustment could be undertaken as exempt development, which would not require any mitigation measures.
(f) whether or not the subdivision is appropriate having regard to the natural and physical constraints affecting the land	The land on which the boundary adjustment is proposed is undulating, with contours across the site varying from 560 m to 520 m across existing Lot 292, and 560 m to 500 m across existing Lot 2. For a boundary adjustment, the topography would not have an impact on the proposed realignment of the boundaries in this instance.
(g) whether or not the subdivision is likely to have an adverse impact on the environmental values, heritage vistas or landscapes or agricultural viability of the land.	The proposed boundary adjustment will have no adverse impact on the environmental value, heritage vista or landscapes on the allotments associated with the boundary adjustment. Given the minor nature of the adjustment, and the fact that proposed Lot 2 does not benefit from a dwelling entitlement, the agricultural viability of the land is maintained. The lot will continue to form part of the wider agricultural holding, and the adjustment is not considered to result in fragmentation or land use conflict.

In conclusion, it should be noted that this clause only relates to the proposed subdivision itself (i.e. boundary adjustment and consolidation), and does not relate to the intended use of the land for a dwelling house, which is considered under separate provisions of the LEP. While support is expressed for the subdivision purely as a minor adjustment between two large farming enterprises, given its compliance with the provisions of this clause, and the fact that it would be permitted without consent in any event, this should not be interpreted as support for the erection of a dwelling on the significantly undersized 33.4 ha lot.

4.2A Erection of dwelling houses on land in certain rural and conservation zones

The erection of a dwelling on land zoned RU1 Primary Production is governed by this Clause, and in order to erect a dwelling on the land under this clause, the land must meet one of the following development standards:

Development standard	Compliance
(a) <i>is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or</i>	Does not comply – minimum lot size is 200 ha, and proposed Lot 2 is only 33.4 ha in area
(b) <i>is a lot created before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or</i>	Does not comply – proposed Lot 2 is intended to be created under the current LEP, and therefore is not a lot created before the LEP commenced.
(c) <i>is an existing holding, or</i>	Does not comply – subclause (6) of this clause, states that “ <i>land ceases to be an existing holding for the purposes of subclause (3)(c) if an application for development consent referred to in that subclause is not made in relation to that land within 12 months from the commencement of this Plan</i> ”. This provision therefore lapsed in July 2014. Furthermore, existing Lot 292 was not an existing holding in its own right, with holding defined as “ <i>all adjoining land, even if separated by a road or railway, held by the same person or persons</i> ”.
(ca) <i>is a lot created by a boundary adjustment in accordance with clause 4.2B and on which a dwelling house would have been permissible before the adjustment of the boundary, or</i>	Does not comply – whilst the development includes a proposed boundary adjustment in accordance with clause 4.2B as part of the overall proposal, existing Lot 292 (proposed Lot 2) does not have a dwelling entitlement.
(d) <i>would have been a lot or a holding referred to in paragraph (a), (b) or (c) had it not been affected by—</i> <i>(i) a minor realignment of its boundaries that did not create an additional lot, or</i> <i>(ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or</i> <i>(iii) a consolidation with an adjoining public road or public reserve or for another public purpose.</i>	Does not comply – existing Lot 292 (proposed Lot 2), does not have a dwelling entitlement under subclauses (a), (b) or (c) above.

The property does not meet any of the above dwelling entitlement provisions under the LEP. Accordingly, proposed Lot 2 does not have an assumed dwelling entitlement under this provision. The Applicant is therefore seeking an 83.3% variation to the 200 ha minimum lot size development standard, utilising clause 4.6 of the LEP (see discussion below), in order to erect a dwelling on the property.

It also needs to be noted that the objectives of this clause are:

(a) *to minimise unplanned rural residential development,*

(b) to enable the replacement of lawfully erected dwelling houses in rural and environment protection zones.

These objectives will be discussed in relation to the clause 4.6 variation below.

4.6 Exceptions to development standards

The objectives of this clause are to provide an appropriate degree of flexibility in applying certain development standards to particular development, and to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

This clause states that development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

On 1st November 2023, this clause was amended in all LEPs across the State, to simplify requirements and to make the clause easier to interpret. It also removed the requirement for Council to obtain the Planning Secretary's concurrence to clause 4.6 variations. In addition to this, the Department of Planning, Housing and Infrastructure also amended the *Guide to Varying Development Standards*. The new Guide provides a clearer pathway for both the Applicant and Council, in preparing and assessing applications to vary development standards, respectively. It also identifies the relevant case law, and relevant tests, established by the NSW Land and Environmental Court, to be considered.

In this instance, the Applicant seeks to utilise this clause of the LEP in order to erect a dwelling on proposed Lot 2, and an assessment of the application is as follows.

Determining authority

Full Council – the variation is greater than 10% and cannot be determined under delegated authority.

Development standard to be varied

Clause 4.2A (Erection of dwelling houses and dual occupancies on land in Zone RU1, RU4 or C3), specifically subclause (3)(a) "*is a lot that is at least the minimum lot size shown on the Lot Size Map*", which in this instance is 200 ha.

Objective of the development standard to be varied

- (a) to minimise unplanned rural residential development, and
- (b) to enable the replacement of lawfully erected dwelling houses and dual occupancies in certain rural and conservation zones.

NOTE: Objective (b) is not relevant to this application as it is not for the replacement of a lawfully erected dwelling.

Extent of the variation

83.3% variation – the minimum lot size for a dwelling on this land is 200 ha, and proposed Lot 2 is only 33.4 ha in area.

Applicant's justification that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case

The *Guide to Varying Development Standards*, identifies that the common way to establish whether compliance with the development standard is unreasonable or unnecessary is known as the '5-part test' or the 'Wehbe test' (from the case of *Wehbe v Pittwater Council* [2007] NSWLEC 827). The Applicant's justification as it relates to this test, is as follows, with comments provided in relation to that justification:

<i>TEST 1 – The objective of the standard (to minimise unplanned rural residential development) is achieved notwithstanding non-compliance with the standard</i>	
Applicant's justification	Council comments
The proposal is not rural-residential development, but is a residence in a rural setting	<p>The objective of the standard (to minimise unplanned rural residential development), aims to maintain rural character, preserve land for agriculture purposes, prevent the fragmentation of farming land and prevent <i>ad hoc</i> dwelling proliferation.</p> <p>The distinction the applicant attempts to draw between "rural-residential development" and a "residence in a rural setting" is semantic rather than substantive. A dwelling on a rural lot below the minimum lot size of 200 ha is, by nature, considered rural residential development, particularly when it contributes to the fragmentation of rural land. Whether it's called "a residence in a rural setting" or otherwise, it functions as a rural residential use.</p> <p>To satisfy this test, the applicant must show how the underlying objective is still being met. Simply stating it's "not rural-residential" does not address the objective, and does not demonstrate how the dwelling will avoid contributing to rural fragmentation and how it is consistent with broader strategic planning goals.</p>
The residence is required for the owners to live on site and actively manage agricultural operations and site rehabilitation works.	<p>The subject property comprises approximately 293 hectares and already contains an existing dwelling on the adjoining Lot 291, which is under the same ownership. This existing dwelling provides a clear opportunity for on-site management of the broader landholding. The application does not provide sufficient justification as to why this dwelling cannot continue to support the operational or land management needs of the property.</p> <p>The claim that a second dwelling (on a separate and significantly undersized lot) is required to facilitate agricultural or rehabilitation activities has not been substantiated. Furthermore, there is no reason for a dwelling in such close proximity to native vegetation. On the contrary, sound environmental planning principles discourage introducing new built form near sensitive areas, in order to preserve rural character and biodiversity values.</p>

<i>TEST 1 – The objective of the standard (to minimise unplanned rural residential development) is achieved notwithstanding non-compliance with the standard</i>	
Applicant's justification	Council comments
	<p>Even if a second dwelling were considered necessary for the wider 293 ha holding, it would remain inconsistent with the prevailing dwelling-to-land ratio in the locality (1 dwelling per 598 hectares). There are more appropriate and compliant planning pathways available to provide additional accommodation, such as a secondary dwelling, dual occupancy, or a rural workers dwelling. Alternatively, the landowner could consider consolidating allotments to meet the minimum 200-hectare lot size requirement, in line with the objectives of the LEP.</p> <p>Overall, the application does not demonstrate that the objective of the development standard (to minimise unplanned rural residential development) has been achieved.</p>
The allotment is currently part of a larger multi-generational family agricultural family holding. This is evidenced by the various owners operating as a single large holding. The erection of a dwelling on this allotment will not impede the ability to continue agricultural operations on the holding.	Planning controls apply regardless of ownership, and the LEP doesn't differentiate between family-run versus commercially run versus individually held land. Allowing a new dwelling on a substantially undersized lot, based on family history alone would set a dangerous precedent. Furthermore, the application still does not demonstrate that a functional need exists for the second dwelling and why the existing dwelling on Lot 291 cannot accommodate the required use. If the development is purely about the need for a second dwelling to manage the property, this can be accommodated by a number of alternate methods outlined above, without compromising the minimum lot size standard.
<p>The erection of the dwelling is proposed in an area that is suboptimal for agricultural activity. Whilst parts of the area has been used for cropping in the past, it is not well suited for modern agriculture. Furthermore, the location is on the least productive portion of the property where the soils are less fertile as is evidenced by the previous gravel borrow pit.</p> <p>In essence the area of the proposed dwelling is not used for productive agricultural purposes and if not actively</p>	<p>As outlined above and evident from historical aerial imagery, the area where the new dwelling and associated infrastructure are proposed has previously been used for agricultural purposes.</p> <p>The minimum lot size provision is intended not just to protect productive farmland, but also to prevent the spread of rural dwellings, maintain larger landholdings, and avoid the gradual fragmentation of the rural landscape. The proposal to erect a dwelling on the 33.4 ha lot, is inconsistent with the broader strategic intent of this planning control.</p> <p>While part of the proposed Lot 2 may have some constraints, much of it remains suitable for agriculture and has historically supported cropping. Allowing a dwelling on this lot, even on lower-quality land, would effectively fragment it from the larger 293-hectare property. This would reduce its contribution to overall</p>

<i>TEST 1 – The objective of the standard (to minimise unplanned rural residential development) is achieved notwithstanding non-compliance with the standard</i>	
Applicant's justification	Council comments
managed can give way to weed infestation, threatening not only surrounding cropping land but the regrowth, retention and restoration of native vegetation.	<p>rural productivity and limit its long-term potential for primary production, particularly if the lot is sold off separately. While the application states that the lot will remain part of a single farming unit, this cannot be guaranteed.</p> <p>Finally, the argument that a new dwelling is needed to manage an unproductive area at risk of weed infestation is not a valid planning justification. Weed control is a routine land management responsibility and can be addressed without adding another permanent residence, especially when the existing dwelling is located nearby on the same landholding. Introducing a new dwelling in this context is a disproportionate response and risks setting a precedent for residential development on lots that don't meet the strategic requirements set out in the LEP.</p>
The lot is an historic Parish allotment and therefore part of the planning for the Cullunga Parish as identified upon gazettal and suitable for separate ownership and the erection of a dwelling at that time.	As discussed above in relation to the aims of the LEP, the position put forward that Lot 292 is a historic parish lot that was suitable for a dwelling when it was created in 1888, is not a valid justification, as it does not recognise changing planning standards.
The 200 ha minimum across the rural areas of the former Cootamundra Shire Council is in direct contrast to the 40 ha minimum in the former Gundagai Shire Council area of the now regional Council. The lack of individual land capability assessment, topography and location considerations creates essentially a one size fits all. In recent time it has been proven that this approach does not allow for flexibility, unique site characteristics or niche agricultural opportunities. It does not take account of the necessity for diversity in farming enterprises, changes in techniques, technologies, niche production or changing climate. The larger corporate	<p>The application has raised concerns regarding the application of a 200 ha minimum lot size across the rural areas of the former Cootamundra Shire Council, particularly in contrast to the 40 ha minimum in the former Gundagai Shire. While this may be a relevant matter in the context of broader strategic planning or LEP review, it is not a valid basis for varying the development standard under Clause 4.6 of the LEP.</p> <p>Clause 4.6 requires that the objectives of the standard be met, notwithstanding non-compliance, not that the standard itself be reconsidered or replaced, and not where the Applicant simply disagrees with the standard.</p> <p>The existence of different planning controls in former LGAs reflects historic zoning frameworks and regional strategic planning processes, and does not provide site-specific merit for a variation.</p> <p>The argument also references the need for flexible lot sizes to accommodate niche agricultural practices, new technologies, and climate-responsive farming. While these are broadly relevant considerations in rural land use planning, the applicant has not demonstrated how</p>

<i>TEST 1 – The objective of the standard (to minimise unplanned rural residential development) is achieved notwithstanding non-compliance with the standard</i>	
Applicant's justification	Council comments
<p>farming model upon which the current minimum lot size is based is outdated in today's farming community where looking after the land, restoring natural processes and coexisting with the natural environment is a prime focus</p>	<p>the proposed dwelling would directly enable or support such outcomes. No specific land use proposal has been submitted, nor has any operational need for the dwelling in relation to such activities been provided. Without such evidence, the argument remains conceptual and does not demonstrate compliance with the objectives of the development standard.</p> <p>The application must be assessed against the planning framework as it currently stands, and in this instance, it is considered that insufficient justification has been provided to warrant an 83.3% departure from the 200 ha minimum lot size standard.</p>

<i>TEST 2 – The underlying objective or purpose of the standard (to minimise unplanned rural residential development) is not relevant to the development and therefore compliance is unnecessary</i>	
Applicant's justification	Council comments
<p>The minimum lot size for the erection of a dwelling is 200ha. This is based upon the philosophy of the Department of Primary Industries (at the time) that this was the area required to operate an economically viable agricultural enterprise in rural NSW. This thinking is over a decade old and did not take account of various land capability characteristics across the local government by the implementation of a one size fits all mentality.</p>	<p>This statement does not demonstrate why the objective of the standard is <u>not relevant</u> to the proposed development.</p> <p>This test is only relevant where the objective of the standard has no logical or practical bearing on the proposed development. In this case, the objective is to minimise unplanned rural residential development, and is directly relevant to the current proposal, which seeks consent for a dwelling on a lot significantly below the minimum size. The dwelling represents the type of development the standard explicitly seeks to manage and contain. As such, the objective cannot be considered irrelevant to the proposed development.</p> <p>Furthermore, the basis or origin of the 200 ha minimum is not a valid ground for a clause 4.6 variation, and does not demonstrate why the objective is irrelevant. Instead, this is a matter for a strategic planning review. This test requires the application to demonstrate why the objectives of the development standard is not relevant in this case, not claim that the standard itself is flawed. In this case, it has not be demonstrated that objective is irrelevant.</p>
<p>The 200 ha minimum is also inconsistent with the minimum lot size for dwellings in rural areas in adjoining local government areas, many of which have</p>	<p>A review of the minimum lot sizes for the RU1 zones in the LEPs of the adjacent LGAs, demonstrates many of the LGAs have similar minimum lot sizes as follows:</p> <ul style="list-style-type: none"> ▪ Tumut LEP – 30 ha, 80 ha and 150 ha, ▪ Tumbarumba LEP – 40 ha and 160 ha, ▪ Wagga LEP – 40 ha, 80 ha and 200 ha, ▪ Junee LEP – 100 ha,

TEST 2 – The underlying objective or purpose of the standard (to minimise unplanned rural residential development) is not relevant to the development and therefore compliance is unnecessary	
Applicant's justification	Council comments
retained much smaller minimum.	<ul style="list-style-type: none"> ▪ Temora LEP – 40 ha, ▪ Hilltops LEP – 40 ha and 170 ha ▪ Yass LEP – 10 ha, 20 ha, 30 ha and 40 ha. <p>It is also important to understand that planning controls, including minimum lot sizes, are developed at the local government level and reflect the specific strategic planning context, land capability, zoning history, and settlement patterns of each LGA. The existence of different minimum lot sizes in neighbouring Councils is not uncommon, and does not render the current standard under the CLEP inappropriate or <u>not relevant</u>.</p> <p>Furthermore, the existence of different standards in other LGAs does not demonstrate that the objective of the 200 ha standard (to minimise unplanned rural residential development) is irrelevant to the proposed development. In this case, the proposal is for a dwelling on a 33.4 ha lot, which is significantly below the minimum and clearly contributes to the kind of development the standard is designed to control. As such, the objective remains highly relevant and applicable.</p> <p>Broader consistency with neighbouring LGAs is a matter for strategic planning review, not development assessment under clause 4.6. The application must be assessed on its merits within the framework of the current LEP, and the applicant has not demonstrated that the objective of the standard is irrelevant or that compliance is unnecessary.</p>
The application of a single large lot size is also contrary to the current rationale of agricultural experts. Organisations such as "Farm it Forward" recognise the need to attract and retain younger farmers to ensure ongoing viability of agriculture sector. The average age of a farmer in NSW is 59 years and it is important to encourage younger farmers and their families to settle in rural areas. This ensures the retention of skills, community cohesion, including schools	<p>Whilst attracting and retaining younger farmers to ensure ongoing viability of the agricultural sector may be an important strategic planning considerations in the broader rural policy context, it does not justify a variation to the minimum lot size, and it does not demonstrate why the objective of the standard is <u>not relevant</u>.</p> <p>In this case, the relevant objective is clearly relevant, as the proposal seeks a second dwelling on a 33.4 ha lot, which is significantly below the 200 ha threshold. Furthermore, the applicant has not demonstrated that the proposed development will directly contribute to attracting or retaining a younger farming demographic, nor have they provided evidence of a specific agricultural enterprise requiring the dwelling. As such, the argument is speculative and does not provide</p>

<i>TEST 2 – The underlying objective or purpose of the standard (to minimise unplanned rural residential development) is not relevant to the development and therefore compliance is unnecessary</i>	
Applicant's justification	Council comments
and sporting facilities as well as economic viability.	sufficient planning justification to vary the development standard
It is possible to achieve niche agricultural enterprises on allotment sizes much smaller than the 200ha as contained with the Cootamundra Local Environmental Plan 2013 without impacting upon adjoining broader acre cropping or free range grazing. Given that a rural land study was not undertaken to support the creation of the minimum lot size, rather it was one accepted by the Council when proposed by the department governing rural and agricultural industries at the time it can be argued that the lot size is outdated and the principles upon which it is based have not kept pace with the advances in technology in farming enterprises nor the changing demographic of the farming community.	<p>As stated above, this argument is not accepted as a valid clause 4.6 justification. The basis of the 200 ha minimum standard does not negate its lawful application under the LEP, nor does it render the objective of the standard irrelevant. As detailed repeatedly above, this Test requires a demonstration that the objectives of the development standard <u>is not relevant</u> to the proposed development, and in this case, the objective of the minimum lot size provision is directly relevant, as the proposal involves the establishment of a second dwelling on a 33 ha lot, significantly below the minimum.</p> <p>The claim that the standard was not supported by a rural land study, is not a valid argument. While a rural land study may not have accompanied the introduction of the 200 ha minimum, it was based on advice from the Department of Primary Industries, and the absence of such a study does not justify non-compliance now. In addition, the application has not provided any evidence to demonstrate that the existing standard of 200 ha is in fact inappropriate or unjustified.</p> <p>If the application argues that a rural land study is needed to show the 200 ha minimum is inappropriate for managing unplanned rural residential development, then by the same logic, a rural land study would also be needed to demonstrate that 33.4 hectares is a suitable alternative. It is highly doubtful that this would be proven to be the case.</p> <p>In this context, the application does not demonstrate that the standard's objective is <u>not relevant</u> to the proposal.</p>
A large lot size favours corporate farming over family farming and can be argued favours profit over care of the land. The site of the proposed dwelling is held as a family holding, which does not give security to the proponents when investing significant money to live on the farm. The ability to live on farm enables a more targeted	This is not a valid planning argument for varying the development standard and does not demonstrate how the standard is <u>not relevant</u> to the proposal. The minimum lot size standard is not based on ownership structure or management choice, but is intended to maintain the agricultural integrity of the rural zone and to minimise the spread of rural residential development, which can lead to land fragmentation, conflict with primary production, and gradual shifts in the function and character of rural areas.

TEST 2 – The underlying objective or purpose of the standard (to minimise unplanned rural residential development) is *not relevant* to the development and therefore compliance is unnecessary

Applicant's justification	Council comments
approach to rehabilitation, enabling active management, weed and feral animal control. Furthermore, it allows for active management of the vegetation to ensure survival in dry times to further enhance the visual landscape, floral and faunal biodiversity.	<p>The proposed second dwelling on a 33.4 ha lot directly relevant to the development standard, irrespective of whether the land is held corporately or by a family. Allowing dwellings on undersized lots undermines the intent of the zone and erodes the strategic direction of rural planning in the region, regardless of who owns the land or how well it may be cared for.</p> <p>The issue about effective weed and pest control, vegetation management, and land rehabilitation has been discussed multiple times previously, and it is reiterated that it does not provide sufficient justification, to vary the development standard. As such, this justification fails to demonstrate that the objective of the standard is irrelevant.</p>
There is a fear amongst some regulators that a smaller allotment size for a dwelling, even by the flexible application of Clause 4.6 will lead to a flood of applications that will decimate the rural landscape and economic viability of prime agricultural holdings. However, this hasn't proved to be the case with very few applications being presented to Council for exceptions to the minimum lot size for the erection of a dwelling under this Clause.	<p>While it is noted that few applications have been submitted under Clause 4.6 to vary the minimum lot size for dwellings, this does not in itself justify a departure from the standard. The low volume may simply reflect the fact that Clause 4.6 is not widely known or well understood by landholders, and preparing a compliant variation requires a higher level of justification, effort, and planning expertise than many applicants are willing or able to invest. This doesn't indicate that the planning risk is low, only that the mechanism is complex and underutilised.</p> <p>Importantly, each variation that is approved, particularly where the lot is significantly below the minimum, risks undermining the integrity of the LEP and creating an uneven policy environment. Over time, even isolated approvals can contribute to cumulative impacts such as land fragmentation, land use conflict, and loss of rural character. Clause 4.6 is intended to be applied sparingly, in truly exceptional cases, and not used as a routine workaround for clear and deliberate zoning controls, and not just for personal circumstances.</p> <p>Accordingly, the argument does not demonstrate that the objectives of the minimum lot size standard are irrelevant.</p>

TEST 3 – The underlying objective or purpose (to minimise unplanned rural residential development) would be defeated or thwarted if compliance was required

Applicant's justification	Council comments
The test was not specifically addressed by the Applicant	Whilst this test was not addressed in the application, it is important to note, that requiring compliance with the

TEST 3 – The underlying objective or purpose (to minimise unplanned rural residential development) would be defeated or thwarted if compliance was required

Applicant's justification	Council comments
	<p>200 ha minimum lot size standard would not defeat the purpose of the standard, but in fact would uphold it.</p> <p>Requiring compliance with the standard, by not permitting a dwelling on a 33.4 ha lot, ensures that residential development is directed to lots of sufficient size and suitability, consistent with the zone's planning intent. It also prevents the progressive dilution of the standard through <i>ad hoc</i> variations, which if repeated, would ultimately undermine the effectiveness of the LEP's rural land use controls.</p> <p>Accordingly, compliance with the development standard in this case directly supports, rather than frustrates, its purpose.</p>

TEST 4 – The development standard (to minimise unplanned rural residential development) has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard

Applicant's justification	Council comments
The test was not specifically addressed by the Applicant	Whilst this test was not addressed in the application, it is important to note, that the standard has not been abandoned or destroyed by Council, though previous decisions, of which there are very few.

TEST 5 – The zoning of particular land was unreasonable or inappropriate so that a development standard appropriate for that zoning (to minimise unplanned rural residential development) was also unreasonable or unnecessary as it applied to that land, and that compliance with the standard in that case would also be unreasonable or unnecessary

Applicant's justification	Council comments
<p>The Applicant has interpreted this test to mean "The compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land".</p> <p>In support of this revised test, the application identifies the same arguments that it has throughout the submission, summarised as follows:</p> <ul style="list-style-type: none"> ▪ The proposed dwelling site contains biodiversity areas targeted for rehabilitation. ▪ The lot is unsuitable for broadacre farming due to poor soils, biodiversity, and access constraints but is suited to 	<p>The Applicant has reframed this test to argue that compliance with the development standard is unreasonable due to the current use and environmental character of the land. However, this rewording does not reflect the actual meaning or legal threshold of the test.</p> <p><i>Prima facie</i>, this test firstly considers whether the zoning of the land is unreasonable or inappropriate. If it can be proven that the zoning is inappropriate, then the next consideration is whether the development standards arising from that zoning is also inappropriate or unnecessary. It is relevant only where it is clear that the zoning is wrong, for example, rural zoning</p>

TEST 5 – The zoning of particular land was unreasonable or inappropriate so that a development standard appropriate for that zoning (to minimise unplanned rural residential development) was also unreasonable or unnecessary as it applied to that land, and that compliance with the standard in that case would also be unreasonable or unnecessary

Applicant's justification	Council comments
<p>niche agriculture requiring on-site management.</p> <ul style="list-style-type: none"> ▪ The existing family dwelling is on a 16 ha lot and is unsuitable for permanent residence by the next generation. ▪ The proposal supports farm succession and intergenerational ownership within a family farming operation. ▪ Agritourism is proposed to enhance sustainability and add value through land stewardship and direct consumer engagement. ▪ The dwelling site is agriculturally poor but environmentally valuable for vegetation restoration and biodiversity. 	<p>applied to land that is clearly urban in nature, etc.</p> <p>In this case, the subject land is zoned RU1 Primary Production and forms part of a large, consolidated rural holding. The zoning is consistent with the site's broader land use context and the strategic intent of the LEP. There is no evidence to suggest the zoning is inappropriate, nor that the development standard should not apply to this land.</p> <p>The justification put forward, does not demonstrate that the RU1 Primary Production zoning is inappropriate. The matters raised, are not indicators of zoning error. Instead, they relate to preferred land use outcomes. The land remains consistent with the objectives of the RU1 zone and the application of the 200 ha minimum lot size is appropriate in that context.</p>

Applicant's justification that there are sufficient environmental planning grounds to justify contravening the development standard

The *Guide to Varying Development Standards*, identifies that the term 'environmental planning grounds', while not defined in the EP&A Act or the Standard Instrument – Principal Local Environmental Plan, refer to grounds that relate to the subject matter, scope and purpose of the EP&A Act, including the objects in section 1.3 of the EP&A Act. The scope of environmental planning grounds is wide as exemplified by the court decisions in this area.

Sufficient environmental planning grounds need to be established by the facts of the request. The request must justify the contravention of the development standard, not simply promote the benefits of the development. The grounds must:

- be sufficient to justify the contravention,
- focus on the aspect of the development that contravenes the development standard, not the development as a whole.

Furthermore, avoiding adverse impacts may constitute sufficient environmental planning grounds as it promotes 'good design and amenity of the built environment' – one of the objects of the EP&A Act. However, the lack of impact must be specific to the non-compliance to justify the breach.

The Applicant has chosen to rely on localised physical attributes, management intentions, and proposed land use outcomes, rather than explicitly demonstrating how the proposal aligns with the broader strategic planning objectives or statutory purposes of the Act. This is acceptable,

provided the submission demonstrates that there are sufficient environmental planning grounds to justify contravening the development standard. A summary of the Applicant's justification, is as follows, with comments provided in relation to that justification.

Applicant's justification	Council comments
As the allotment is an already undersized allotment that will not decrease or increase in size	<p>The statement that the land is already undersized is a fact rather than a planning justification, and does not demonstrate that there are sufficient environmental planning grounds to justify contravening the minimum lot size development standard.</p> <p>As stated previously, the justification based on historic lot creation and existing lot size does not recognise that planning frameworks are designed to evolve in response to current land use and strategic outcomes. Supporting a dwelling on a lot that falls well below the current 200 ha minimum would undermine efforts to limit rural land fragmentation, protect landscape function, and preserve the integrity of resource lands, while also setting a precedent for further ad hoc development inconsistent with long-term environmental and land use planning goals</p>
<p>The proposal consolidates and protects an area of mapped terrestrial biodiversity spread across two allotments.</p> <p>The proposal enhances the protection of biodiversity and native vegetation.</p>	If biodiversity management was a priority, and there was a legitimate need to have the existing vegetation on a single lot, this can occur without consent as a boundary adjustment, and without the need to introduce new residential development contrary to planning controls. In fact the introduction of a dwelling into the very area deemed as in need of protection, conservation and rehabilitation, seems at odds with the stated aims of the development.
<p>The dwelling is to be situated in an area that is least suitable, due to topography, vegetation and soil qualities, for agricultural production.</p> <p>The proposal makes use of otherwise non-productive portion of the site.</p>	While siting the dwelling on land of lesser agricultural value may be preferable from a land use perspective, this reasoning is not sufficient environmental planning grounds to justify an 83.3% breach of the minimum lot size standard. As stated, the justification must relate specifically to the contravention of the development standard, not merely to the merits of the development itself. Furthermore, historical aerial imagery shows the site has been used for agricultural purposes over the years.
Promotes active agricultural production, soil and weed management.	This does not demonstrate how allowing a dwelling on a 33.4 ha is sufficient environmental planning grounds for contravening the 200 ha minimum. As stated previously, the application does not demonstrate why the dwelling is needed to support both agricultural production and broader land management activities, such as weed management, especially when there is an existing dwelling on the property, located in close proximity to the proposed dwelling. If additional accommodation is genuinely needed to support farming operations, more strategic and compliant options exist,

Applicant's justification	Council comments
	such as locating it on the same lot or consolidating land to meet the minimum lot size.
The proposal does not increase fragmentation nor land use conflict.	<p>The statement has been debated at length above, and is not agreed with particularly in terms of fragmentation. The development risks contributing to fragmentation of rural land, which is contrary to the intent of the 200 ha minimum lot size. Allowing a dwelling would formalise its separation from the broader farm and reduce its agricultural potential over time. Fragmentation not only threatens the long-term viability of agriculture but also creates pressure for further <i>ad hoc</i> development across similarly sized lots.</p> <p>Finally, it does not in itself constitute a sufficient environmental planning grounds for varying the minimum lot size.</p>
The proven ability and willingness of the owners to undertake substantive native vegetation conservation and rehabilitation works actively seeks to meet objective six of the RU1 Primary Production Zone. The erection of a dwelling on the undersized allotment is a necessary precursor to undertake these activities	As repeatedly stated the application fails to demonstrate why <i>"the erection of a dwelling on the undersized allotment is a necessary precursor to undertake these activities"</i> , and this claim is rejected.
The proposal is required to allow the transfer of ownership of the allotment as part of succession planning and for the erection of a dwelling to allow onsite management of the continued farming activities.	As stated previously, succession planning is an operational matter that does not justify contravening the minimum lot size development standard. Furthermore, it does not constitute sufficient environmental planning grounds. The 200 ha minimum lot size exists to prevent unplanned rural residential development, and in turn prevent land fragmentation, protect agricultural land, and maintain the rural landscape. Allowing a dwelling on a 33.4 ha lot undermines these objectives, regardless of family arrangements, and sets a precedent for further <i>ad hoc</i> development. Planning decisions must be based on land use and zoning, and not on personal circumstances or future intentions.
The proposed house development is also intended to allow for the applicant to diversity into on farm agritourism and niche farming practices.	As stated previously, no detailed evidence is provided to demonstrate what proposed agritourism and niche farming practices are proposed, and how these uses would rely on the presence of a dwelling on this specific allotment, or why the current dwelling would not support these uses.

Council summary

The Applicants written request seeking a clause 4.6 variation to the development standard to allow a dwelling to be erected under the 200ha minimum lot size, has been thoroughly considered. Based on the SEE and 4.6 variation statement, it is considered that the application has failed to satisfy Council that the variation is appropriate. Further, the justification for succession planning, unsuitable agricultural land and rehabilitation of terrestrial biodiversity fails to demonstrate that compliance with the development standards are unreasonable, and sufficient environment planning grounds have not been identified within the written request.

As per subclause (3) of clause 4.6, development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that the development standard is unreasonable or unnecessary in the circumstances, and there are sufficient environmental planning grounds to justify the contravention of the development standard. It is not considered that this has been done. these matters which Council is not satisfied clause (3) has been appropriately or adequately addressed to support the contravention.

5.10 Heritage conservation

There are no heritage items on-site, and the site is not located in an HCA. A search of an AHIMS database, found that no Aboriginal sites are recorded within 50 metres of the site, and no Aboriginal places have been declared within 50 metres the site. Therefore, no further assessment is required in this instance.

5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or environment protection zones concerned, particularly between residential land uses and other rural land uses. This clause applies to land in the RU1 Primary Production zone, and therefore consideration of this clause is required in this instance. A consent authority must take into account the following matters in determining whether to grant development consent, and therefore the following matters have been considered:

- (a) *the existing uses and approved uses of land in the vicinity of the development,*
Predominantly, the existing and approved uses in the immediate area, are large farming properties, generally involving cropping and grazing, with a dwelling density of 1 dwelling per 598 ha.
- (b) *whether or not the development is likely to have a significant impact on land uses that in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,*
The proposed boundary adjustment and consolidation, in Councils opinion, would not have significant impacts on the current use of the land, rather, it could be carried out as an exempt boundary adjustment under Subdivision 38 of the Code SEPP 2008. The boundary adjustment is not likely to impact on the current agricultural use of the land, nor impact on future agricultural uses.

However, as discussed at length throughout this report, it is considered that the erection of a dwelling house would be detrimental to the preferred and predominant rural land uses in the area.

- (c) *whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),*

The erection of a dwelling on a significantly undersized lot is considered incompatible with the existing uses, due to the fragmentation of productive rural land, and undermining of the planning objectives intended to protect agricultural land.

- (d) *any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).*

The application proposed additional vegetative plantings long the boundaries to minimise impacts from dust, smoke and chemical spray, but seeks to rely on good neighbours and communication, to manage other impacts such as noise.

5.21 Flood planning

The site is not located in the flood planning area.

6.1 Earthworks

The application states that “earthworks will be required for the placement of footings for the construction of the dwelling. Some minor grading will also be required for the provision of a compliant access to the dwelling site to ensure safe access and egress of emergency and personal vehicles”.

In addition to the dwelling and access track, additional earthworks will be associated with the effluent disposal system, and assumedly works around the curtilage of the dwelling, to create a usable outdoor area/yard. Whilst the earthworks associated with the dwelling will be minimal, due to the relatively level nature of that part of the site, there will be a greater impact from constructing the access track, as it is on an incline, and with the effluent disposal system. This clause requires Council to consider a number of matters, discussed as follows.

The earthworks will likely have a minimal detrimental effect on drainage patterns and soil stability in the locality of the development. All earthworks will impact on the likely future use of the land, as the dwelling, effluent disposal system and part of the new access track is located on land that has a history of being farmed. It is not expected that the quality of the soil for building purposes is inappropriate, and it is not expected that any significant amount of fill will be required to be imported to the site. The earthworks themselves are unlikely to impact the amenity of adjoining properties, and the AHIMS search reveals that the likelihood of disturbing relics is low. The earthworks are remote from any watercourse, such that no impacts is expected. However, much of the access track is proposed to be constructed through the area mapped as terrestrial biodiversity, and as per the application, the overarching intent of the application, is to “conserve and rehabilitate the native vegetation”. Both the construction of the house and access through this area, seems counterintuitive to the stated aim.

6.3 Terrestrial biodiversity

This clause applies to land that is identified as biodiversity land on the Terrestrial Biodiversity Map, and the site is mapped as being affected (see Figure 14 above). This includes the location of the dwelling and parts of the access track, and accordingly this clause applies. Throughout the application it has stated that the proposed dwelling would allow for the owners to occupy the lot

and provide active on-site rehabilitation of the existing native biodiversity. Council have been unable to find justification in this claim, and do not consider the necessity of a dwelling to conserve vegetation, and particularly to site the dwelling and access track in the mapped area.

Under this Clause, Council must consider whether the development is likely to have adverse impacts on the condition, ecological value and significance of flora and fauna on the subject land, and any potential to fragment or disturb the existing biodiversity structure present. The SEE states that *“the access way has been designed to avoid the removal of any trees. Similarly, the house site has been selected to ensure that no trees are impacted or to be removed”*. When considering the proposed development, the protection and management of native vegetation should be carefully considered, and the erection of a dwelling and associated infrastructure, and possible future ancillary residential structures such as sheds, pools, etc, will likely contribute to further degradation and fragmentation of native biodiversity.

Council, as noted within the report above, provided alternative permissible options for obtaining consent for the erection of additional residential developments on Lot 291 (to the south), without the necessity for a 83.3% clause 4.6 variation which has not provided sufficient grounds for contravening the development standards of the LEP. The development as a whole has the potential to impact on the existing native vegetation in the long term.

6.4 Groundwater vulnerability

This clause applies to land that is identified as groundwater vulnerable on the *Groundwater Vulnerability Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.5 Riparian land and watercourses

This clause applies to land that is identified as a watercourse on the *Watercourses Map*, or is within 40 metres of a mapped watercourse, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.6 Salinity

This clause applies to land identified as dryland salinity on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.7 Highly erodible soils

This clause applies to land identified as high soil erodibility on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.8 Airspace operations

This clause applies to developments that penetrate the Limitation or Operations Surface of the Cootamundra Airport. Works carried out on the site will not project into the Airport airspace.

6.9 Essential Services

This clause only applies to land that is zoned RU4 Primary Production Small Lots, and R5 Large Lot Residential, and therefore does not apply in this instance.

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

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

Local Environmental Plan (LEP)

There are no draft LEP's which apply to this land under the CLEP 2013.

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

The Cootamundra Development Control Plan (CDCP) applies to that part of the land that is located in the CGRC LGA, and the provisions are discussed as follows:

Chapter 4 – Subdivision – the following performance criteria (PC) and acceptable solution (AS) provisions apply to a subdivision in the RU1 zone - 4.1 Rural Subdivision.

General Requirements

1. *All subdivision requires development consent from Council in accordance with the requirements of Clause 2.6 of the LEP unless it is exempt or complying development (see notes below).*
Comment: Noted. As Council have indicated within this report, the proposed boundary adjustment would meet the provisions of exempt development under the Code SEPP.
2. *The minimum site area requirements for different areas of the Shire are indicated on the Lot Size Maps of the LEP.*
Comment: Noted. Whilst the subdivision (boundary adjustment and consolidation) does not meet the minimum lots size, it is permissible both as exempt development and in accordance with clause 4.2B of the LEP.
3. *The Lot Size Maps of the LEP do not apply to all areas; for example, the business and industrial areas of Cootamundra. However, requirements for these types of subdivision are specified in Chapter 3 of the DCP.*
Comment: Noted.
4. *Additional subdivision requirements for the RU1 Primary Production; and RU4 Primary Production Small Lots for the purpose of primary production are provided in Clause 4.2 of the LEP.*
Comment: Noted. The proposed development is not utilising the provisions of Section 4.2 of the LEP in this instance.
5. *Battle axe allotments will not be permitted in the RU4 Primary Production Small Lots land use zone.*
Comment: The development will result in a battle handle arrangement for proposed Lot 2, but this is not a deliberate act contravening this requirements, but is as a result of consolidating the closed road, into the two (2) new lots.
6. *A "battle axe allotment" means an allotment at the rear of a subdivision where vehicular access is provided by an access corridor, access way, right-of-carriageway or the like.*

Comment: Noted.

7. *Rights of carriageway will not be permitted as acceptable access to new allotments in any zone unless the applicant can demonstrate exceptional circumstances*

Comment: Non-compliant - The proposed development includes the establishment of a right of carriageway through the adjoining Lot 291 to the south. No justification has been made to support a variation to this requirement, however, given that the subdivision could be undertaken as exempt development, and the creation of a right of carriageway could be undertaken without consent, the variation is not considered to result in significant adverse planning impacts.

Performance criteria (PC) and acceptable solutions (AS)

PC All new lots have legal and practical access to a dedicated public road.

- AS** *Each allotment created has legal access to a public road either through direct frontage, or by consolidation with an existing allotment that has public road access;*
- AS** *Battle axe allotments will not be permitted in the RU4 Primary Production Small Lots land use zone*
- AS** *Rights of carriageway will not be permitted as acceptable access to new allotments in any zone unless the applicant can demonstrate exceptional circumstances.*
- AS** *Where lots created have a dwelling entitlement, access is provided to a non-classified road where possible, and in accordance with Council's Engineering Subdivision and Development guidelines*
- AS** *Where access to a classified road is necessary, this is to be provided in accordance with RMS standards for access to a rural dwelling*

Proposed Lot 1 does have direct frontage and existing access to Harris Lane, which is satisfactory and will not change as a result of the subdivision, and satisfies both the performance criteria and acceptable solutions.

However, proposed Lot 2 is largely non-compliant with the acceptable solutions. Following the boundary adjustment and consolidation, proposed Lot 2 will have direct frontage to Ingolds Lane, but it is not intended to access the lot from this point, as the application states that *"it is not situated in a location that facilitates sustainable access"*. The application also states that *"due to succession planning title transfer it is not possible to consolidate Lot 291 and Lot 292 to provide road frontage"*. Instead, it is proposed to utilise the existing access into Lot 291 and provide a right of carriageway across the lot to benefit proposed Lot 2.

Whilst this arrangement is contrary to the acceptable solutions and general requirements (e.g no right of carriageways), this variation is considered acceptable, as:

- the subdivision is being undertaken in accordance with clause 4.2B of the LEP, on the proviso that *"the subdivision will not result in (b) an increase in the number of ... dwelling houses that may be erected on, any of the lots"*, noting Proposed Lot 2 will not have a dwelling entitlement, and
- the subdivision could be undertaken as exempt development, and the creation of a right of carriageway could be undertaken without consent.

PC All new lots with a dwelling entitlement are provided with appropriate services.

- AS** *Electricity, water sewer and telecommunications are available and provided to the new lots.*

AS *Where reticulated water is not available, a water storage tank with a minimum capacity of 60, 000 L is provided on each allotment and of that, water storage with a minimum capacity of 20, 000 L is provided for fire fighting purposes with a 40mm Storz water coupling suitable for connection to the local fire brigade water tanker.*

Proposed Lot 1 complies with this requirements, as the existing dwelling on the lot is adequately serviced.

Proposed Lot 2 does not have a dwelling entitlement, and therefore compliance with these provisions is not required. It is acknowledged that the application also proposes to erect a dwelling on this lot, but servicing is considered elsewhere in the report in relation to the proposed dwelling.

PC *The subdivision of land with dwelling entitlements provides building envelopes that are constraint-free building envelopes*

AS *Bushfire prone land, flood prone land, slope are identified and considered and appropriate building envelopes are identified on the development application plans*

Not applicable – the lot does not have a dwelling entitlement and a building envelopment is not proposed, however, these issues will be considered elsewhere in the report in relation to the proposed dwelling.

PC *The development provides a means of funding local infrastructure and services required as a result of the subdivision*

AS *Payment of any Section 94 or Section 94A contributions applicable to the development*

There are no 7.11 or 7.12 contribution plans in force that apply to the subdivision of rural land.

PC *The subdivision provides safe and appropriate vehicle access for residents*

AS *Standard of construction for roads built and roads fronted or other road network facilities are provided as part of the development application, such standards to incorporate:*

- *A 2 coat bitumen sealed standard with a 20 metre wide road reserve, 8 metre road formation width and 7 metre seal width. The road pavement is to be designed to meet the requirements of the Austroads design guidelines with a minimum gravel pavement thickness of 250mm.*

AS *Subdivisions exceeding 25 lots have their main subdivision service road connect to the existing road network in a least two locations.*

The subdivision does not comply with the requirement in relation to Harris Lane or Ingolds Lane in terms of width or seal. However, this is considered acceptable, as the proposed Lot 2 does not have a dwelling entitlement, and the subdivision could be carried out as an exempt development, and would not have to satisfy these requirements.

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

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

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

Council has considered the following matters as prescribed by Regulations:

Section 61 (Additional matters for consideration): -

- no demolition is proposed.
- the development is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act,
- the development is not located within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle (to which the Dark Sky Planning Guideline applies),
- the development does not pertain to a manor house or multi dwelling housing (terraces),
- the development is not land to which the Penrith LEP applies to.

Section 62 (Consideration of fire safety)

- the development is not for a change of building use for an existing building.

Section 63 (Considerations for erection of temporary structures)

- the development is not for a temporary structure.

Section 64 (Consent authority may require upgrade of buildings)

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

Section 65 (Special provision relating to Sydney Opera House)

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

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

Context and Setting:

The existing context and setting is rural agricultural land which is comprised predominately of grazing and cropping. The existing character and amenity have minimal impact from the built form through limited buildings, structures and lack of intensive developments. The local context has been discussed at length throughout this assessment and it has been found that the site and surrounds are predominantly used for agricultural purposes, and the proposed erection of a dwelling house does not support the continuance of the operations within the site context.

Access, Transport and Traffic:

The proposed subdivision will generate no additional vehicle movements or traffic as no additional dwelling entitlements created, and the land will continue to be used in conjunction with the rest of the property in the holding. However, if a dwelling is erected on proposed Lot 2, additional traffic will be generated, but the additional traffic is unlikely to have a negative impact on the existing road system.

Public Domain:

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

Utilities:

All necessary services are available to proposed Lot 1, which contains the existing dwelling. In relation to proposed Lot 2, existing overhead powerlines pass through the battleaxe handle of the lot, close to Ingolds lane. This could be extended (at the developers cost) to supply the proposed

dwelling, however, the application indicates that the dwelling will be off-grid, and is proposing to install a roof mounted PV solar system (capacity to generate at least 8 peak kilowatts of electricity). Effluent disposal is proposed to be onsite, and the system will be located a sufficient distance from the lot boundaries. Water supply will be from a 100,000 litre rainwater tank, configured to capture the stormwater runoff from the roof of the dwelling.

Heritage:

As discussed above, there are no known European or Indigenous heritage items on the site, and accordingly, it is not considered that the development would have any impact in terms of historic, scientific, social, aesthetic, anthropological, cultural, spiritual or archaeological significance.

Other Land Resources:

As discussed at length above, it is considered that if approval is granted for the erection of a dwelling on what is a significantly undersized parcel of land, that it will result in fragmentation of the land, a reduction in the viability of broader land management practice, and meaningful agricultural use on its own, especially if it begins to behave more like a rural-residential lot rather than a productive agricultural parcel. This, and the potential cumulative impacts of other similar developments, will have an adverse impact on land resources.

Water:

Stormwater from the roof of the dwelling will be captured and stored in an onsite watertank, and will be reticulated back to the dwelling as the primary water supply. It is not expected that there will be any adverse impact on groundwater, drainage flows or water quality, given the setback of the dwelling to the nearest watercourses (400 metres) and the likely depth of the groundwater in the area (the bore on the property shows a water bearing zone at 12 metres, and the site of the bore is some 50 metres lower than the proposed dwelling).

Soil:

The development would likely have minimal impact on soil conservation in terms of – soil quality or instability, management of soil and soil erosion, and contamination from acid sulphate soils. The proposed access track is predominantly on a slope, and would need careful design and construction so that erosion and scouring of the land does not occur as a result of increase runoff and changes to the landform. It is noted that the subject site is located within an area mapped as Medium Naturally Occurring Asbestos across the entirety of the lots subject to this development application, and conditions relating to this would need to be imposed, if approval was granted.

Air and Microclimate:

The development will not affect air quality and microclimatic conditions in terms of existing air quality or pollution, as there will be no long-term emissions of dust, particulates, odours, fumes, gases or pollutants. The dwelling does have the potential to be impacted by the farming activities on the adjacent land, as discussed previously.

Flora and Fauna:

No significant vegetation is proposed to be removed as part of this development. The position in the application that the erection of a dwelling is required for on-site conservation management holds no weight, and is not considered to be a valid reason for an 83.3% variation to development standards.

Waste:

Domestic waste from a future dwelling would need to be appropriately managed, but it is not expected to be a significant issue.

Energy:

The application is accompanied by a valid BASIX Certificate, that identifies that all water, thermal comfort and energy targets have been met, and that the embodied emissions attributable to the development have been quantified, in accordance with the relevant SEPP.

Noise and Vibration

Noise impacts from a dwelling are not anticipated to be an issue, nor is construction noise (which is generally short lived and transient), and which could be conditioned if approval is granted.

Natural Hazards:

The site is bushfire prone, and a bushfire assessment accompanied the application. If the development is approved, appropriate conditions are required to demonstrate compliance with the relevant standards contained in *Planning for Bush Fire Protection 2019*, including such matters as building construction and design, access arrangements, water supply and utilities, landscaping, asset protection zones, etc.

Technological hazards

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

Safety, security and crime prevention

The proposed development is unlikely to impact on the security and safety of adjoining properties, and should not encourage criminal activity.

Social Impacts in the Locality:

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

Economic Impact in the Locality:

Small lots with dwellings inflate land values, which creates a disincentive for amalgamation and a barrier to achieving strategic planning goals like maintaining agricultural land and preventing rural fragmentation. Allowing dwellings on undersized lots, even occasionally, can have long-lasting cumulative impacts that shift land use patterns away from productive farming toward rural-residential and residential sprawl.

Site Design and Internal Design:

When the first development proposal was first lodged in 2023, the shape of proposed Lot 2, was considered inappropriate, being an irregular shaped lot, with exaggerated changes in boundary directions and shape triangular points. Whilst the dog-leg along the northern boundary of the proposed Lot 2 still exists in this application, the shape of the lot 2, has been "smoothed out", such that it presents as a more regular shape, and is more appropriate. Whilst further consideration could be given to straightening the northern boundary of the lot, on the basis that it does not follow any natural features or fence lines, it is still considered suitable.

From a design perspective and in terms of built form, the proposed dwelling raises no concerns. However, as outlined throughout this report, its location within a biodiversity-sensitive area appears inconsistent with the stated justification for the dwelling, namely, land rehabilitation and conservation.

Construction Matters:

Any construction related issues can be managed through conditions of consent, if approved.

Cumulative impacts

As per the *Guide to Varying Development Standards*, in determining an application involving variations to development standards, Council may also consider the potential cumulative impacts of any previous and potential variations. The Guide identifies that continued variation to development standards approved incrementally over time may undermine planning objectives relating to the site or local area. Therefore, Council should consider any cumulative effects of similar approvals of a variation and whether further approval would result in an unacceptable planning outcome for the site as part of the broader assessment of the application.

As discussed previously in this report, it is considered that approval of the application has significant implications from a cumulative impact perspective, which could see any number of applications lodged seeking the same concession. Given the current zoning and minimum lot size provisions, this is considered an unacceptable planning outcome.

4.15(1)(c) - The suitability of the site for the development:***Does the proposal fit in the locality ?***

The proposed development does not align with, nor support the agricultural nature and objectives of the zone. An extensive assessment of the proposed development has been carried out, and it is not considered that erection of a dwelling is appropriate, nor adequate justification has been provided requesting an 83.3% variation to the minimum lot size provisions. The arguments made by the Applicant include opportunity for succession planning, which, following a review of case law, has been deemed by the Courts inappropriate and inadequate. Further, the Applicant also noted that the dwelling will provide 'on-site' management of conservation efforts to rehabilitate the site. This justification holds not weight on the grounds of environmental planning that Council should consider such a significant variation to LEP.

Are the site attributes conducive to development ?

The site is not subject to natural hazards including flooding, subsidence, slip, or mass movement, and the issue of bushfire has been addressed. The soil characteristics are appropriate for the development, and there are no known critical habitats, or threatened species, populations, ecological communities or habitats on the site. It is considered however, that the development will prejudice future agricultural production in the long term, due to fragmentation and loss of agricultural land.

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

No submissions were received.

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

Given the significant variation proposed to the minimum lot size (83.3%), and the potential for a number of further variations if approved, it is not considered that the development is in the public interest.

The NSW Department of Primary Industries identify that the fragmentation of rural land can result in a decrease in the production and efficiency of agriculture, particularly where additional dwelling entitlements occur. Fragmentation can lead to a shift in land use from primary production to rural-residential uses. This increases the risk of land use conflict and the alienation of agricultural resources. The fragmentation of rural land can impact on access to critical farm

and rural infrastructure, such as water resources, transport routes and stock reserves. Farm fragmentation can also lead to speculative increases in land values for rural lands which impacts on the capacity for farm amalgamation, farm adjustment and the 'buy-in' cost for agriculture investors.

Furthermore, the application fails to adequately demonstrate how the proposed development aligns with the objectives of the minimum lot size standard. The justification in the application for varying the minimum lot size standard fails to address the core objectives of the planning framework and the strategic intent behind the RU1 zone. The historical existence of the lot, the need for a dwelling to undertake conservation and rehabilitation works, and succession planning, do not provide valid justifications for contravening the standard. The intent of the minimum lot size standard is to preserve agricultural land and prevent unplanned rural residential development, and compliance with this standard is necessary to maintain the integrity of the LEP. The potential cumulative impacts of allowing this development, as well as the lack of alignment with strategic planning and zoning decisions, further undermine the proposal. Therefore, the application does not meet the objectives of minimising unplanned rural residential development, is not in the public interest, and should not be approved.

It is again reiterated that Clause 4.6 of the LEP only allows Council to grant consent to a development that contravenes a development standard, if Council is satisfied the applicant has demonstrated both of the following—

- (a) compliance with the development standard (to minimise unplanned rural residential development) is unreasonable or unnecessary in the circumstances, because:
 - the objectives of the development standard are achieved notwithstanding the non-compliance
 - the underlying objective or purpose is not relevant to the development
 - the underlying objective or purpose would be defeated or thwarted if compliance was required
 - the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard
 - zoning of the land on which the development is proposed was unreasonable or inappropriate.
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard, and that the grounds must:
 - be sufficient to justify the contravention, and
 - focus on the aspect of the development that contravenes the development standard, not the development as a whole.

It is not considered that this has been done in this instance.

If Council considers that the development has merit, because the area is not zoned correctly and the minimum lot size is wrong, then this should be fully explored in a planning proposal. Taking a strategic in this regard, would then satisfy the public interest test.

OTHER MATTERS:

Section 7.11 and 7.12 Contributions Policies:

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

Section 7.11 Contributions Plans

There is no section 7.11 plan in force in the former Cootamundra LGA.

Section 7.12 Contributions Plans

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

Proposed Cost of the Development	Maximum Percentage of the Levy	Contribution payable
Up to \$100,000	Nil	N/A
\$100,001-\$200,000	0.5 %	N/A
\$200,001 +	1 %	\$ 510,262 x 1% = \$5,102.62

Disclosure of political donations and gifts:

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

FINANCIAL IMPACTS:

Nil impacts for Council

POLICY IMPACTS:

The proposed development seeks a substantial variation to the minimum lot size established under the *Cootamundra LEP 2013*. Approval of the proposed dwelling, despite its location within a biodiversity-sensitive area and limited alignment with the stated justification of conservation and rehabilitation, would have broader and potentially significant policy implications for Council.

Firstly, the proposal undermines the strategic intent of Council's planning framework, which seeks to protect integrity of rural and agricultural land. Allowing a dwelling on a smaller lot contributes to the fragmentation of rural land, reducing its potential for productive agricultural use and contradicting planning objectives aimed at preserving large, contiguous landholdings for farming purposes.

In addition, approving a dwelling in this context may set a precedent for further development on undersized lots, making it increasingly difficult for Council to apply its policies consistently in the future. Over time, this may lead to incremental land use change, where land previously identified for agriculture or conservation becomes functionally rural residential, despite zoning or strategic plans to the contrary.

This trend also contributes to the loss of agricultural land, not only through direct development, but also through rising land values, which discourage future amalgamation and make land acquisition for farming less viable. In this way, even isolated approvals can have cumulative, long-term consequences for rural land supply, farming viability, and environmental management.

Finally, inconsistency in applying established policies may diminish public confidence in the planning system and reduce Council's ability to defend refusals of similar proposals, particularly in appeal situations.

In light of these factors, while the dwelling design itself may be acceptable, the location and broader implications of the development are inconsistent with key environmental, agricultural, and strategic land use policies. The proposal is therefore considered to have a significant and adverse policy impact.

ORGANISATIONAL IMPACT:

Nil

RISK MANAGEMENT IMPACTS:

Nil

LEGAL ISSUES:

Nil

RECOMMENDATION:**Determination:**

That Council refuse the following development, for the reasons below:

- Application No.: DA2025/013
 - Property: Lot 2 DP 1244151, 1068 Cullinga Road, Wallendbeen, NSW 2588, and Lots 291 and 292 DP 753604 and Lot 2 DP 113978, Ingolds Lane, COOTAMUNDRA NSW 2590
 - Development: Subdivision and dwelling house – boundary adjustment and consolidation to create two (2) lots of 33.4 ha and 293 ha, and to erect a dwelling house on the proposed 33.4 ha lot.
1. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the application does not demonstrate how the proposed development supports the Aims of Plan under Section 1.2(2)(a), (b), (c) and (d) of the *Cootamundra Local Environmental Plan 2013*.
 2. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposed development is inconsistent with, or does not meet, the objectives of the RU1 Primary Production zone, under the *Cootamundra Local Environmental Plan 2013*.
 3. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposed development does not meet the 200 ha minimum lot size requirement of clause 4.2A of the *Cootamundra Local Environmental Plan 2013*.
 4. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the application has failed to demonstrate to the satisfaction of Council, that compliance with the development standard is unreasonable or unnecessary in the circumstance, as required by Clause 4.6(3)(a) of the *Cootamundra Local Environmental Plan 2013*.
 5. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the application has failed to demonstrate to the satisfaction of Council, that there are sufficient environmental planning grounds to justify contravening the development standard, as required by Clause 4.6(3)(b) *Cootamundra Local Environmental Plan 2013*.
 6. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, the likely impacts of the development are considered to be unacceptable, as the development will result in the fragmentation and loss of agricultural land, in the RU1 Primary Production zone.

7. Pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the site is not considered suitable for the proposed development, as it will prejudice future agricultural production.
8. Pursuant to Section 4.15(1)(d) of the *Environmental Planning and Assessment Act 1979*, the development is not in the public interest given the significant variation proposed to the minimum lots size, the inconsistency with the zone objectives, and sufficient justification for contravening the development standard has not been provided.



Statement of Environment Effects

Proposed Development boundary adjustment and erection of dwelling

P & C Matheson

Boundary adjustment and construction of a five-bedroom dwelling on proposed Lot 2 in revision of lot boundaries of Lot 292 DP753604, Lot 2 DP1244151 and Lot 2 DP113978 Ingolds and Harris Lanes, Wallendbeen



Revised March 2025

Ingolds Lane, Cootamundra – Statement of Environmental Effects



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Date Issued	Revision	Author	Status
13/12/2024	Draft	S Langman	Client Review
02/02/2025	V1	S Langman	Client Review
07/03/2025	V2	S Langman	For Submission

Disclaimer

This Statement of Environmental Effects has been prepared for the sole purpose of supporting a development application and is reliant upon the information supplied by the applicant. The information has been prepared using electronic resources publicly available provided by the NSW Government. The use of any information contained herein without the expressed written consent of the Author is unauthorised.

Ingolds Lane, Cootamundra – Statement of Environmental Effects



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Ingolds Lane, Cootamundra – Statement of Environmental Effects**Introduction and Background**

This Statement of Environmental Effect (SEE) provides an assessment of information to support the Development Application (DA) for a boundary adjustment and construction of a five-bedroom dwelling Ingolds Lane, Cootamundra. The proposal is subject to the provisions of Clause 4.6 of Cootamundra Local Environmental Plan, 2013 and separate written request forms part of the application.

The Proposal

The proposal involves a boundary adjustment between Lot 2 DP1244151 (owned by W Baldry) and Lot 292 DP753604 (owned by A & P Matheson). It also involves the amalgamation of Lot 2 DP113978 (owned by A & P Matheson), being a closed road, into proposed Lot 1 (currently Lot 2 DP1244151) and proposed Lot 2 (currently Lot 292 DP753604).

Lot 2 DP1244151 is currently 293ha; Lot 292 DP753604 is currently 31.1ha in size and Lot 2 DP113978 is 2.3ha creating an area, subject to the boundary adjustment, of 326.4ha. Figure 1 shows current lot sizes and ownership pattern.

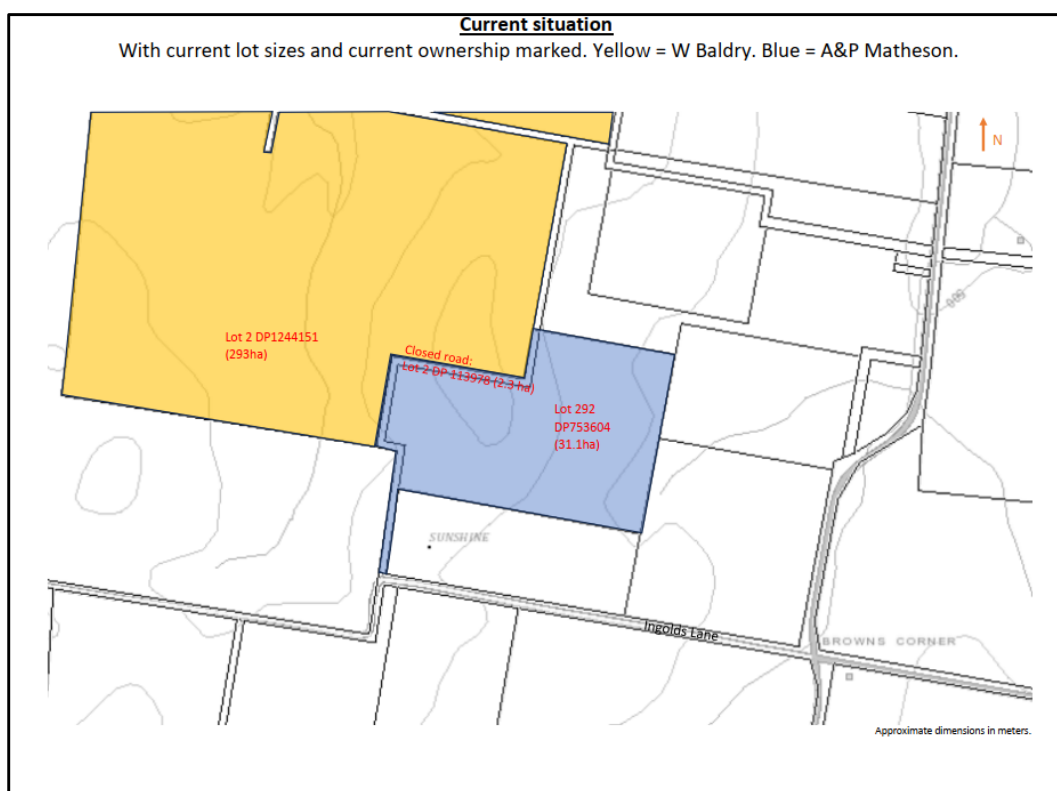


Figure 1 – Current lot configuration and ownership pattern

Ingolds Lane, Cootamundra – Statement of Environmental Effects

It is proposed to create two allotments of 293ha (proposed Lot 1) and 33.4ha (proposed Lot 2) via amalgamation of Lot 2 DP113978 (closed road) and land swap between Lot 292 DP753804 and Lot 2 DP1244151. It is proposed to construct a five-bedroom dwelling on a site currently located in Lot 2 DP1244151 subject to boundary adjustment with Lot 292 DP753604 and amalgamation of Part Lot 2 DP113978 (herein referred to as proposed Lot 2). Figure 2 shows proposed lot layout, sizes and ownership pattern.

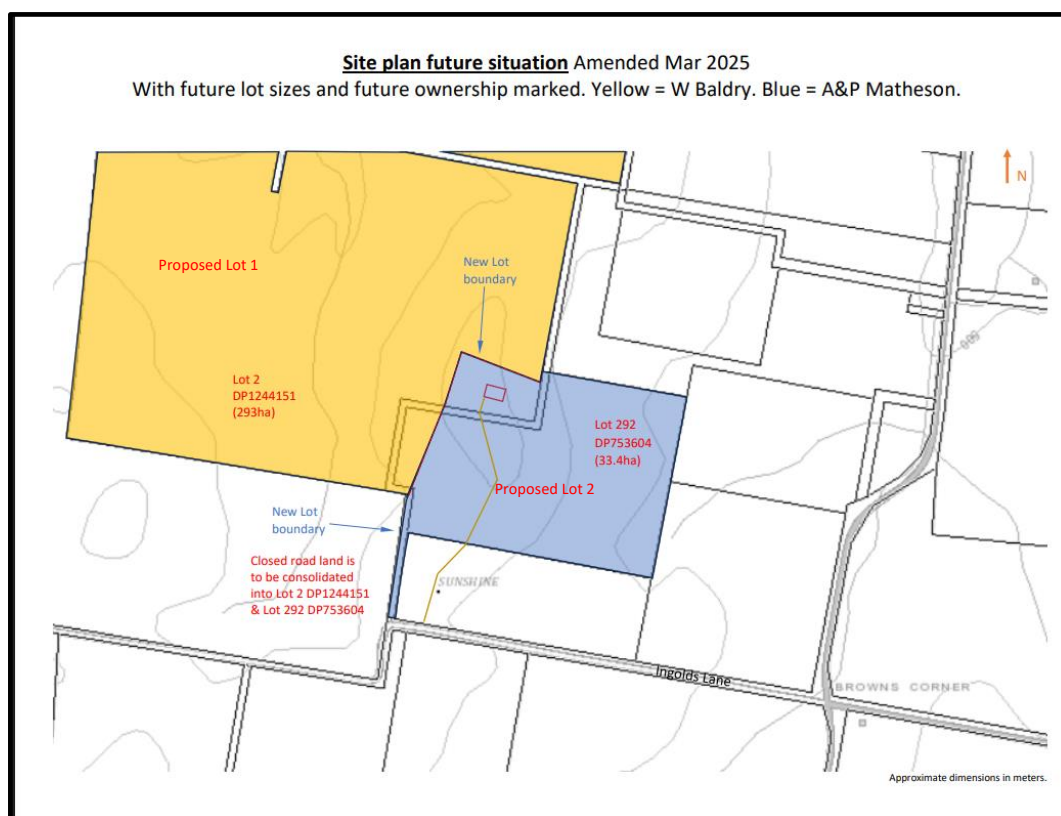


Figure 2 – Lot configuration and ownership post boundary adjustment

The boundary adjustment is required to take advantage of the least agriculturally productive area of the site as well as ensure for the conservation and active rehabilitation of the native vegetation on site. Lot 292 is currently an undersized allotment, and whilst attached to a larger holding contains land that is less agriculturally viable given changing climatic conditions and farming practices. The boundary adjustment will increase the size existing Lot 292. The resultant allotment will continue to be an undersized allotment in accordance with the minimum lot size map for the site for the erection of a dwelling. Justification for the erection of a dwelling on an undersized allotment is contained within the written request for variation to development standards which forms part of this development application. Essentially, the erection of a dwelling on this allotment allows for succession planning with active onsite management of the wider agricultural holding whilst allowing for separate ownership for financial and business management purposes. The dwelling that currently exists on part of the holding (Lot 291 DP 753604) is not suitable for a sustainable family home given its

Ingolds Lane, Cootamundra – Statement of Environmental Effects

orientation, location, size and construction material. The dwelling proposed to be constructed on proposed Lot 2 of this proposal is to be a fully sustainable dwelling designed for solar and thermal efficiency, with off grid power, onsite effluent disposal and rainwater collection.

The site area of the proposed dwelling has been chosen so as to limit impact upon terrestrial biodiversity, existing vegetation ease of access to the site, aspect, as well the existing farming enterprise

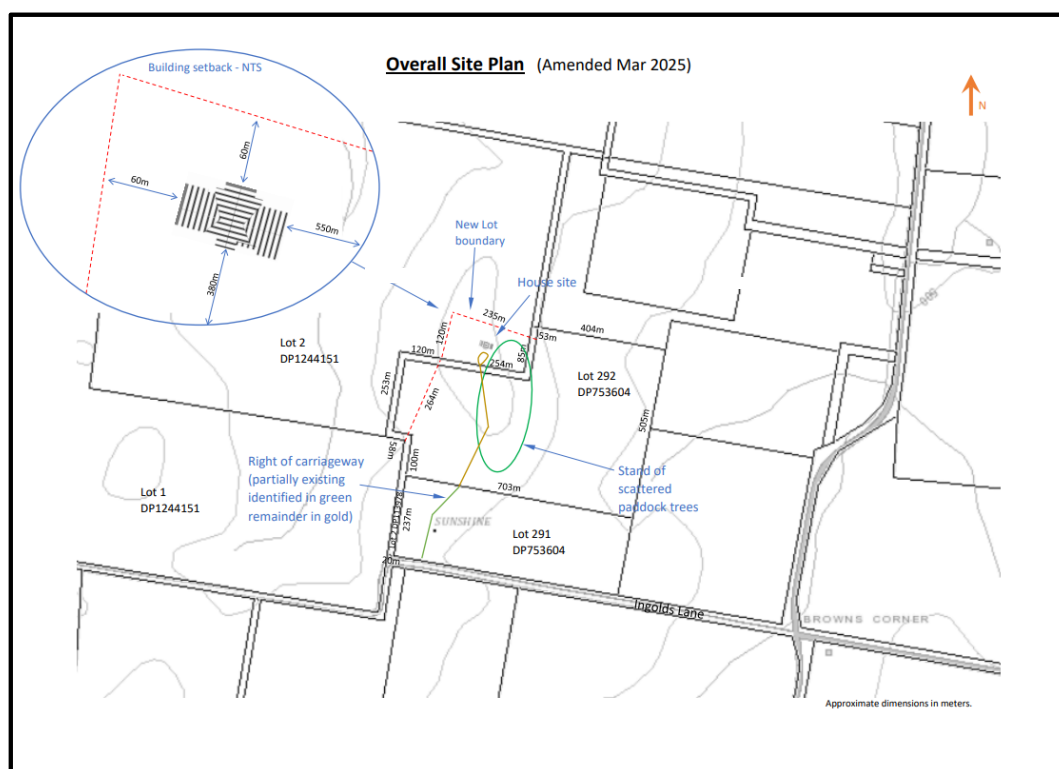


Figure 3 –overall site plan

The Site

The site (being Lot 292 PD753604, Lot 2 DP1244151 and Lot 2 DP113978) is irregular in shape and is approximately 326.4ha area in size, located north off Ingolds Lane Wallendbeen. It currently forms part of a larger farming holding held in joint ownership of A & P Matheson and W Baldry. The site is actively used for farming activities of cropping and grazing, the site can be described as undulating with the proposed dwelling site being situated on a rise of approximately 560 AHD. It is surrounded by existing farming land with the nearest neighbouring dwelling being located approximately 370m south on Lot 291, there are no other dwellings nearby. The site is currently vacant of any buildings or built infrastructure. The site is not impacted by any easements, encumbrances or covenants.

Ingolds Lane, Cootamundra – Statement of Environmental Effects

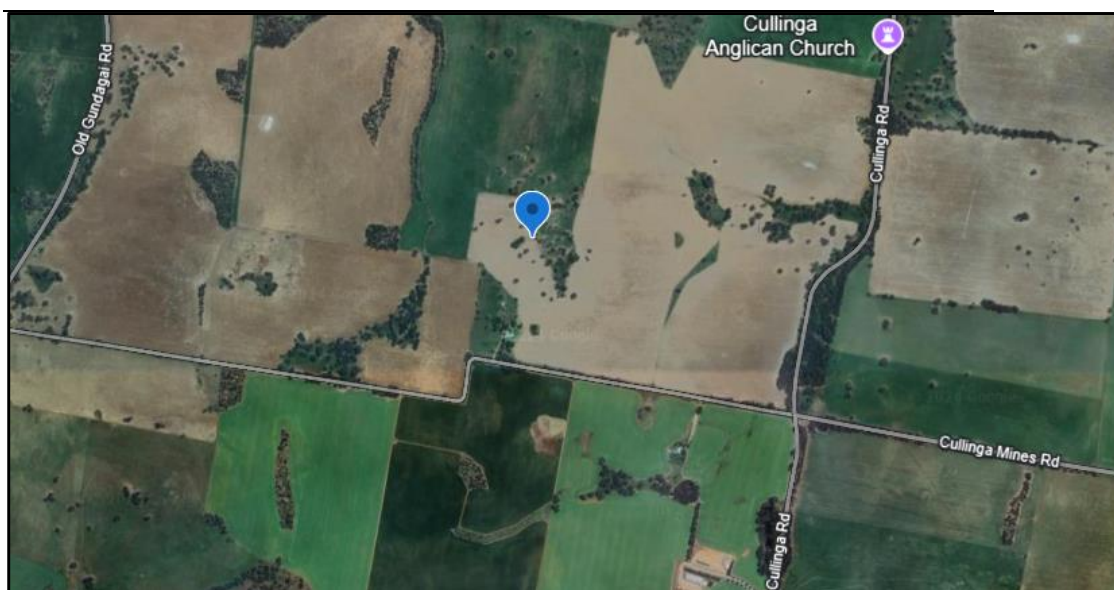


Figure 4 – Site in context of surrounding area (source: google, 2024)

Evaluation

Biodiversity Conservation Act, 2016

The proposal is required to be assessed under the Biodiversity Conservation Act, 2016 to determine if the proposal is subject to the requirements of the Biodiversity Assessment Method. The site is not within an area mapped on Biodiversity Values Map (Non-EPI); see figure 5 below for extract of the applicable vegetation protection mapping. Nonetheless it is mapped on the Cootamundra Local Environmental Plan 2013 Terrestrial Biodiversity Map; the impact of which is discussed elsewhere in this report.



Figure 5 – Vegetation Protection Mapping (NSW Planning E Spatial Viewer)

Ingolds Lane, Cootamundra – Statement of Environmental Effects

The proposed boundary adjustment and consolidation will have no material impact on the operation nor vegetation retention overall of the larger holding overall. The site contains areas of mapped White Box-Yellow Box-Blakely's Red Gum Grassy Woodland Ecological Community. This ecological community is typically devoid of a shrub layer, dominated by eucalyptus trees and contains native herbs and tussock grasses.

A site inspection of the proposed dwelling site, effluent disposal area and proposed access location indicates that the area is heavily infested with introduced ground cover species and absent of the grasses and native herbs typically found in the Box Gum Grassy Woodland Ecological Community. The mature trees that remain are to be protected and enhanced with additional plantings to assist in site rehabilitation.

The location of the access, dwelling and effluent disposal area has been carefully chosen to avoid tree removal and respect the contours and existing native vegetation on site. The access location winds through Lot 291 and proposed Lot 2 in a manner that is designed to minimise soil disturbance and vegetation disturbance. In determining the applicability of the Biodiversity Offset Scheme the minimum lot size applicable under Cootamundra Local Environmental Plan 2013 of 200ha was applied. This minimum lot size has an area of clearing permissible before the implementation of the Biodiversity Offset Scheme of 1ha or more. As there is not clearing of native vegetation, rather introduced species, the area of clearing is less than 1ha and the Biodiversity Offset Scheme is not applicable to the proposal.



Figure 6 – Dwelling site and access locations absent native tussock grasses & herbs of WBYBBRGWEC

Ingolds Lane, Cootamundra – Statement of Environmental Effects

Council, as the consent authority, requires consideration of Section 4.15 of the *Environmental Planning and Assessment Act, 1979* relevant to the development application. Within Section 4.15 the items for consideration are:

- (a) (i) any environmental planning instrument, and

The following State Environmental Planning Policies (SEPPs) are applicable to the development:

State Environmental Planning Policy (Sustainable Buildings) 2022

This SEPP requires residential development to meet certain energy and water use targets. Residential Development to which this SEPP applies must be accompanied by a compliant BASIX Certificate. A compliant BASIX Certificate accompanies this application. This certificate demonstrates that the dwelling is sustainably design with standalone power, water and effluent disposal.

State Environmental Planning Policy (Primary Production) 2021

This SEPP aims, amongst other things, to reduce land use conflicts and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. However, this proposal does not contain any development matters as referred to in this instrument nor is it on land to which this instrument applies.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of this State Environmental Planning Policy relates to the contamination of land. It is acknowledged that agricultural and farming activities can be potentially contaminating activities. However, in this instance this is only relevant to the proposed dwelling site as the remaining land will either be rehabilitated with native vegetation or continue its existing use as agricultural production land. The site of the proposed dwelling is not within the curtilage of buildings and infrastructure used for existing and historic farming practices. There is an exploratory gravel pit to the north west of the proposed dwelling site however this has not been subject to any fill and the site is not known to have contained any livestock dips, mechanical workshops or the like.

Cootamundra Local Environmental Plan 2013 is the applicable environmental planning instrument for this proposal. The aims of this plan, as relevant to this proposal, are:

- (b) *to protect viable agricultural areas from conflicting land uses*

The proposal involves a boundary adjustment and the construction of a dwelling. The boundary adjustment and consolidation of the portion of closed

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road does not alter the land use or fragmentation pattern of the locality. Despite the boundary adjustment and consolidation being permissible as exempt development, the owners have chosen, for the sake of transparency, to include this as part of this application. Overall, the boundary adjustment and consolidation will have negligible impact upon farming operations.

The proposed dwelling is situated upon the least agriculturally viable portion of the holding being atop a hill on gravelly poor soil with stands of native vegetation comprising Box Gum Grassy Woodland being vegetation of significant biodiversity. The holding is a family holding with the transfer of the allotment proposed to contain the new dwelling for succession planning and holding management purposes. The proposed dwelling is situated upon the least suitable for cropping land and relatively close to a stand of indigenous vegetation which the owners wish to retain and further enhance independent of the operations of the wider holding. The dwelling is situated as such that it will not be significantly impacted by farming activities nor farming activities be impacted by the presence of a dwelling.

(c) to identify, protect, conserve and enhance areas of environmental and aesthetic significance;

The applicant has substantial experience in native vegetation management and rehabilitation. The areas containing important biodiversity are to be contained within a single allotment in association with the dwelling which will allow for active management and rehabilitation of the native vegetation. Located on a rise the site of a dwelling would be visible from surrounding area but for vegetation which will be further enhanced and the visibility of the dwelling reduced when viewed from a distance.

(d) encourage the ecologically sustainable use and management of natural resources;

Active onsite management by farming families encourages sustainable farming practices with less stock mortalities and better soil and crop management. By being onsite the owners can proactively manage threats and opportunities in a more efficient and sustainable manner than attempting to manage from offsite.

The proposal does not seek the suspension of any covenants, agreements or instruments as prescribed by clause 1.9A.

Clauses 2.4 - 2.5 and 2.7 - 2.9 of LEP are not applicable to this proposal as it does not involve any matter prescribed by these clauses.

Clause 2.6 - Consent is sought for a boundary adjustment between Lot 292 DP753604 and Lot 2 DP 1244151 and consolidation of Lot 2 DP113978 in accordance with the provisions of this clause. It is acknowledged that a boundary adjustment and consolidation is permissible as exempt development under the

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provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, however for transparency it has been included as part of this application.

The site is zoned RU1 Primary Production under the Cootamundra Local Environmental Plan 2013. The objectives of this zone applicable to this proposal are:

- *To minimise fragmentation and alienation of resource lands*

The proposal to undertake a boundary adjustment and consolidation and the construction of a five-bedroom dwelling. The proposal to locate within the least productive land makes the most efficient use of the site. It is not possible to crop nor pasture improve the area due to the less productive soil on the rise, as evidenced by the exposed disused gravel pit, and the stands of native vegetation. The allotment is an already undersized allotment and the proposal will not lead to further fragmentation or alienation, rather the consolidation will enlarge the allotment, albeit minimally and will allow for further proactive onsite management of farming and conservation activities.

- *To minimise conflict between land uses within this zone and land uses adjoining zones*

The site is located within the RU1 Primary Production zone, as is all the surrounding land. Accordingly, the proposal will not result in any land use conflicts in adjoining zones.

The proposal is for a boundary adjustment and consolidation and the construction of a dwelling. The proposal allows for succession planning, conservation of native vegetation and ongoing management of the holding by family members. The ability to live on site allows for proactive management of farming activities with reduced stock losses and the ability to respond immediately to both negative and positive conditions to maximise agricultural production and react to hazards. The proposed location of the building is such that it is distant from the farming activities and buffered by the existing native vegetation which will further be enhanced by additional conservation and rehabilitation activities. The retention of the native vegetation within one lot ensures the effective preservation, ongoing management and embellishment of the stand of box Gum Grassy Woodland vegetation.

A Land Use Conflict Risk Assessment has been prepared that demonstrates proposed setbacks, on site management and existing farming practices will result in no unacceptable impacts on the dwelling nor on the adjoining agricultural land. The proposed dwelling and adjoining agricultural land are effectively under the management of the same family. Accordingly, there is a vested interest to ensure that no negative impacts occur on either the dwelling or the agricultural practices. Through the use of vegetative buffers, setbacks, on site management and farming

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practices the activities that normally give rise to conflict are mitigated and minimised.

- *To protect and conserve native and other vegetation in order to preserve scenic amenity and to minimise land degradation*

The proposal involves a boundary adjustment between Lot 292 PD753604 and Lot 2 DP1244151 and consolidation of Lot 2 DP 113978 so that the native vegetation is contained within a single allotment associated with the dwelling. This will allow for conservation and rehabilitation activities by the owners, who have substantial experience in managing such activities.

The provisions of Part 3 are not applicable to this proposal.

The proposal does involve the adjustment of boundaries between Lot 292 DP 753604 and Lot 2 DP 1244151, and consolidation of Lot 2 DP 113978. Whilst the resulting proposed Lot 2 is not compliant with the minimum allotment size, albeit the existing lot is also less than the minimum allotment size, it increases the size of the undersized allotment whilst not decreasing the size of the larger allotment. The boundary adjustment is to permit the inclusion of the native vegetation into a single allotment in order that it may be better managed in terms of conservation and rehabilitation and is therefore permissible in accordance with the provisions of Clause 4.2B. The proposal does not involve the subdivision for rural purposes only, as outlined in Clause 4.2A, as it is proposed to erect a dwelling on the proposed Lot 2.

The proposal does involve the erection of a dwelling on an allotment that is less than the minimum lot size as indicated on the map and an application for variation to the development standard in accordance with Clause 4.6 is included with this application.

Clauses 4.3 – 4.5 do not relate to this proposal.

Clauses 5.1 – 5.9, 5.12 - 5.15 and 5.17 – 5.25 do not relate to this proposal. Clause 5.10 relates to heritage items, however there are no items of environmental heritage as listed in Schedule 5 of Cootamundra Local Environmental Plan 2013 in the vicinity. Similarly, there are no known areas or items of Aboriginal cultural or heritage in the vicinity.

The site is not mapped as being prone to bushfire hazard. Nonetheless it is acknowledged that grassland does present a danger in bushfire accordingly the proposed dwelling has been assessed in accordance with the provisions of Planning for Bushfire Protection 2019.

A BAL of 12.5 has been determined for the proposed dwelling. This assessment has been determined using the Keith Vegetation Formation system (Keith, 2004) of grassland being the predominant vegetation type within 100m of the proposed location of 100m with an upslope of 5 degrees or greater. Cootamundra Gundagai



Regional Council Local Government Area has an FFDI of 80. The distance between the managed vegetation and the surrounding grassland is greater than 50 metres in all directions (i.e. the curtilage of the dwelling will have a maintained asset protection zone of 50m in all directions where the grass will be maintained to no higher than 10cm). Figure 5 below demonstrates that BAL as extracted from NSW Rural Fire Service Guidelines for Single Dwelling Development Applications.

Table 4

Determination of bush fire attack level, FDI 80

KEITH VEGETATION FORMATION		BUSH FIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
		Distance (m) asset to predominant vegetation class				
ALL UPSLOPE AND FLAT LAND	Rainforest	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 15	15 -< 20	20 -< 29	29 -< 40	40 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 8	8 -< 11	11 -< 16	16 -< 22	22 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 6	6 -< 8	8 -< 12	12 -< 18	18 -< 100
	Tall Heath	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100
	Short Heath	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 6	6 -< 9	9 -< 14	14 -< 100
	Freshwater Wetlands	< 4	4 -< 5	5 -< 7	7 -< 11	11 -< 100
	Grassland	< 7	7 -< 10	10 -< 14	14 -< 20	20 -< 50
	Relict forest	< 7	7 -< 10	10 -< 14	14 -< 20	20 -< 100

Figure 7 – BAL Assessment Table for FFDI 80 (extract NSW FRS Single Dwelling Development Application)

Australian Standard 3959 – *Construction of Buildings in Bushfire Prone Areas* contains the requirements for the construction of dwellings in bushfire prone areas. For grassland the major predicted bushfire attack is from embers, accordingly reducing the ability of embers to become trapped in any building element is important in dwelling survivability in the event of a bushfire. The dwelling is proposed to be slab on ground, compliant with the Australian Standard for BAL 12.5 with window and door fittings, sarking, roof fixings and penetrations to be detailed on construction plans.

Clause 5.16 is applicable as the proposal involves a boundary adjustment and consolidation and the erection of a dwelling. The predominant land use in the area is primary production consisting of broadacre cropping and grazing on a rotational basis. The proposal is to create an allotment containing the majority of the native vegetation in the vicinity to significantly improve the conservation and rehabilitation possibilities by allowing for proactive weed and conservation management. The existing native vegetation provides a buffer between the agricultural activities and the proposed dwelling, additional plantings and rehabilitation will further enhance this buffer and reduce potential impacts of dust, light and spray generally associated with agricultural activities.

The included curtilage of the dwelling as a maintained asset protection zone will ensure that the building is located a suitable distance from the active farming land and mitigate any land potential use conflict. The dwelling is to be occupied by a member of the farming family and will provide active onsite management and early

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response to potential hazards. No native vegetation is required to be removed for the building envelope or access.

Clause 6.1 – Earthworks – Earthworks will be required for the placement of footings for the construction of the dwelling. Some minor grading will also be required for the provision of a compliant access to the dwelling site to ensure safe access and egress of emergency and personal vehicles.

Clause 6.3 is applicable as the site does contain mapped terrestrial biodiversity across all three lots involved in the proposal. The access way has been designed to avoid the removal of any trees. Similarly, the house site has been selected to ensure that no trees are impacted or to be removed. Figure 6 below shows the dwelling location over an aerial image which demonstrates that no trees need to be removed.

It is proposed to undertake a boundary adjustment to incorporate the areas of native vegetation into a single allotment, noting that the areas mapped as terrestrial biodiversity do not directly correlate to the site conditions. It is proposed to conserve and enhance the areas of biodiversity on site and as such stage 1 of the proposal does not involve the removal of any native vegetation, nor will it impact upon the native vegetation.



Figure 8 – Dwelling location over aerial demonstrating tree retention

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Clauses 6.4 – 6.8 are not applicable to this proposal as the site is not affected by the matters contained within these clauses.

Clause 6.9 is not applicable to this proposal as the land is not within a zone to which this clause is applicable. Nonetheless the following comments are provided for Council's information with regards to the owner's intention. It is proposed that the dwelling to be constructed will be fully off grid with sustainable design taking advantage of aspect for good solar access, a compliant BASIX certificate accompanies this application to demonstrate compliance. The dwelling will be fully dependent upon harvested rainwater and effluent disposal will be onsite. It is proposed to create a right of carriageway over Lot 291 DP 753604 to service the proposed dwelling.

- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

Nil

- (iii) any development control plan, and

Chapter 4.1 is applicable to this proposal and an exemption to the development standards relating to the minimum lot size for the erection of a dwelling forms part of this proposal.

Legal Access – it is proposed to create a right of way over Lot 291 DP 753604 as proposed Lot 2 will not have access to a formed road. A closed road formally provided legal access; however, it is not situated in a location that facilitates sustainable access. There is an existing entrance point to Lot 291 with no additional entrances required by the right of way. Due to succession planning title transfer it is not possible to consolidate Lot 291 and Lot 292 to provide road frontage. Accordingly, Lot 292 is landlocked with the most appropriate form of access to proposed Lot 2 is a right of carriageway over Lot 291 which will provide legal and physical access to the proposal.

Servicing – the requirements of the Development Controls Plan are that each new allotment is to be provided with services of electricity, water, sewer and telecommunications where available. However, given the age of the Development Control Plan, the advances in technology and the need to mitigate the impacts of climate change, there are alternatives to grid electrical supply. There are no electricity lines intersecting the sight and this allows for efficient farming practices and aesthetic appeal, it is proposed that this situation is not altered. The owners are proposing an energy efficient and thermally comfortable home augmented with solar power and battery storage

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There is no reticulated water or sewer and these will be provided onsite by means of rainwater harvesting and onsite effluent disposal. Telecommunication services will be supplied by fixed wireless. There is no development control plan applicable to the area in which the proposal is to be located.

The proposed dwelling site is not mapped as being impacted by flooding in a 1% AEP event. There is no evidence of land slip, salinity or soil instability. The dwelling is not situated on a significant slope.

- (iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

No planning agreement has been entered into, nor is any planning agreement proposed as part of this development.

- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

The provisions Part 4, Division 1 of the *Environmental Planning and Assessment Regulation 2021* are not applicable to this development as there is no demolition, change of use, rebuilding or extensions to an existing building, no temporary structures or specific areas to which these clauses apply.

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Context and Setting

The proposal is situated within a rural setting surrounded by agricultural activities. There is a single dwelling situated on an adjacent allotment. The boundary adjustment and consolidation will not result in any material visual or operational change. The construction of a single storey dwelling on the site will not be out of character in the rural landscape and will not result in proliferation of visually intrusive structures. It is considered that the proposed development is not inconsistent with the existing development in the locality. Nor will it create any land use conflicts or obtrusive visual impact.

Access Traffic and Transport

The boundary adjustment and consolidation will not result in any material change in terms of traffic management or operation. The proposal does not front a classified road with proposed access to the site to be via a right of carriageway, with a minimum width of 6 metres, over Lot 291 connecting the site to Ingolds Lane. Ingolds Lane is a gravel

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road, however the addition of one dwelling on this road is unlikely to impact upon traffic movement or road conditions. Transport services in this area are limited and this proposal will not adversely impact upon transport services, infrastructure or functioning.

The access has been located to avoid any tree removal and to respect the land contours. Similarly, the location of the access utilises the area already cleared for access to the existing dwelling. There are no trees that overhang the access, nor tight curves that make emergency vehicle access difficult. In accordance with the provisions of Planning for Bushfire Protection, table 7.4a alternate egress from the dwelling site is available via farm tracks constructed each season as fire breaks.

Public Domain

The proposal, whilst visible from the public domain, does not rely on the public domain for its functioning, construction or operation. The provision and utilisation of the public domain in this vicinity is not likely to be impacted by this proposal.

Other Land Resources

The proposal does not rely upon other land resources for its operation or construction. Similarly, the proposal is not likely to impact upon other land resources.

Soil

The proposal will not impact upon soil on site or in the vicinity in terms of structure, function, contamination, erosion or biota. The site around the location of the proposed dwelling is known to contain poorer soils as evidenced by the disused gravel pit. The dwelling site, whilst atop a rise is not on a significant slope, accordingly it is not likely to give rise to slip or soil degradation via either the construction of the dwelling nor the access to service the dwelling.

Air and Microclimate

The proposal will not impact upon microclimate or air quality. The air impacts normally associated with agricultural practices of smoke, soil and other airborne particulates such as fertiliser, soil additives and spray are able to be managed via the use of setback, vegetative buffers and sustainable farming practices.

The holding has been managed by the applicant and their family without any adverse impacts on any dwellings. The employed farming practices of minimal burn, weather observation, good communication and sustainable farm inputs demonstrates the ability of the dwelling and agricultural uses to co-exist without negatives upon, or by, either party.

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*Flora and Fauna*

The site contains an area mapped as terrestrial biodiversity on the maps associated with Cootamundra Local Environmental Plan 2013. It is noted that Lot 22 DP787168 was subject to a property vegetation plan (PVP 10168). This plan was a ten-year plan with a commencement date of 11/6/2009 and an end date of 11/6/2019.

The proposal is to undertake a boundary adjustment to incorporate the areas of native vegetation into a single allotment. It is proposed to conserve and rehabilitate the native vegetation. It is not proposed that any native vegetation be removed as part of the boundary adjustment, consolidation or construction of the dwelling and access

Noise and Vibration

The proposal will not create any additional objectionable noise or vibration within the vicinity due to its residential nature and use. Similarly, noise impacts of machinery and livestock are mitigated through the use of vegetative buffers and farm management practices. This is a family holding which is controlled and managed by the applicant and their family. Accordingly, there is a vested interest for impacts to be managed and mitigated. The family has been managing and working the holding for generations without any neighbourhood disputes via good communication, maintained fences, well maintained machinery and respectful farming practices.

Natural and Technical Hazards

The site is not known to contain any natural hazards. The land has been subject to ongoing agricultural activities. However, the site is not known to have been used for any onsite burial of material, livestock dip or machinery workshops or the like. The site is not subject to flooding, land slip, salinity or vulnerable soils.

Safety, security and crime prevention

The proposal does not increase safety or security risks in the vicinity nor does it increase the likelihood of crime. Indeed, the proposal requires the active management and surveillance of the site by 24-hour occupation.

Cumulative Impact

The cumulative impacts associated with this proposal are related directly to conservation of native vegetation and the creation of foraging and habitat corridors. The boundary adjustment and consolidation facilitate vegetation conservation by transferring the majority of the native vegetation areas into a single allotment. The area is such that a dwelling in this setting is unlikely to contribute to cumulative impacts nor

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to the decline in the use and availability of productive agricultural land. The ability for succession planning transfer will permit a farming family to retain ownership, including the ability to borrow funds, if necessary. Retaining farming families has positive cumulative impacts for the local economy and social services including schools and retail.

(c) the suitability of the site for the development,

This assessment has demonstrated that the site is suitable for the proposed development, being boundary adjustment, consolidation and the construction of a dwelling. The impacts of the adjoining agricultural practices upon the proposal have been assessed throughout this report and in the attached Land Use Conflict Risk Assessment. It is demonstrated that the proposed mitigation measures and existing management practices are able to minimise the potential impacts associated with a dwelling in an agricultural setting. The use of vegetative buffers, setbacks, on site effluent management and farming management techniques employed by the applicant and their family on the adjoining agricultural land are adequate to protect the amenity of the dwelling and its occupants while preserving the right to farm on the adjoining land.

(d) any submissions made in accordance with this Act or the regulations,

It is anticipated that the proposal will be notified in accordance with the adopted Cootamundra Gundagai Regional Council's Community Participation Plan and the applicant provided the opportunity to address any community concerns prior to a determination being made on the proposal.

(e) the public interest

The proposal does not contravene the public interest, rather provides for opportunity for a farming family to retain ownership of land whilst still actively managing a generational holding. It contributes to the population within the community.

Conclusion

This Statement of Environmental effects has examined the pertinent matters as outlined in the legislation and has demonstrated that the proposed development is suitable for the site. It is considered that the proposal is consistent with the objectives of Cootamundra Local Environmental Plan and the RU1 Primary Production zone contained therein. The proposal is not inconsistent with the aims and objectives of the Environmental Planning and Assessment Act nor the subordinate Regulation and state environmental planning instruments. The

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attributes of the site are considered suitable for the proposed development and it is able to be adequately serviced by the necessary infrastructure without creating undue pressure. The proposal is accompanied by a written request for exemptions to the development standards pertaining the minimum lot size applicable for the area. The proposal also has positive impact for the retention and protection of native vegetation within a single allotment, thereby avoiding fragmentation.

REQUEST FOR EXEMPTION TO DEVELOPMENT STANDARDS - CLAUSE 4.6 VARIATION

Introduction

This Clause 4.6 variation has been prepared for Mr Phil Mathieson (the applicant) by TTPS. It is submitted in support of Development Application for the erection of five bedroom dwelling on proposed Lot 2 in the boundary adjustment between Lots 292 DP753604 and Lot 2 DP1244151 and consolidation Lot 2 DP113978.

Clause 4.6 of the Cootamundra Local Environmental Plan 2013 enables Council to grant consent for development even through the development contravenes a development standard. The clause aims to provide an appropriate degree of flexibility in applying certain development standards to achieve better outcomes for and from development.

Development standards are a means of achieving an environmental planning objective. Clause 4.6 recognises that some developments may achieve planning objectives despite not meeting a required development standard. The planning system provides flexibility to allow these objectives to still be met by varying the development standards in exceptional circumstances.

The following assessment of the proposal against Clause 4.6 of the Cootamundra Local Environmental Plan 2013 provides the relevant justification for the modification of a minimum lot size development standard under Clause 4.2A – minimum lot for the erection of a dwelling houses on land in certain rural and conservation zones of Cootamundra Local Environmental Plan 2013. The area of the subject proposal is located in the rural part of the local government area and has a minimum lot size for the erection of a dwelling house of 200ha.

This variation should be read in conjunction with the Statement of Environmental Effects for a proposed development involving a boundary adjustment and consolidation and the erection of a dwelling. Clause 4.6 requires a consent authority to be satisfied of three matters before granting consent to a development that contravenes a development standard:

- That the applicant has adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (clause 4.6(3)(a)).
- That the applicant has adequately demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard (clause 4.6(3)(b)).

The NSW Land and Environment Court and the NSW Court of Appeal have established principles under which an assessment authority can consider a variation to a development standard against the provisions of Clause 4.6.

1. What is the name of the environmental planning instrument that applies to the land?

Cootamundra Local Environmental Plan 2013

2. What is the zoning of the land and what are the objectives of the zone

RU1 Primary Production

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 protect and conserve deposits of extractive materials and allow their extraction by limited development where appropriate.
- To protect and conserve native and other vegetation in order to preserve scenic amenity and to minimise land degradation.

3. Identify the Development Standard to which this Clause 4.6 Variation applies?

Clause 4.2A Erection of dwelling houses on land in certain rural and conservation zones

4. What are the objectives of the development standard?

The objectives of this clause are as follows—

- (a) to minimise unplanned rural residential development,
- (b) to enable the replacement of lawfully erected dwelling houses in rural and environment protection zones.

5. What is the numeric value of the development standard in the environmental planning instrument?

Minimum Lot Size 200ha

6. How do the existing and proposed numeric values relate to the development standard? What is the percentage variation (between proposal and the environmental planning instrument)?

Minimum Lot Size for the Erection of a Dwelling			
Current Lot Size (m²)	Minimum Lot Size Requirement under CLEP 2013 (m²)	Proposed Lot Size (m²)	Percentage Variation
30.6ha	200ha	33ha	83.5%

The CLEP 2013 states the minimum lot size for the erection of a dwelling is 200ha. The existing allotment is below the minimum lot size for the erection of a dwelling and whilst a boundary adjustment is to occur and the size of the allotment will increase, it will still be below the required minimum lot size.

7. How is compliance with the development standard unreasonable or unnecessary in the circumstances of this particular case?

The NSW Land and Environment Court in *Four2Five Pty LTD v Ashfield Council* [2015] NSWLEC 90, considered how this question may be answered and referred to the earlier Court decision in *Wehbe v Pittwater Council* [2007] NSWLEC 827. The court provided five points that can be used as prompts to answer the above question in relation to the application.

Note: These five tests are not exhaustive of the ways in which it might be demonstrated that compliance with a development standard is unreasonable or unnecessary; they are merely the most commonly invoked ways. It is not necessary to establish all of the ways; it is sufficient to establish only one way. It is considered that only Tests 1, 2 & 5 are relevant to this proposal

Test 1: *The objectives of the standard are achieved notwithstanding non-compliance with the standard:*

The objective of this standard is (a) to minimise unplanned rural residential development. The proposal is not rural residential development, rather it is a residence in a rural setting. The residence is required for the owners to live on site and actively manage agricultural operations and site rehabilitation works. The allotment is currently part of a larger multi-generational family agricultural family holding. This is evidenced by the various owners operating as a single large

holding. The erection of a dwelling on this allotment will not impede the ability to continue agricultural operations on the holding. Conversely, the ability to actively manage and respond immediately to farming matters significantly decreases stock losses, increases productivity and promotes good farm management.

The erection of the dwelling is proposed in an area that is suboptimal for agricultural activity. Whilst parts of the area has been used for cropping in the past, it is not well suited for modern agriculture. Furthermore, the location is on the least productive portion of the property where the soils are less fertile as is evidenced by the previous gravel borrow pit. In addition, this area contains stands of native vegetation that are to be fenced to enable the owners actively manage and rehabilitate the area.

In essence the area of the proposed dwelling is not used for productive agricultural purposes and if not actively managed can give way to weed infestation, threatening not only surrounding cropping land but the regrowth, retention and restoration of native vegetation. Accordingly, the location in which the dwelling is to be located would not be a loss to current, nor planned future, agricultural activity. In this regard the dwelling will not impact upon the agricultural viability of the area.

Development standards of themselves are but one means of achieving the objectives of the *Environmental Planning and Assessment Act, 1979*, and in this instance, Cootamundra LEP and the RU1 Primary Production zone. In this instance the objectives of the zone, Clause 4.2A and the LEP are met despite the strict non compliance with the numerical values of Clause 4.2A. As indicated above the lot is an historic Parish allotment and therefore part of the planning for the Cullinga Parish as identified upon gazettal and suitable for separate ownership and the erection of a dwelling at that time. It can be argued that the original Parish subdivision is more conducive to niche farming and agritourism than the current minimum lot size which is based on the theory that a bigger holding is necessary for an economically viable agricultural activity. In reality there is space in modern agriculture production for large scale corporate agricultural to coexist alongside niche agritourism enterprises.

The theory of larger holdings being more economically viable and therefore sustainable does not take account of the various land capabilities, topography, aspect, vegetation and microclimate. The 200 ha minimum across the rural areas of the former Cootamundra Shire Council is in direct contrast to the 40 ha minimum in the former Gundagai Shire Council area of the now regional Council. The lack of individual land capability assessment, topography and location considerations creates essentially a one size fits all. In recent time it has been proven that this approach does not allow for flexibility, unique site characteristics or niche agricultural opportunities. It does not take account of the necessity for diversity in farming enterprises, changes in techniques, technologies, niche production or changing climate. The larger corporate farming model upon which the current minimum lot size is based is outdated in today's farming community where looking after the land, restoring natural processes and coexisting with the natural environment is a prime focus.

Test 2: The underlying object or purpose of the standard is not relevant to the development and compliance is unnecessary:

The minimum lot size for the erection of a dwelling is 200ha. This is based upon the philosophy of the Department of Primary Industries (at the time) that this was the area required to operate an economically viable agricultural enterprise in rural NSW. This thinking is over a decade old and did not take account of various land capability characteristics across the local government by the implementation of a one size fits all mentality. This is also inconsistent with the minimum lot size for dwellings in rural areas in adjoining local government areas, many of which have retained much smaller minimum lot sizes. The application of a single large lot size is also contrary to the current rationale of agricultural experts. Organisations such as "Farm it Forward" recognise the need to attract and retain younger farmers to ensure ongoing viability of agriculture sector. The average age of a farmer in NSW is 59 years and it is important to encourage younger farmers and their families to settle in rural areas. This ensures the retention of skills, community cohesion, including schools and sporting facilities as well as economic viability.

It is possible to achieve niche agricultural enterprises on allotment sizes much smaller than the 200ha as contained with the Cootamundra Local Environmental Plan 2013 without impacting upon adjoining broader acre cropping or free range grazing. Given that a rural land study was not undertaken to support the creation of the minimum lot size, rather it was one accepted by the Council when proposed by the department governing rural and agricultural industries at the time it can be argued that the lot size is outdated and the principles upon which it is based have not kept pace with the advances in technology in farming enterprises nor the changing demographic of the farming community.

A large lot size favours corporate farming over family farming and can be argued favours profit over care of the land. The site of the proposed dwelling is held as a family holding, which does not give security to the proponents when investing significant money to live on the farm. The ability to live on farm enables a more targeted approach to rehabilitation, enabling active management, weed and feral animal control. Furthermore, it allows for active management of the vegetation to ensure survival in dry times to further enhance the visual landscape, floral and faunal biodiversity.

There is a fear amongst some regulators that a smaller allotment size for a dwelling, even by the flexible application of Clause 4.6 will lead to a flood of applications that will decimate the rural landscape and economic viability of prime agricultural holdings. However, this hasn't proved to be the case with very few applications being presented to Council for exceptions to the minimum lot size for the erection of a dwelling under this Clause. It is in the best interests of rural communities to retain families in rural areas and this has an economic flow on effect outside of the agricultural industry itself and creates economic activity in many of the towns which are reliant upon the agricultural economy. The importance of diversifying economic opportunities for farmers has been recognised by the Department of Planning in the introduction of complying development pathways for agri-tourism activities and farm stay style accommodation.

Test 5: The compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land

The site contains areas mapped as terrestrial biodiversity which will, upon adjustment of the boundaries, be mostly contained within the allotment on which is it proposed to erect a dwelling. This area has been protected from agricultural activities in the past and it is proposed to further rehabilitate this area to improve and embellish the vegetation.

It is unreasonable for this land to be included as primary production land due the presence of terrestrial biodiversity, topography and poor soils. Without the inclusion of this particular lot in a wider holding, the size is of such that it would not be suitable for broadacre agricultural production due to soil limitation, limited crop machinery access and presence of substantial habitat trees, rather is more suitable for niche agricultural activities that require active onsite management.

The site is currently part of a larger farming holding with an existing dwelling situated upon an undersized allotment (Lot 291 DP753604, 16ha). This is the residence of the applicant's parents. Due to the aspect, size and location of this dwelling it is not suitable as a family residence. It would be more suitable for occasional occupation of farm workers.

As with many agricultural enterprises they are multi generational and for the purposes of succession planning smaller parcels often have ownership changes to allow intergenerational transfer and on site occupation for farm management and daily oversight. The allotments, the subject of this application, represent multiple branches of the same family. It is that desire to continue to farm as a family, to retain the holding in the family and pass it to future generations that is driving this application for the construction of a dwelling on the site.

In addition to the construction of a dwelling it is intended to expand into agritourism demonstrating how farming families look after the land, restore natural processes and coexist

with the natural environment. In today's market where food providence is highly valued the ability to demonstrate agricultural practices in a manner that is environmentally, socially, ecologically and economically sustainable allows farmers a higher return for produce. The ability to directly engage with consumers not only adds value to the farming enterprise but also encourages and reinforces restorative and regenerative farming practices where cropping, grazing and agritourism can exist on a smaller scale than is possible by the corporate farming model. The land already has significant established vegetation and it is proposed to enhance and restore that vegetation. Being contained within the allotment with a dwelling will allow oversight of vegetation restoration as well as the regenerative farming practices which do require significantly more time on farm than corporate farming, single product output practices. The site chosen for the location of the dwelling has the poorest soils and is least productive from a board acre perspective, but highly valuable for vegetation corridor restoration, providing shade, aquifer recharge, foraging and biodiversity opportunities.

8. Are there sufficient environmental planning grounds to justify contravening the development standard?

By identifying and focusing on the development that contravenes the development standard it is demonstrated by substantive justification as to why the contravention is acceptable. Furthermore, this justification of the contravention will not have adverse impacts on the amenity of the subject or adjoining properties.

The variation to the development standard is justified:

- as the allotment is an already undersized allotment that will not decrease or increase in size; the proposal consolidates and protects an area of mapped terrestrial biodiversity spread across two allotments;
- the dwelling is situated in an area that is least suitable, due to topography, vegetation and soil qualities, for agricultural production; promotes active agricultural production, soil and weed management;
- the proposal does not increase fragmentation nor land use conflict;
- the proposal makes use of otherwise non-productive portion of the site;
- the proposal enhances the protection of biodiversity and native vegetation.

This proposal whilst not consistent with the minimum allotment size of 200ha will not result in additional fragmentation of farming land due to the current subdivision pattern, nor give rise to land use conflicts as it will remain part of the overall farming operation, albeit with a name change. The proven ability and willingness of the owners to undertake substantive native vegetation conservation and rehabilitation works actively seeks to meet objective six of the RU1 Primary Production Zone. The erection of a dwelling on the undersized allotment is a necessary precursor to undertake these activities.

The proposal is required to allow the transfer of ownership of the allotment as part of succession planning and for the erection of a dwelling to allow onsite management of the continued farming activities. The location of the dwelling is such that it will not give rise to land use conflicts as there is sufficient buffer distances between the dwelling site and surrounding land.

The proposed house development is also intended to allow for the applicant to diversity into on farm agritourism and niche farming practices. Such practices require significant farm oversight and physical presence, given that there is no other suitable dwelling on the holding it is necessary for a dwelling to be located on the site. The site being chosen because of the poorer soils, existing vegetation and topography.

9. Is there any other relevant information to be considered in order to justify varying the development standard?

Whilst economics are not a planning consideration, it is important to note that economic factors impact upon land ownership, fragmentation, agricultural activities and management. Increasing

land values, particularly rural land, together with large minimum allotment sizes for the erection of a dwelling have seen the rise of corporate farming models and consequent loss of local farming families and knowledge. Succession planning and intergenerational transfer are ways to retain farming families in the local area, however in order for this to occur family dwellings are needed for onsite management and oversight of farming activities.

The environmental benefits of containing the terrestrial vegetation within one lot provides significant long-term protection and allows, with fulltime site occupation, the ability for the landowners to improve, protect and embellish that significant vegetation into the future. Therefore, the proposed variation to the development standard in this particular instance has merit insofar as it protects both the long-term agricultural viability of the broader farm and concurrently native vegetation management in conjunction with full time site occupation.

This objection has demonstrated that the objectives of the RU1 Primary Production Zone are not compromised by this proposed variation to the minimum lot size nor are the objectives of Clause 4.6. It has been demonstrated that the imposition of a minimum lot size of 200ha is unreasonable in this instance as the objectives of both the zone and Clause 4.6 are still met despite the variation sought. There will be no land use conflicts, but increased vegetation protection whilst maintaining productive resource land managed in a sustainable manner.

8.4.2 DA2025/022 - PROPOSED SUBDIVISION IDENTIFICATION SIGN - CORNER BOUNDARY ROAD AND OLIVER SELWYN DRIVE, COOTAMUNDRA

DOCUMENT NUMBER	439949
REPORTING OFFICER	Laura Schweiger, Town Planner
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>2. A region for the future</p> <p>2.2 A thriving region that attracts people to live, work and visit</p> <p>3. Protected and enhanced environment</p> <p>3.2 We have attractive towns and villages</p>
FINANCIAL IMPLICATIONS	If Council consents to the proposed sign, accepts ownership and responsibility for the sign, all costs associated with the maintenance of the sign would be borne by Council.
LEGISLATIVE IMPLICATIONS	There are no Legislative implications associated with this report.
POLICY IMPLICATIONS	There are no Policy implications associated with this report.
ATTACHMENTS	1. DA assessment report ↓

RECOMMENDATION

That council formally decline to grant owner's consent and decline to accept the estate sign structure.

Introduction

The purpose of this report is to seek Council's direction on whether to permit the installation of a subdivision identification sign on Council's Road reserve, at the corner of Boundary Road and Oliver Selwyn Drive, Cootamundra, for the residential subdivision Shannonvale Estate.

Discussion

A development application has been submitted for the installation of a large rock feature sign displaying the name of the Boundary Road subdivision, "Shannonvale Estate." The proposed sign is intended to function as a formal entry statement for the Estate and is proposed to be installed on Council's Road reserve at the entrance to the estate, being the corner of Boundary Road and Oliver Selwyn Drive.

Following, is an image of the proposed sign, location map, and additional sign details included in the attached development application and assessment report.

Figure 1: Image of proposed sign



Figure 2: Neighbourhood aerial – sign location indicated by red pin (Source: Google Earth – imagery date 2.11.2023)



The DA assessment report (attached) has recommended approval from a planning, engineering, and road safety perspective, subject to conditions, and if Council consents to the use of the land, it would be approved under delegated authority, in accordance with the attached report. If Council does not agree to the use of Council land, the development application would be refused under delegated authority, as the consent of the landowner has not been provided.

The proposal now requires separate consideration by Council regarding the use of Council land for this private subdivision identification sign.

Developer's position

The Developer (Mr Tony Taylor), has provided the following comments in support of installation of the sign:

- the natural granite stone colours chosen are in keeping with the surrounding landscape and not dissimilar to the street bollards in Parker Street,
- the proposed site was viewed by Councillors Gill Kelly and Trevor Glover to address any concerns Council may have regarding safety, sight lines, encroachment within the clear zone and location of existing service easements,
- the structure is a beautiful robust granite structure which will require minimal maintenance other than a whipper snip around the base during footpath maintenance,
- with the structure being very robust giving excellent longevity in a somewhat harsh environment, we feel alternative management would not be required with only minimal grass maintenance provided by Council,
- we acknowledge that acts of vandalism/ graffiti may take place, however we feel that this is a minor issue and should not prevent or deter the application,
- there are no requirements to maintain lettering, and with the face of the stone being polished it tends to lessen any chance of paint or chemical adhering to it,
- justification for the location of the entry sign is to position the sign so that it does not get lost in the surrounding infrastructure, being easily visible to passersby or persons looking for the new subdivision,
- corner blocks are usually the last blocks to be sold, so to cut a section of the land off an already ill shaped block (*Council Note: to erect the sign on private land*) would inhibit any chance of a future sale and restrict how that land may be built on, which would be detrimental to the designed outcome for the entrance,
- there is no lighting or power to the sign, and the streetlight situated on the intersection of Oliver Selwyn Drive and Verner Street is casting enough light to be able to see the sign's presence,
- our intention is to gift the completed structure to Council and the Cootamundra community to enhance a very popular thoroughfare for people walking, riding and running,
- we have no desire to enter a lease or purchase arrangement with Council, citing legal obligations and on-going costs being of no benefit to either party
- we believe the best outcome for the community would be for Council to assume responsibility for the signage, with Shannon Vale Investments to maintain public liability insurance on the structure.

Key considerations for Council

The key considerations for Council in determining whether it is appropriate or not for the proposed sign to be erected on Council land, are as follows:

Public vs Private Benefit

- the sign primarily serves a private/commercial purpose, to promote and brand the Shannonvale Estate,
- there is some limited broader public benefit, such as improved wayfinding and a sense of place, but the direct utility to the public may be minimal.

Use of Public Land for Private Infrastructure

- the sign would occupy Council land, which is public space,
- Councillors must consider whether such use is appropriate, and whether it aligns with the broader policy on use of public land by private interests.

Precedent

- approval may establish a precedent for future requests from other developers or estates,
- Council may wish to consider each request separately on merit or develop a formal policy and guidelines to guide and manage such proposals.

Maintenance and Responsibility

- Council must consider whether it is prepared to take on the financial responsibility for ongoing maintenance, repair, and eventual removal (if needed), or whether it should be allocated to the developer,
- an agreement, license or lease with the developer, may be required to formalise these obligations, if Council is not prepared to assume responsibility for the sign once installed.

Liability and Insurance

- Structures on public land may expose Council to liability in the event of damage, vandalism, or injury,
- the developer has stated that Shannon Vale Investments would maintain public liability insurance on the structure,
- if Council accepts the Developer's offer to maintain public liability insurance on the sign, it should require evidence of the insurance and an indemnity agreement from the sign owner.

Visual and Environmental Impact

- while the development application assessment has found no major concerns, Council may still consider the visual impact on the streetscape and expectations of residents regarding signage on public land.

Community Perception

- some residents may perceive such signs on public land as inappropriate commercialisation of community space.
- transparency and clear rationale for approval will be important to manage perception and avoid reputational risk.

Options for Council

Approve the Use of Council Land

Council may choose to approve the use of Council land for the installation of the sign, under either of the following circumstances:

1. Accept ownership of the sign once installed, and the subsequent financial responsibility, maintenance obligations, and liability for the sign.
2. Require the Developer to enter into a formal agreement with Council, covering some or all the following - maintenance responsibilities, insurance and indemnity provisions, requirement to remove the sign at Council's discretion or upon expiry, etc.

Refuse the Use of Council Land

The Developer would need to find an alternative location for the sign on privately owned land within the estate.

If Council agrees to the use of the land for the sign, the development application will be approved.

Financial

If Council allows the use of the land or a sign, and accepts ownership and responsibility of the sign, Council would be liable for the following costs:

- maintenance and repair costs (cleaning, repairing cracks, graffiti removal or damage from vandalism or weather),
- public liability and risk management (Council may be liable for injury or property damage if the sign fails structurally, falls, or is hit by a vehicle),
- future relocation or removal costs.

OLG 23a Guideline consideration

Does not conflict with Guideline.

Interim Manager Sustainable Development Comment

The above report has assessed the proposal to gift Council an estate entry structure to direct and welcome people to Shannonvale Estate.

The Interim General Manager, as is the practice, provided owners consent to enable this development application to be made and considered by Council.

The proposal would be installed at the corner of Boundary Road and Selwyn Drive Cootamundra. The above report appropriately details the applicant's desire and reasons for making a generous gift to council, along with likely concerns council and the community may have if the proposed structure is accepted by council.

Such concerns include:

- *The use of public land for private infrastructure,
- *Such an acceptance may create an expectation and precedence for future subdivisions or use of public open space,
- *The need for the maintenance, repair, removal and disposal cost in the longer term would become the responsibility of council.

*Along with the gifted structure would come the council responsibility to care, not only for the structure but the surrounds and ensure public safety and avoidance of damage and possible acts of graffiti to what would become a public asset. All of which would come at a cost and commitment by council and the community.

The council report correctly advises the decision is for council to make. However, after weighing the benefits, cost, implied and real and the likelihood of creating a precedent for other private monument or structures

I recommend on this occasion Council not grant owner's consent and decline to accept the proposed gift and thank Mr Taylor for his generous offer of an estate structure to be placed on the public reserve fronting Boundary Road and Oliver Selwyn Drive Cootamundra.

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*

**DATE OF REPORT COMMENCEMENT:**

5th June 2025

COUNCIL OFFICER COMPLETING DEVELOPMENT ASSESSMENT:

Laura Schweiger

DEVELOPMENT REFERENCE:

DA2025/022

PROPERTY DETAILS:

Council road reserve
Adjacent Lot 70 DP 1305491
Corner of Boundary Road and Oliver Selwyn Drive
COOTAMUNDRA NSW 2590

OWNER(S):

Cootamundra-Gundagai Regional Council
PO Box 420
COOTAMUNDRA NSW 2590

APPLICANT:

Mr T Taylor on behalf of Surebet Investments Pty Ltd
290 Old Cootamundra Road
COOTAMUNDRA NSW 2590

PROPOSED DEVELOPMENT:

Sign – the installation of a granite rock subdivision identification sign within Council's road reserve, on the northeastern corner of Boundary Road and Oliver Selwyn Drive.

The proposed sign comprises a vertical slab of granite (2 metres wide x 0.2 metres deep x 1.3 metres high), situated on top of a granite base (2.2 metres wide x 1.5 metres deep x 0.2 metres high).

The vertical granite slab will have "Shannonvale Estate" on the sign, with the lettering comprising a polished stone finish while the remainder of the face of the vertical slab will be lightly sandblasted to have a natural stone finish. The stonemason has advised that this is a natural form of lettering, meaning there is no paint or gold gild infill, and no requirement to maintain the lettering. The stonemason has also advised that an example of this can be found in the Cootamundra main street bollards, which were manufactured by the same person.

The sign would be located a minimum of 7.6 metres from the kerb and gutter in Oliver Selwyn Drive, and approximately 10 metres from Boundary Road.

Figures 1 and 2, show the proposed sign, and Figure 3 is the site plan supplied by the Applicant. Staff have overlayed the Applicant's site plan onto current aerial imagery (Figure 4), to provide more context for the location of the proposed sign.

A large, smooth, oval-shaped stone monument, likely a gravestone, is shown in a workshop or quarry setting. The stone is light-colored and has the name 'W. J. Monvale' and the word 'Estate' inscribed on its face. It is resting on a thick, rectangular base. The stone is secured with straps, suggesting it is being moved or prepared for installation. The background is dark and industrial, with some wooden structures visible.

Notes:

- 1) max. 1.5kPa wind pressure
- 2) min 100kPa solid natural foundation
- 3) Construction sequence.
 - a) place footing
 - b) core holes in base plinth & place of packers & grout bedding
 - c) drill mortaring holes in footing
 - d) place epoxy in footing holes
 - e) lower sign stone into wet epoxy level on bedding packers. Prop vertical
 - f) fill mortar pack sign to plinth.

3D VIEW

SECTION

BEFORE YOU DIG
www.byda.com.au
Zero Damage - Zero Harm

PLAN SHOWING LOCATION OF SERVICE IN VICINITY OF PROPOSED ESTATE SIGN

CNR BOUNDARY ROAD & OLIVER SELWYN DRIVE COOTAMUNDRA

REFERENCE: 18169

LGA: COOTAMUNDRA-GUNDAGAI REGIONAL

DATE: 01-04-2025

PLAN EDITION: B

PLAN NUMBER: 18169-B-2025-04-01-EK

SCALE: 1:100

SHEET: 1 of 1

SRD LAND CONSULTING
GOULBURN: 4826 5100 | YOUNG: 6382 1501
THE LAND CONSULTANT SPECIALISTS
WWW.SRDLAND.COM.AU

I, James McMahon, a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that this plan has been prepared in accordance with the *Surveying and Spatial Information Regulation 2024*, section 45.

Date: 12 March 2025

121 Nasmyth Street, Young
SRD Land Consulting Pty Ltd
Surveyor identification no: 9096

LEGEND

- G — gas line
- UP — underground powerlines
- v — water main
- lot boundary

PLAN SCALE 1:100 @ A4

Figure 4: Site plan aerial overall sign location shaded yellow (Imagery source Google Earth – 2.11.2023)



SITE:

The subject site is located on the north-western edge of Cootamundra, approximately 1.8 km northwest of the CBD. The site is within the Council road reserve and situated on the northeastern corner of Boundary Road and Oliver Selwyn Drive.

The surrounding land is a mixture of residential and rural residential land uses, and other land uses in the wider area include the Abattoir approximately 1 km to the north, the racecourse approximately 800 metres to the east and the airport 950 metres to the southeast. The immediate area is characterised by both developed and undeveloped residential lots.

The site is flat, and there is mature native vegetation immediately to the north of the proposed sign location, along the Boundary Road corridor. There are a number of underground services in the immediate area.

Figure 5: Locality Plan – site indicated by solid red dot blue (Source SDT Explorer)

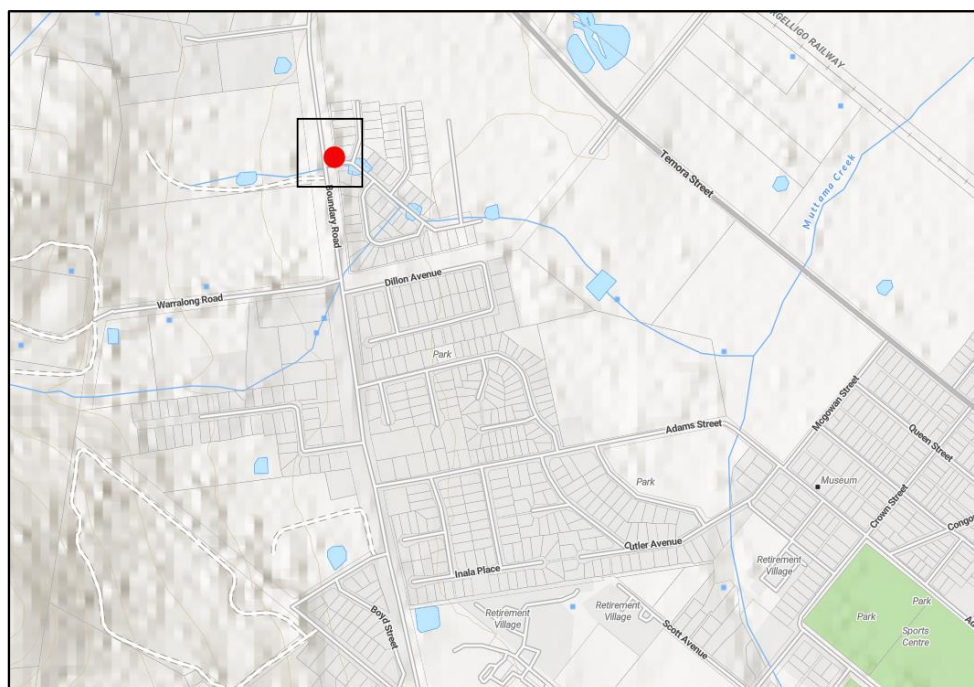


Figure 6: Neighbourhood aerial – sign location indicated by red pin (Source: Google Earth – imagery date 2.11.2023)



Figure 7: Photograph of proposed sign location



GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:**1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994**

The development is not a key threatening process under either Act, and whilst there is remnant vegetation immediately adjacent the location of the proposed sign, it is unlikely to constitute an EEC, has not been declared critical habitat or an area of outstanding biodiversity value, and is not mapped on the Biodiversity Values Map. It is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, as it does not impact on any flora, fauna or their habitat, including terrestrial biodiversity and river systems.

2.22 Mandatory community participation requirements

As per this section and Schedule 1, of the Act, the development was notified in accordance with the CGRC Community Participation Plan (CPP), for a period of fourteen (14) days, to twelve (12) adjoining and adjacent owners. No submissions were received.

4.5 Designation of consent authority

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

4.10 Designated development

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

4.13 Consultation and concurrence

If required by an environmental planning instrument, this section requires Council to consult with or obtain the concurrence of the person. No consultation was required in relation to this development (see Transport and Infrastructure SEPP section below).

4.14 Consultation and development consent—certain bush fire prone land

The land is not bushfire prone and therefore consideration of *Planning for Bush Fire Protection*, is not required.

4.22 Concept development applications

The development is not a concept development.

4.33 Determination of Crown development applications

The development is not a Crown development.

4.36 Development that is State significant development

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

4.46 Integrated development

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

4.55 Modification of consents - generally

Not applicable

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:**4.15(1)(a)(i) The provisions of any environmental planning instrument:*****State Environmental Planning Policies (SEPPs) and deemed SEPP's***

The following SEPPs have been considered in regard to this development.

SEPP (Biodiversity and Conservation) 2021**Chapter 2 - Vegetation in non-rural areas**

Not applicable as this chapter only regulates clearing that is not linked to development requiring consent. Tree removal proposed as part of a development application is assessed as part of the development application, noting no tree removal is proposed or required in this instance.

SEPP (Industry and Employment) 2021**Chapter 3 – Advertising and signage**

Whilst the proposed sign does not strictly meet the definition of signage under *the Cootamundra LEP 2023* (see discussion below in LEP section of this report), it does meet the ordinary definition of a sign, and therefore consideration of this Chapter of the SEPP has been undertaken.

This chapter of the SEPP requires signage to:

- be consistent with the objective 3.1(1)(a) of this Chapter, and
- satisfy the assessment criteria specified in Schedule 5 of the SEPP.

Staff are satisfied that the sign is consistent with the following aims of the SEPP, which are to ensure that signage:

- (i) *is compatible with the desired amenity and visual character of an area* - the size, shape and material of the sign is appropriate, given the height and colour of the adjacent fencing, the adjacent trees and the width of the footpath area,
- (ii) *provides effective communication in suitable locations* - the sign is appropriately located and is easily seen from the public domain,
- (iii) *is of high quality design and finish* – the sign will be constructed of durable material, that under normal circumstances will require little or no maintenance.

In terms of satisfying the assessment criteria in Schedule 5 of the SEPP, the following comments are provided:

- *signage is compatible with the existing or desired future character of the area* – the sign is in keeping with the location on the rural-urban interface,
- *it does not detract from the amenity or visual quality of the area* – the size, location and material of the sign is appropriate, so that it does not detrimentally impact on the visual quality of the area,
- *it does not obscure or compromise important views* – the sign has no impact in this regard,
- *it doesn't dominate the skyline and reduce the quality of vista* – the sign does not protrude above the skyline, being only 1.5 metre in height and ground-mounted,
- *it respects the viewing rights of other advertisers* – it does not impede or block other signs,
- *the scale, proportion and form of the signage is appropriate for the streetscape* - it is of a height and bulk that is consistent with the adjacent fencing, and has an acceptable impact on the streetscape,
- *the sign does not protrude above the buildings, structures in the area* – the sign sits well below any nearby dwellings or structures in the area,
- *illumination and glare and safety* – the sign is not illuminated,

- *it will not reduce the safety for any public road, pedestrians or bicyclists or obscure sightlines* – Council's Engineering Department have not raised any concerns regarding the impact of the sign on sight distance or road safety.

Overall, Staff are of the opinion that the signage proposed is appropriate.

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of land

Council must not consent to the carrying out of any development on land, unless it has considered whether the land is contaminated, and if contaminated whether it is suitable for the intended use, or requires remediation. The property is not listed on Council's Potentially Contaminated Lands Register, and no potential land contamination issues were discovered during the 2021 subdivision of which this land was part of. Accordingly, Council is satisfied that the land is suitable for the proposed development.

SEPP (Transport and Infrastructure) 2021

Chapter 2 - Infrastructure

- **Section 2.48 (Determination of development applications—other development)** applies to development in proximity to electricity infrastructure (e.g within 5 metres of an exposed overhead power line, near substations, etc). No referral was required to Essential Energy in this instance.
- **Section 2.77 (Development adjacent to gas pipeline corridors)** requires referral to the pipeline operator, for development that is within the licence area of a pipeline for gas, within 20m of the centreline of a pipeline or within 20m of land the subject of an easement for a relevant pipeline. Whilst there is a gas pipeline approximately 70 metres to the west, it is not within the required notification distance, and therefore this clause does not apply to this development, and no formal referral to the relevant authority, was required.
- **Division 15, Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements** (including Sections 2.97, 2.98, 2.99, 2.100, 2.101, 2.102 and 2.103) applies to developments in, above or adjacent a rail corridor or that involve a level crossing. The site is not adjacent a railway corridor, and therefore these clauses do not apply to this development, and no formal referral to the rail authority, was required.
- **Section 2.119 (Development with frontage to classified road)**, the development does not front a classified road and therefore this clause does not apply to this development.
- **Section 2.120 (Impact of road noise or vibration on non-road development)**, does not apply as the AADT volume of the adjacent road is less than 20,000 vehicles.
- **Section 2.121 (Excavation in or immediately adjacent to corridors)**, does not apply as the development will not result in the penetration of the ground to a depth of 3 m or greater, within or adjacent any of the nominated roads.
- **Section 2.122 and Schedule 3 (Traffic generating development)**, does not apply, as the type and/or scale of the works is not identified in the Schedule.

Local Environmental Plan (LEP)

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

1.2 Aims of Plan

The development is not considered to be inconsistent the aims of the LEP.

1.4 Definitions

Whilst the proposed development fits the ordinary meaning of a sign or signage, it does not strictly meet the following definition of signage (or sub-definitions of signage) under the LEP, as it is not an advertising or business sign, and does not promote any goods, services, or events, but simply identifies the name of the subdivision.

***signage** means “any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—*

- (a) an advertising structure,*
 - (b) a building identification sign,*
 - (c) a business identification sign,*
- but does not include a traffic sign or traffic control facilities”.*

Accordingly it is considered to be an innominate use, being a land use that does not fall within any defined land use under the LEP.

1.6 Consent authority

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

1.9A Suspension of covenants, agreements and instruments

There are no easements, restrictions or covenants on the land.

2.1 Land use zones

The site is zoned R1 General Residential and the proposed development is permitted in the zone, as both an innominate use and as being ancillary to the proposed subdivision.

2.3 Zone objectives

The objectives of the zone are:

- 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.

The proposed subdivision identification sign does not directly relate to these zone objectives, however, the sign neither undermines nor obstructs these objectives. Consistent with the NSW Land and Environment Court’s established principle, a development is considered generally consistent with zone objectives if it is not antipathetic to them. In this instance, the sign is located in the road reserve, and does not occupy land that would be used for housing, and the sign will provide a minor civic service through identification of the subdivision. On this basis, it is considered that the development is generally consistent with the zone objectives.

2.6 Subdivision—consent requirements

Not applicable as no subdivision is proposed.

2.7 Demolition requires development consent

Not applicable as no demolition is proposed or required.

4.6 Exceptions to development standards

No variation to development standards under the LEP are proposed or required.

5.4 Controls relating to miscellaneous permissible uses

Not applicable.

5.10 Heritage conservation

There are no heritage items on-site, and the site is not located in the HCA, and there are no heritage items in the immediate area. Therefore consideration of this clause is not required.

5.21 Flood planning

Not applicable as the land is not located in the flood planning area (FPA).

6.1 Earthworks

There are no earthworks associated with this proposal as site is flat, and the sign will sit on top of the ground.

6.3 Terrestrial biodiversity

This site is partly mapped as “biodiversity” on the *Terrestrial Biodiversity Map*, therefore consideration of this clause is required. The objective of this clause is to maintain terrestrial biodiversity by protecting native fauna and flora and the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats.

Before determining a development application for development on land to which this clause applies, Council must consider the following matters (in italics):

(a) whether the development is likely to have—

- (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
- (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
- (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
- (iv) any adverse impact on the habitat elements providing connectivity on the land, and*

No tree removal is required to facilitate the development and the sign will be located a suitable distance from the adjacent trees, such that there will be no impact on the vegetation. The proposed development will not negatively affect the condition or ecological significance of the local flora and fauna, and will not reduce the habitat features or values.

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Standard conditions will be imposed to prevent tree removal, and to require trees to be protected, whilst work is being carried out.

Overall, Council is satisfied that the development is designed, sited and will be managed to avoid any significant adverse environmental impact in terms of terrestrial biodiversity.

6.4 Groundwater vulnerability

This clause applies to land that is identified as “groundwater vulnerable” on the *Groundwater Vulnerability Map*, and part of the site is mapped as affected. Council is satisfied that the development is designed, sited and will be managed to avoid any significant adverse environmental impact on any groundwater systems as there are no discharges or extraction of groundwater.

6.5 Riparian land and watercourses

This clause applies to land that is identified as a watercourse on the *Watercourses Map*, or is within 40 metres of a mapped watercourse, but the site is not mapped as being affected, nor is it in the mandated distance of a watercourse, and accordingly this clause is not applicable.

6.6 Salinity

This clause applies to land identified as dryland salinity on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.7 Highly erodible soils

This clause applies to land identified as high soil erodibility on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.8 Airspace operations

This clause applies to developments that penetrate the Limitation or Operations Surface of the Cootamundra Airport, which this development will not.

6.9 Essential Services

This clause only applies to land that is zoned RU4 Primary Production Small Lots, and R5 Large Lot Residential, and therefore does not apply in this instance.

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

State Environmental Planning Policies (SEPPs)

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

Local Environmental Plan (LEP)

There are no draft LEP's which apply to this land.

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

None of the provisions of the Cootamundra Development Control Plan (DCP) are applicable to this development.

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

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

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

Council has considered the following matters as prescribed by Regulations:

Section 61 (Additional matters for consideration): -

- nil demolition is proposed or required,
- the development is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act,
- the development is not located within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle (to which the Dark Sky Planning Guideline applies),
- the development does not pertain to a manor house or multi dwelling housing (terraces),
- the development is not land to which the Penrith LEP applies to.

Section 62 (Consideration of fire safety)

- the development is not for a change of building use for an existing building.

Section 63 (Considerations for erection of temporary structures)

- the development is not for a temporary structure.

Section 64 (Consent authority may require upgrade of buildings)

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

Section 65 (Special provision relating to Sydney Opera House)

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

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

The immediate area contains both rural-residential and residential lots that generally range in size from 750 m² to 10 ha, given the site is located on the rural-urban interface. Overwhelmingly, development in the area is single storey in nature and constructed in a variety of materials.

The development will have minimal impact on any scenic qualities and features of the landscape, as none of the adjacent trees will be removed, the landform is flat and the sign will sit below the height of the adjacent fence. Accordingly, it is considered that the scale form, character, density and design of the sign will not impact on the character and amenity of the locality or the streetscape. Finally, the development will have no impact on the visual and acoustic privacy, of the nearby properties.

Access, Transport and Traffic:

The application was referred to Council's Engineering Department, who raised no objection to the proposed sign from a road safety perspective. Approval will be required under the *Roads Act 1993*, or all works undertaken in Council's road reserve.

Public Domain:

Whilst occupying public land, the development will not impact negatively in terms of such things as recreational opportunities, or the amount, location, design, use and management of public spaces. There is ample room for a concrete footpath to be constructed in Oliver Selwyn Drive adjacent the sign, should one be proposed in the future. There is a discrepancy between the location of certain services shown on the site plan and the information provided in the Before You Dig enquiry, particularly regarding underground power. As such, Council requires the developer to engage a Certified Locator to accurately identify and mark all underground services within the area prior to the installation of the sign. Given that the sign will be located on Council land and, due to its size and weight, will not be easily removed once installed, it is essential that Council has full assurance that the sign is not positioned over any existing services.

Utilities:

The development does not require any reticulated services, such as power for lighting, and the plans show that the sign will be located clear of the existing underground services in the area. However, given the number of underground services in the immediate area, conditions will be imposed requiring the locating and marking of all underground services prior to the installation of the sign, to ensure that it is not placed on top of the services, as discussed above.

Heritage:

There will be no impact from a heritage perspective as a result of the development.

Other Land Resources:

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

Water:

There will be no impact in terms of water supply or stormwater disposal.

Soil:

The development will have little or no impact on soil conservation in terms of - soil qualities or instability, management of soils, soil erosion and degradation, sedimentation and pollution of water bodies contamination, or acid sulphate soils. Whilst no earthworks are expected, standard conditions will be imposed in relation to the sedimentation and erosion control.

Air and Microclimate:

The development will have no adverse effect on air quality and microclimatic conditions in terms of existing air quality or pollution..

Flora and Fauna:

The development does not result in the removal of any trees or significant groundcover, and therefore, the development will not have any impact on critical habitats, threatened species or populations, ecological communities or any other protected species, or on native fauna or vegetation. Conditions will be imposed regarding the protection of the existing trees adjacent the proposed sign.

Waste:

Whilst no waste is expected to be generated during the installation of the sign, standard conditions will be imposed in this regard.

Energy:

Not applicable to this development.

Noise and Vibration

Whilst minimal noise is anticipated during the installation of the sign, standard amenity and hours of construction conditions, will be imposed.

Natural Hazards:

There are no known risks to people, property or the biophysical environment from – geologic or soil instability, flooding or bushfire.

Technological hazards

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

Safety, security and crime prevention

The development will not have an adverse impact on the security and safety of the area, and will not encourage criminal activity.

Social Impacts in the Locality:

The development will not have a negative social impact in terms of the health and safety of the community, social cohesion, community structure, character, values or beliefs, social equity, socio-economic groups or the disadvantaged, and social displacement. The sign will help to create a sense of place for the residents of the subdivision, and should assist visitors, emergency services, etc, to easily locate the subdivision, contributing to better accessibility.

Economic Impact in the Locality:

It is not considered that there will be any negative economic impacts.

Site Design and Internal Design:

It is considered that the design of the sign is sensitive to the environmental conditions and site attributes. It has been located a suitable distance from the adjacent roads, and the fabric of the site (natural and polished granite), is well suited to the urban-rural interface and the backdrop of native vegetation.

Construction Matters:

There is minimal construction work to be undertaken, however, standard conditions will be imposed in this regard.

Cumulative impacts

Nil adverse cumulative impacts have been identified.

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

Does the proposal fit in the locality ?

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

Are the site attributes conducive to development ?

The site is not subject to bushfire, flooding, subsidence, slip or mass movement. The soil characteristics are appropriate for the development, and there are no critical habitats, or threatened species, populations, ecological communities or habitats that will be impacted by the development. The development will not prejudice future agricultural production and there are no known mineral or extractive resources on the site. This issue of potential site contamination has been discussed previously, and the site has been found to be suitable for the proposed development.

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

Nil submissions received.

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

The Riverina Murray Regional Plan 2041 has been developed to plan for future population's needs for housing, jobs, infrastructure and a healthy environment, in the Region. The development is not inconsistent with this Plan.

Staff are not aware of any other policy statements from either Federal or State Government that are relevant to this proposal. There is no management plan that is applicable to a development of this nature, and no codes or other guidelines. Overall, the proposal is not considered to contravene the public interest.

OTHER MATTERS:**Section 7.11 and 7.12 Contributions Policies:**

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

Section 7.11 Contributions Plans

There is no section 7.11 plan in force in the former Cootamundra LGA.

Section 7.12 Contributions Plans

The Cootamundra-Gundagai Regional Council *Section 7.12 Fixed Development Consent Levy Contributions Plan 2018*, applies to the land, but is not payable in relation to this development based on the cost of the development.

Section 64 water and sewer contributions policies:

No headworks charges are applicable to this development.

Disclosure of political donations and gifts:

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

FINANCIAL IMPACTS:

Nil impacts for Council

POLICY IMPACTS:

Nil

ORGANISATIONAL IMPACT:

Nil

RISK MANAGEMENT IMPACTS:

Nil

LEGAL ISSUES:

Nil

CONCLUSION:

Council has considered all matters under the relevant legislation, and it considers that the proposed development is appropriate having regard to those matters.

RECOMMENDATION:**Determination:**

That Council approve the following development, subject to the consent conditions detailed below:

- Application No.: DA2025/022
- Property: Council road reserve
Adjacent Lot 70 DP 1305491
Corner of Boundary Road and Oliver Selwyn Drive
COOTAMUNDRA NSW 2590

- **Development:** Sign – the installation of a granite rock subdivision identification sign within Council's road reserve, on the northeastern corner of Boundary Road and Oliver Selwyn Drive

Conditions of consent:

GENERAL CONDITIONS

Condition																					
1	Approved plans and supporting documentation																				
	Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.																				
	Approved plans																				
	<table><tr><th>Plan number</th><th>Revision number</th><th>Plan title</th><th>Drawn by</th><th>Date of plan</th></tr><tr><td>18169</td><td>B</td><td>Site plan</td><td>SRD Land Consulting</td><td>01/04/2025</td></tr><tr><td>-</td><td>-</td><td>Sign details</td><td>Coot Consulting Engineers</td><td>18/07/2023</td></tr><tr><td>-</td><td>-</td><td>Photo of sign</td><td>-</td><td>-</td></tr></table>	Plan number	Revision number	Plan title	Drawn by	Date of plan	18169	B	Site plan	SRD Land Consulting	01/04/2025	-	-	Sign details	Coot Consulting Engineers	18/07/2023	-	-	Photo of sign	-	-
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Document title	Version number	Prepared by	Date of document																		
SEE	-	-	-																		
Email containing details on sign	-	KD Stoneworks	20/12/2024																		
In the event of any inconsistency between the plans/documentation referred to in this condition, the most recent plan/document shall prevail to the extent of the inconsistency.																					
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.																					
Condition Reason: <i>To confirm the details of the application as submitted by the applicant and as approved by Council.</i>																					
2	Compliance with legislation																				
	Any building and associated works shall comply with the statutory requirements of the <i>Environmental Planning & Assessment Act 1979</i> , <i>Local Government Act, 1993</i> and the <i>National Construction Code/Building Code of Australia</i> .																				
	Condition reason: <i>To ensure compliance with the governing legislation</i>																				
3	Cost of works																				
	All works associated with the proposal, or required by this consent, will be at no cost to Council.																				
	Condition reason: <i>To ensure Council does not incur any expenses in the carrying out of the development.</i>																				

BEFORE BUILDING WORK COMMENCES

4	138 Approval for New Access Works and Works in the Road Reserve
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	<p>Prior to the issue of a construction certificate the proponent is required to obtain approval under Section 138 of the <i>Roads Act 1993</i> for works within the road reserve relating to:</p> <ul style="list-style-type: none"> the installation of the sign within the road reserve. <p>Condition reason: <i>To ensure that the required approval for works in the road reserve are obtained, and the works are regulated for the safety of road users and occupants/users of the development.</i></p>
5	<p>Erosion and sediment controls in place</p> <p>Before any site work commences the principal certifier must be satisfied that erosion and sediment controls, consistent with the guidelines <i>Managing Urban Stormwater - Soils and Construction</i> (Volumes 1 and 2A), are in place where necessary. These controls must remain in place until any bare earth has been restabilised in accordance with the guidelines.</p> <p>Condition Reason: <i>To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i></p>
6	<p>Location of sign</p> <p>The proposed sign shall be located generally in accordance with the approved plan, and shall be located so that it is not positioned over any underground services in the area.</p> <p>Condition reason: <i>To ensure compliance with relevant plans and approvals and to ensure the utility services are protected.</i></p>
7	<p>Underground Services</p> <p>A <u>Certified Locator</u> shall be used to locate, identify and mark all existing underground services prior to commencement of works, to ensure the sign will not be located over any of the existing underground services in the area.</p> <p>Evidence shall be submitted to Council prior to the sign being placed, to demonstrate compliance with this condition.</p> <p>Condition reason: <i>To ensure the utility services are protected and satisfactory for the proposed development.</i></p>

DURING THE CARRYING OUT OF WORK

	Condition
8	<p>Approved Plans</p> <p>A copy of the endorsed plans, specifications, development consent, the construction certificate and any other certificates to be relied upon shall be available on site at all times during construction.</p> <p>Condition reason: <i>To ensure compliance with relevant plans and approvals</i></p>
9	<p>Works to be undertaken in accordance with the Approval.</p> <p>All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate drawings and specifications.</p> <p>Condition Reason: <i>Ensure all works are carried out in accordance with the development consent.</i></p>
10	<p>Hours of Work</p> <p>Site work must only be carried out between the following times –</p> <ul style="list-style-type: none"> Mondays to Fridays - 7:00 am to 6:00 pm; Saturdays - 8:00 am to 1:00 pm; and No work is permitted on Sundays and Public Holidays.

	Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority. <i>Condition reason: To protect the amenity of the surrounding area.</i>
11 Deliveries	While site work is being carried out, deliveries of material and equipment must only be carried out between— <ul style="list-style-type: none"> ▪ Mondays to Fridays - 7:00 am to 6:00 pm; ▪ Saturdays - 8:00 am to 1:00 pm; ▪ No work permitted on Sundays and Public Holidays. <i>Condition reason: To protect the amenity of neighbouring properties.</i>
12 Tree protection measures	All trees on the site and on Council land not approved for removal, and that may be threatened by the works, are to be suitably protected in accordance with AS 4970-2009 <i>Protection of trees on development sites</i> , by way of tree guards, barriers or other measures as necessary in order to protect tree root systems, trunks and branches, during construction. <i>Condition reason: To ensure all trees not approved for removal are suitably protected.</i>
13 Amenity	The carrying out of work during the construction of the development shall be done in such a manner as to not to interfere with the amenity of the locality by reason of the emission of noise, vibration, dust, smell, fumes, smoke vapour, steam, soot, ash, waste water, waste products or grit, oil or otherwise. <i>Condition reason: To protect the amenity of the neighbourhood during construction.</i>
14 Building and construction waste	All building waste, rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container, and shall be disposed of to a licensed waste disposal facility, on a regular basis. Records of the disposal must be retained, and copies provided to the Principal Certifier or Council upon request. <i>Condition reason: To protect the amenity of the neighbourhood during construction, and to ensure that waste is appropriately and lawfully disposed of.</i>
15 Earthworks	No earthworks are permitted to be undertaken beyond those detailed on the approved plans unless otherwise permitted by the exempt development provisions of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> . <i>Condition reason: To ensure that the development is consistent with the approval.</i>
16 Responsibility for changes to public infrastructure	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority. <i>Condition Reason: To ensure payment of approved changes to public infrastructure.</i>

AFTER COMPLETION OF WORKS

17 Certificate of completion	Following the installation of the sign, and all rectification works have been completed, a final inspection shall be carried out by Council, and if all works are completed as per the approved plans, a certificate of completion shall be issued.. <i>Condition Reason: To ensure the development is satisfactorily completed.</i>
18 Removal of waste upon completion	

	Following the installation of the sign, and prior to the certificate of completion being issued, all refuse, spoil and material on-site must be removed from the site and disposed of to a licenced waste disposal facility.
	Condition Reason: <i>To ensure waste material is appropriately disposed or satisfactorily stored.</i>
19	Rectification works
	Following the installation of the sign, and prior to the certificate of completion being issued, any damage caused to footpaths, roadways, utility installations and the like by reason of construction works shall be made good and repaired to a standard equivalent to that existing prior to commencement of construction. The full cost of restoration/repairs of property or services damaged during the works shall be met by the person having the benefit of this consent.
	Condition reason: <i>To ensure any damage to public infrastructure is rectified.</i>

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

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

- The proposed development complies with the land zoning under the Cootamundra LEP 2013.
- The development is permissible within the zone and does not actively conflict with the zone objectives.
- The development enhances the local area and contributes to positive urban design outcomes.
- The development is in keeping with the existing character of the area.
- Conditions have been imposed to preserve the amenity of the area.
- The development application was notified, and no submissions were received.

DEVELOPMENT ASSESSMENT SIGNING OFFICER:

Laura Schweiger
Town Planner

10th June 2025

8.4.3 DA2025/050 - PROPOSED DWELLING HOUSE - 13 OLIVER SELWYN DRIVE, COOTAMUNDRA

DOCUMENT NUMBER	439954
REPORTING OFFICER	Laura Schweiger, Town Planner
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>2. A region for the future</p> <p>2.2 A thriving region that attracts people to live, work and visit</p> <p>2.3 A region that can accommodate and support strategic growth</p> <p>3. Protected and enhanced environment</p> <p>3.2 We have attractive towns and villages</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	The subject application (DA2025/050) proposes a variation to the primary (front) building line setback established in Council's Development Control Plan. The variation is considered acceptable and in keeping with the performance outcomes, and would not establish an undesirable precedent, in the area.
ATTACHMENTS	<ol style="list-style-type: none"> 1. Draft Notice of Determination ↓ 2. DA assessment report ↓

RECOMMENDATION

1. That Council approve the proposed variation as detailed in the Council report.
2. That Council approve the following development application, subject to the consent conditions detailed in the draft Notice of Determination (Attachment 1):
 - **DA number:** DA2025/050
 - **Property:** Lot 58 DP 1305491
13 Oliver Selwyn Drive
COOTAMUNDRA NSW 2590
 - **Development:** Dwelling house – to erect a single storey, fibre cement clad, four (4) bedroom dwelling

Introduction

Development consent is being sought for the erection of a single-story dwelling house on Lot 58 DP 1305491, 13 Oliver Selwyn Drive, Cootamundra. Specific details of the proposed development (including site plans and elevations), and the subject land (location plans and aerial imagery), are provided in the attached DA assessment report (Attachment 2).

The proposed development complies with all but one (1) of the development standards in the Cootamundra DCP and seeks a variation to the primary (front) building line setback. As a result of this variation, the application is required to be determined by full Council, as opposed to being determined under delegated authority. This variation is discussed in the attached DA assessment report (Attachment 2), and replicated in the body of this Council report, as follows.

Discussion

A detailed assessment of the development with respect to all the relevant DCP provisions is contained in the attached DA assessment report (Attachment 2), which demonstrates that the majority of the acceptable solutions are met. The following discusses the variation proposed to the DCP:

Acceptable solution	Comment
2.1 Building line setbacks	
Front Primary Building Line Setback Requirements	
<p>Minimum setback to be the average of the front setback of the nearest two neighbouring houses, with the same primary road frontage, within forty (40) metres</p> <p>If there are no dwellings within forty (40) metres, the minimum setback is 4.5 metres (lot size up to 900 m²).</p>	<p>Does not comply – the two (2) nearest dwellings are those immediately to the southeast of the site (15 and 17 Oliver Selwyn Drive), which are setback 7 metres and 6 metres respectively. This would therefore require a setback 6.5 metres, but a minimum setback of five (5) metres is proposed, which is a variation of 1.5 metres.</p> <p>The Applicant has sought to vary the average setback, providing the following justification:</p> <ul style="list-style-type: none"> ▪ there is an existing 2.5m easement situated at the back of the property, which has reduced the available usable backyard space, and the building envelope for sheds, ▪ we have designed a dwelling that takes advantage of the natural assets available whilst also being considerate to the neighbouring properties. The L shape of the proposed dwelling allows for ample private backyard space whilst not intruding on the neighbour's private space, ▪ the current design takes advantage of the north aspect of the lot and enhances the usability liveability of the dwelling, ▪ pushing the dwelling back to the average of the 2 nearest dwellings would negatively impact this property, ▪ the variation will have no negative impact on the existing streetscape, ▪ it is in keeping with the surrounding developments as the homes in this new subdivision range from 4.5 m up to 7 m setback, ▪ the front of the dwelling will be landscaped with well-maintained lawns and gardens and can also include screening landscaping if necessary, ▪ the garage of the proposed dwelling is nearest to the neighbouring property and is set back at 6 m so visually there won't be a noticeable difference of only 1 m. The part of the building that is setback at 5 m is closest to the corner, ▪ being a corner lot there is a substantial amount of council land surrounding the frontage of the block. This will also lessen the appearance of the dwelling being too close to the primary or secondary

Acceptable solution	Comment
	<p>road. This will also ensure that pedestrians and other users of the area do not feel that the buildings are overbearing.</p> <p>It is considered that the justification offered by the Applicant in support of the proposed variation is adequate. The development, whilst not meeting the numerical standard in the acceptable solution, does satisfy the related performance criteria (underlined below), detailed as follows:</p> <p><u>Front setbacks are generally consistent with those of adjoining development</u> It is considered that the front setbacks is generally consistent with those of adjoining development. The proposed dwelling has an articulated façade, where the setback varies between 5 metres and 6.3 metres, which is an average of 5.65 metres. Generally, dwellings in this subdivision, are setback on average 6 metres.</p> <p><u>The setback of a building is related to its height and also to the width of the street in which it is located, in such a way to ensure pedestrians and other users of the area do not feel buildings are overbearing</u> Oliver Selwyn Drive is wider than most residential streets, with a width of 27 metres. The proposed single-storey dwelling is of a modest height and scale, which significantly reduces its potential to appear overbearing. The lot is located on a corner site, which increases the sense of spatial separation of the dwelling. This increased open space avoids a sense of enclosure or visual dominance.</p> <p><u>Setbacks provide space for residents to feel an adequate sense of visual and acoustic privacy when using rooms fronting the street</u> The number of habitable rooms at the front of the dwelling have been minimised, with the main living area and the majority of the bedrooms located at the rear of the dwelling. Furthermore, the reduced front setback has maximised and enhanced the available amount of private open space at the rear of the dwelling, and its connectivity between the outdoor area and the internal living areas.</p> <p><u>The scale and appearance of new development is compatible and sympathetic to existing development in the locality. (particularly where the site has some heritage significance or distinctive character)</u> The proposal reflects the contemporary character of the relatively new subdivision, where setbacks and built forms vary. The proposed scale building materials are consistent with the area, and the dwelling is compatible in both scale and appearance, maintaining consistency with the evolving neighbourhood character.</p> <p>Overall, the variation is considered acceptable, with minimal impact expected on the streetscape character, residential amenity, and built form. The presence of a rear easement, the corner lot context, and the variation in</p>

Acceptable solution	Comment
	setbacks in the surrounding area further support the acceptability of the proposed front setback.

Council has considered all matters under the relevant legislation, and it considers that the proposed development is appropriate having regard to those matters, and that any impacts can be managed through appropriate conditions. The issues relating to the proposed variations have been discussed at length, above, and are considered acceptable.

Financial

Nil impact.

OLG 23a Guideline consideration

Nil conflict.



**COOTAMUNDRA
GUNDAGAI** REGIONAL
COUNCIL

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NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA2025/050 PAN-530889
Applicant	Jindalee Constructions Pty Ltd 1019 Berthong Road COOTAMUNDRA NSW 2590
Description of development	Dwelling house – to erect a single storey, fibre cement clad, four (4) bedroom dwelling.
Property	Lots 58 DP 1305491 13 Oliver Selwyn Drive COOTAMUNDRA NSW 2590
Determination	TBD Consent Authority – Council
Date of determination	TBD
Date from which the consent operates	TBD
Date on which the consent lapses	TBD

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

- The proposed development complies with the land zoning under the Cootamundra LEP 2013.
- The development is permissible within the zone and aligns with land use objectives.
- The development has been designed to minimize negative environmental impacts, including managing stormwater and waste.
- The design of the development enhances the local area and contributes to positive urban design outcomes.
- The development is in keeping with the existing character of the area.
- The development can be adequately serviced by existing infrastructure.
- The impact of the development on surrounding roads and existing traffic conditions is negligible.
- The proposed variation to the DCP acceptable solution meets the performance outcome.
- Conditions have been imposed to preserve the amenity of the area.
- The development application was notified, and no submissions were received.

Right of appeal / request a review of the determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 month after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Yours sincerely,



Laura Schweiger
Town Planner

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

	Condition
1	<p>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</p> <p>(a) It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the <i>Building Code of Australia</i>.</p> <p>(b) It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the <i>Home Building Act 1989</i>, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.</p> <p>(c) It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the <i>Building Code of Australia</i>.</p> <p>(d) In subsection (1), a reference to the <i>Building Code of Australia</i> is a reference to the <i>Building Code of Australia</i> as in force on the day on which the application for the construction certificate was made.</p> <p>(e) In subsection (3), a reference to the <i>Building Code of Australia</i> is a reference to the <i>Building Code of Australia</i> as in force on the day on which the application for development consent was made.</p> <p>(f) This section does not apply—</p> <p>(i) to the extent to which an exemption from a provision of the <i>Building Code of Australia</i> or a fire safety standard is in force under the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>, or</p> <p>(ii) to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.</p> <p>Condition Reason: Prescribed condition under section 69 of the <i>Environmental Planning and Assessment Regulation 2021</i>.</p>
2	<p>Erection of signs</p> <p>(a) This section applies to a development consent for development involving building work, subdivision work or demolition work.</p> <p>(b) It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—</p>

	<p>(i) showing the name, address and telephone number of the principal certifier for the work, and</p> <p>(ii) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and</p> <p>(iii) stating that unauthorised entry to the work site is prohibited.</p> <p>(c) The sign must be—</p> <p>(i) maintained while the building work, subdivision work or demolition work is being carried out, and</p> <p>(ii) removed when the work has been completed.</p> <p>(d) This section does not apply in relation to—</p> <p>(i) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or</p> <p>(ii) Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p> <p>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
3	<p>Notification of Home Building Act 1989 requirements</p> <p>(a) This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</p> <p>(b) It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following—</p> <p>(i) for work that requires a principal contractor to be appointed—</p> <p>i. the name and licence number of the principal contractor, and</p> <p>ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,</p> <p>(ii) for work to be carried out by an owner-builder—</p> <p>i. the name of the owner-builder, and</p> <p>ii. if the owner-builder is required to hold an owner-builder permit under the <i>Home Building Act 1989</i>—the number of the owner-builder permit.</p> <p>(c) If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</p> <p>This section does not apply in relation to Crown building work certified to comply with the <i>Building Code of Australia</i> under the Act, Part 6.</p> <p>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
4	<p>Fulfilment of BASIX commitments</p> <p>It is a condition of a development consent that each commitment listed in a relevant BASIX certificate is fulfilled.</p> <p>Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.</p>
5	<p>Approved plans and supporting documentation</p> <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p>

	Approved plans				
	Plan number	Revision number	Plan title	Drawn by	Date of plan
	A01	-	Site plan	Jindalee Homes	30/04/2025
	A02	-	Floor plan	Jindalee Homes	30/04/2025
	A03	-	Elevations	Jindalee Homes	30/04/2025
	A05	-	Landscape plan	Jindalee Homes	30/04/2025
	A08	-	BASIX commitments	Jindalee Homes	30/04/2025
	A09	-	NatHERS commitments	Jindalee Homes	30/04/2025
	Approved documents				
	Document title		Version number	Prepared by	Date of document
	BASIX Certificate		No. 1766172_S04	Enewergy Thermal Performance	20/03/2025
	NatHERS Certificate		No. 0009775362-02	Enewergy Thermal Performance	20/03/2025
	SEE		-	Jindalee Homes	30/04/2025
	In the event of any inconsistency between the plans/documentation referred to in this condition, the most recent plan/document shall prevail to the extent of the inconsistency.				
	In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.				
	Condition Reason: To confirm the details of the application as submitted by the applicant and as approved by Council.				
6	Compliance with legislation				
	Any building and associated works shall comply with the statutory requirements of the <i>Environmental Planning & Assessment Act 1979</i> , <i>Local Government Act, 1993</i> and the <i>National Construction Code/Building Code of Australia</i> .				
	Condition reason: To ensure compliance with the governing legislation				
7	Cost of works				
	All works associated with the proposal, or required by this consent, will be at no cost to Council.				
	Condition reason: To ensure Council does not incur any expenses in the carrying out of the development.				

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

	Condition
8	138 Approval for New Access Works and Works in the Road Reserve
	Prior to the issue of a construction certificate the proponent is required to obtain approval under Section 138 of the <i>Roads Act 1993</i> for works within the road reserve relating to: <ul style="list-style-type: none"> the proposed new access of Oliver Selwyn Drive, any works associated with service connections required within the road reserve.

	Condition reason: To ensure that the required approval for works in the road reserve are obtained, and the works are regulated for the safety of road users and occupants/users of the development.
9	<p>Long Service levy</p> <p>Before the issue of the relevant construction certificate, the applicable long service levy, must be paid to the Long Service Corporation or Council in accordance with section 34 of the <i>Building and Construction Industry Long Service Payments Act 1986</i>. Evidence of the payment is to be provided to the certifier.</p> <p>Advisory Note: Cootamundra-Gundagai Regional Council is an authorised agent under the <i>Building and Construction Industry Long Service Payments Act 1986</i> for the collection of long service levies.</p> <p>Condition reason: To ensure the long service levy is paid.</p>
10	<p>Plumbing and Drainage Works</p> <p>Approval shall be obtained under Section 68 of the <i>Local Government Act 1993</i> for all proposed water, sewerage and stormwater works, prior to the issue of a Construction Certificate.</p> <p>Condition reason: Statutory compliance with the <i>Local Government Act 1993</i></p>
11	<p>Section 7.12 Contributions</p> <p>Prior to the issue of a Construction Certificate a Section 7.12 contribution for the development, must be paid in full, in accordance with the Cootamundra–Gundagai Regional Council <i>Section 7.12 Fixed Developer Consent Levy Contributions Plan</i>.</p> <p>Condition reason: To ensure Section 7.12 Developer Contributions are paid in accordance with the Cootamundra–Gundagai Regional Council <i>Section 7.12 Fixed Developer Consent Levy Contributions Plan</i> as adopted 2018.</p>

BEFORE BUILDING WORK COMMENCES

12	<p>Appointment of a Principal Certifier</p> <p>Prior to the commencement of any construction works, the person having benefit of this Development Consent must appoint a Principal Certifier.</p> <p>Condition reason: To ensure legislative requirements are met.</p>
13	<p>Erosion and sediment controls in place</p> <p>Before any site work commences the principal certifier must be satisfied that erosion and sediment controls, consistent with the guidelines <i>Managing Urban Stormwater - Soils and Construction</i> (Volumes 1 and 2A), are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the guidelines.</p> <p>Condition Reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</p>
14	<p>Construction Certificate</p> <p>A Construction Certificate must be submitted to and approved by a nominated Certifier prior to any building works taking place on the subject site. The Construction Certificate must be lodged via the NSW Planning Portal.</p> <p>Condition Reason: To ensure compliance with the requirements of the <i>Environmental Planning and Assessment Regulation 2021</i>.</p>
15	Notice of intention to commence erection of building work

	The proponent must give the Principal Certifier at least 2 days notice of their intention to commence building works. The notice of intention to commence building works must be lodged on the NSW Planning Portal in accordance with Section 6.6 of <i>Environmental Planning and Assessment Act 1979</i> and Section 59 of <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i> .
	Condition reason: To ensure legislative requirements are met.
16	Underground Services
	The proponent shall locate and identify all existing underground services prior to commencement of works and ensure there shall be no conflict between the proposed development and existing infrastructure including areas external to the development site where works are proposed.
	Condition reason: To ensure the utility services are protected and satisfactory for the proposed development.
17	Builders Toilet
	The applicant shall ensure that a suitable builders' toilet is situated on the property prior to commencing construction.
	Condition reason: To service the builders during construction

DURING BUILDING WORK

	Condition
18	Approved Plans
	A copy of the endorsed plans, specifications, development consent, the construction certificate and any other certificates to be relied upon shall be available on site at all times during construction.
	Condition reason: To ensure compliance with relevant plans and approvals
19	Surveys by a registered surveyor
	While building work is being carried out, the positions of the following must be measured and marked by a registered surveyor, and a survey certificate provided to the principal certifier, at the nominated stage:
	(a) all footings, foundations and proposed eave lines, in relation to the existing site boundaries – after excavation and immediately prior to the concrete pouring,
	(b) external walls and eave line, in relation to the existing site boundaries – after walls and roof have been completed.
	Condition reason: To ensure buildings are sited and positioned in the approved location, do not encroach on easements and comply with the Building Code of Australia.
20	Works to be undertaken in accordance with the Approval.
	All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate drawings and specifications.
	Condition Reason: Ensure all works are carried out in accordance with the development consent.
21	Procedure for critical stage inspections
	While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.
	Condition Reason: To require approval to proceed with building work following each critical stage inspection.
22	Hours of Work
	Site work must only be carried out between the following times –
	<ul style="list-style-type: none"> ▪ Mondays to Fridays - 7:00am to 6:00pm; ▪ Saturdays - 8:00am to 1:00pm; and ▪ No work is permitted on Sundays and Public Holidays.

	<p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p> <p>Condition reason: <i>To protect the amenity of the surrounding area.</i></p>
23	<p>Deliveries</p> <p>While site work is being carried out, deliveries of material and equipment must only be carried out between—</p> <ul style="list-style-type: none"> ▪ Mondays to Fridays - 7:00am to 6:00pm; ▪ Saturdays - 8:00am to 1:00pm; ▪ No work permitted on Sundays and Public Holidays. <p>Condition reason: <i>To protect the amenity of neighbouring properties.</i></p>
24	<p>Amenity</p> <p>The carrying out of work during the construction of the development shall be done in such a manner as to not to interfere with the amenity of the locality by reason of the emission of noise, vibration, dust, smell, fumes, smoke vapour, steam, soot, ash, waste water, waste products or grit, oil or otherwise.</p> <p>Condition reason: <i>To protect the amenity of the neighbourhood during construction.</i></p>
25	<p>Building and construction waste</p> <p>All building waste, rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container, and shall be disposed of to a licensed waste disposal facility, on a regular basis. Records of the disposal must be retained, and copies provided to the Principal Certifier or Council upon request.</p> <p>Condition reason: <i>To protect the amenity of the neighbourhood during construction, and to ensure that waste is appropriately and lawfully disposed of.</i></p>
26	<p>Soil management</p> <p>While site work is being carried out, the Principal Certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification, and the volume of material removed must be reported to the principal certifier. (b) All fill material imported to the site must be: <ul style="list-style-type: none"> (i) Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>, or (ii) a material identified as being subject to a resource recovery exemption by the NSW EPA, or (iii) a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA. <p>Condition Reason: <i>To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants</i></p>
27	<p>Earthworks</p> <p>No earthworks are permitted to be undertaken beyond those detailed on the approved plans unless otherwise permitted by the exempt development provisions of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>.</p> <p>Condition reason: <i>To ensure that the development is consistent with the approval.</i></p>
28	<p>Cut and fill</p> <p>All cut or fill must be appropriately graded, drained and revegetated or suitably retained by a retaining structure, designed and constructed to appropriate engineering standards. All works must be carried out without effecting the structural integrity of fencing or neighbouring structures and property.</p>

	Condition reason: To ensure the works are carried out to an appropriate standard and no damage is caused to adjacent properties, buildings or infrastructure.
29	Shoring and adequacy of adjoining property
	(a) This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.
	(b) It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense—
	(i) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and
	(ii) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.
	(c) This section does not apply if—
	(i) the person having the benefit of the development consent owns the adjoining land, or
	(ii) the owner of the adjoining land gives written consent to the condition not applying.
	Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.
30	Restricted Public Access
	It is the responsibility of the proponent to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with SafeWork NSW Regulations.
	Condition reason: To ensure public safety is maintained.
31	Footpath Storage
	Building materials are not to be stored on Council footway or nature strip at any time.
	Condition reason: To ensure an adequate level of public safety is maintained.
32	Vehicles during construction
	Vehicle access to the construction site must be restricted to a single, all-weather driveway. This access point must be stabilized and maintained until construction onsite is completed. Vehicles must be clean and free of debris prior to leaving the site. Deposited material may be ordered to be removed at the Applicant/operator's expense.
	Condition reason: To protect the amenity of the surrounding area
33	Responsibility for changes to public infrastructure
	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.
	Condition Reason: To ensure payment of approved changes to public infrastructure.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

	Condition
34	Occupation of building
	A person must not commence occupation or use of the whole or any part of the buildings unless an occupation certificate has been issued by the appointed Principal Certifier.
	Condition reason: To ensure the development is completed to a safe standard to allow use or occupation and to ensure compliance with the requirements of this consent.
35	Removal of waste upon completion
	Before the issue of an Occupation Certificate all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of to a licenced waste disposal facility.
	Condition Reason: To ensure waste material is appropriately disposed or satisfactorily stored.

36	<p>Completion of works – plumbing, drainage and water supply</p> <p>Prior to the issue of an Occupation Certificate for the works, all requirements of relevant approvals issued under Section 68 of the <i>Local Government Act 1993</i> associated with water, sewer and stormwater works must be satisfied. Confirmation that works have been completed in accordance with the requirements of the associated Section 68 application must be obtained from Council and be provided to the Principal Certifier for the development.</p> <p><i>Condition reason: To ensure plumbing and drainage works have been undertaken in accordance with relevant requirement</i></p>
37	<p>Completion of stormwater drainage</p> <p>All roofed, paved and hard stand areas must be drained, and the water from those areas (including overflow from the rainwater tanks) shall be conveyed to Council's stormwater system, in accordance with <i>AS/NZS 3500.3 Stormwater Drainage and Plumbing Code of Australia</i>, and generally in accordance with the approved plans. Stormwater discharge must not cause detrimental effects on adjoining properties at any point.</p> <p><i>Condition reason: To ensure that roof water is disposed of without nuisance to neighbours, damage to property or the environment.</i></p>
38	<p>Works as executed plans</p> <p>Prior to the issue of an Occupation Certificate, the person having the benefit of this consent shall submit to Council a detailed Works as Executed Plan for all sewer and stormwater drainage works.</p> <p><i>Condition reason: To confirm the location of works once constructed</i></p>
39	<p>Completion of Works within the road reserve</p> <p>The proposed vehicle access off Oliver Selwyn Drive, shall be constructed in accordance with the Section 138 approval under the <i>Roads Act 1993</i>. A completion certificate must be obtained from the relevant roads authority to verify that all requirements of the Section 138 approval have been satisfactorily completed. A copy of the completion certificate must be provided to the Principal Certifier prior to the issue of an occupation certificate.</p> <p><i>Condition reason: To ensure that all requirements of the associated Section 138 approval have been met</i></p>
40	<p>Rectification works</p> <p>Prior to the release of an Occupation Certificate, any damage caused to footpaths, roadways, utility installations and the like by reason of construction works shall be made good and repaired to a standard equivalent to that existing prior to commencement of construction. The full cost of restoration/repairs of property or services damaged during the works shall be met by the person having the benefit of this consent.</p> <p><i>Condition reason: To ensure any damage to public infrastructure is rectified.</i></p>
41	<p>Street number</p> <p>Upon completion of construction, a street number must be clearly and permanently displayed on the letterbox, wall of the dwelling facing the street or on a sign post in a prominent position along the primary boundary of the allotment.</p> <p><i>Condition reason: To ensure the property is clearly identified.</i></p>
42	<p>Connecting door between the dwelling and the garage</p> <p>The connecting door between the dwelling and the garage, shall comply with the acceptable solutions in Section 2.3 (Residential Driveway Safety Requirements) of the Cootamundra DCP. Specifically, the door shall comply with the following standards:</p> <ul style="list-style-type: none"> (a) the leaf door shall swing inward of the dwelling; and (b) no sliding or concertina door of any type shall be used; and (c) the door leaf shall be fitted with a hydraulic self-closing fixture that is at minimum a size 2 spring strength in accordance with AS4145.5. <p>Note: In the case of unusually high or heavy doors, windy or draughty conditions, or</p>

	special installations a larger power size of door closer should be used); and
(d)	any door latch or passage set shall be installed at a minimum of 1500mm above finished floor level; and
(e)	any bolt or function that could, in normal usage, render a door leaf non-self-latching shall not be incorporated.
Condition reason: <i>To help reduce the risk of Low Speed Roll Overs (LSRO).</i>	

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes* [<https://www.planning.nsw.gov.au/sites/default/files/2023-07/condition-of-consent-advisory-note.pdf>]. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Cootamundra-Gundagai Regional Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Southern Regional Planning Panel.

DRAFT

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*

**DATE OF REPORT COMMENCEMENT:**

29th May 2025

COUNCIL OFFICER COMPLETING DEVELOPMENT ASSESSMENT:

Laura Schweiger

DEVELOPMENT REFERENCE:

DA2025/050

PROPERTY DETAILS:

Lot 58 DP 1305491
13 Oliver Selwyn Drive
COOTAMUNDRA NSW 2590

OWNER(S):

Mr L & Mrs J Boyd
C/- 15/23 Barnes Street
COOTAMUNDRA NSW 2590

APPLICANT:

Jindalee Constructions Pty Ltd
1019 Berthong Road
COOTAMUNDRA NSW 2590

PROPOSED DEVELOPMENT:

Dwelling house – to erect a single storey, fibre cement clad, four (4) bedroom dwelling.
See site plan and elevations below.

Figure 1: Site plan

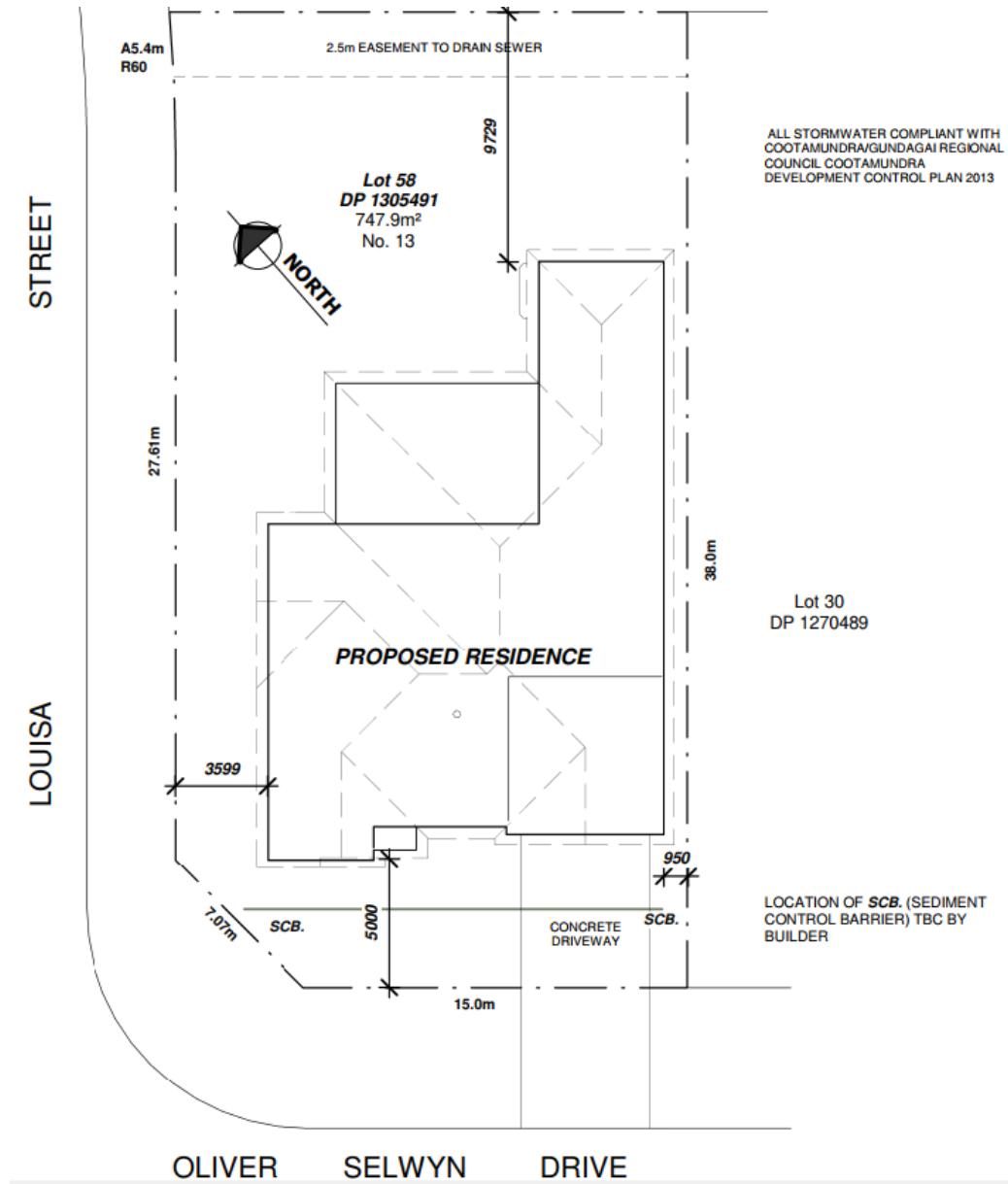
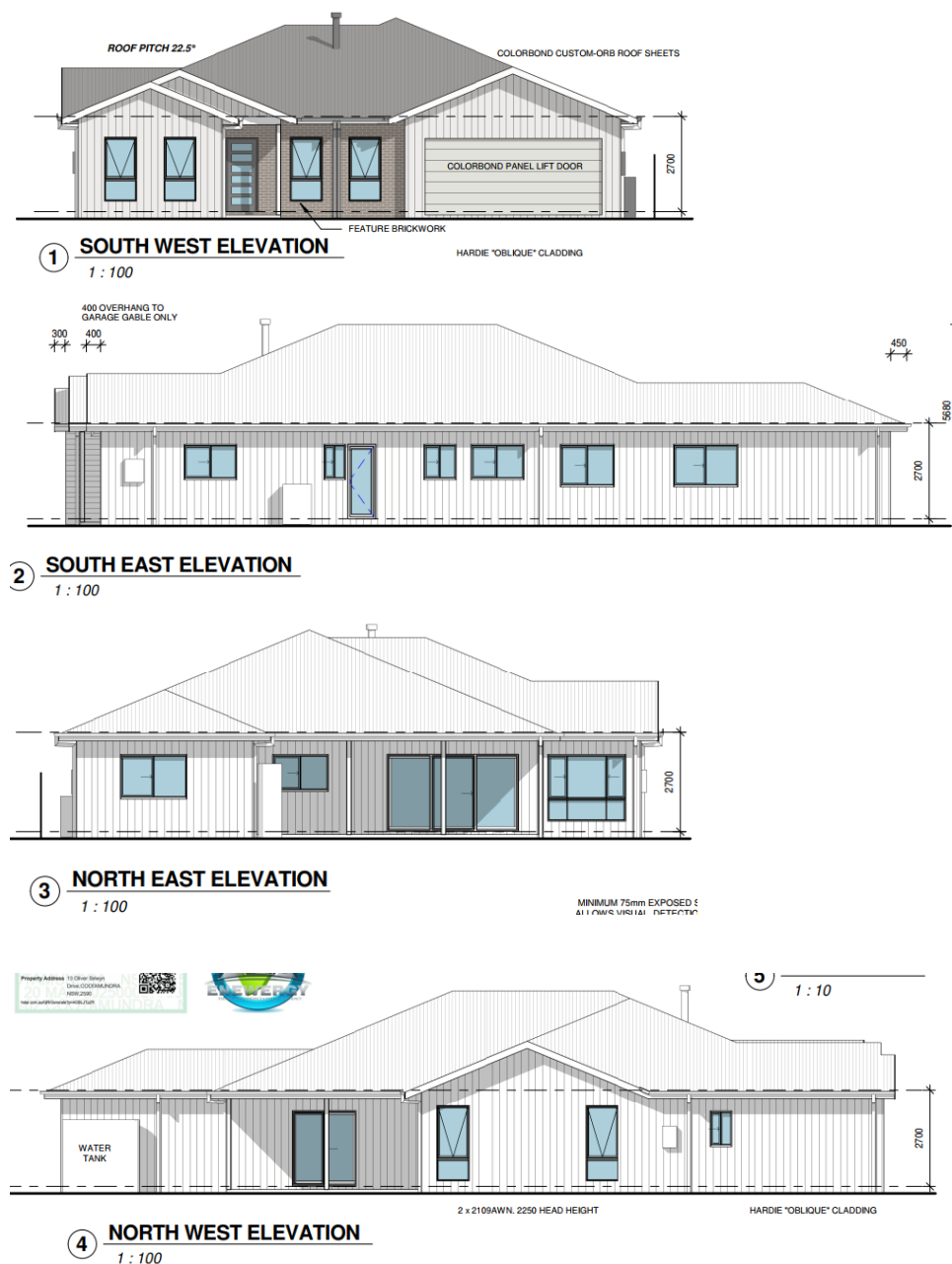


Figure 2: Elevations**SITE:**

The subject site is located on the north-western edge of Cootamundra, within the recently established residential subdivision off Boundary Road, approximately 1.8 km northwest of the CBD. It is situated on the corner of Oliver Selwyn Drive and Louisa Street, which form the southwest (front) boundary, and the northwest (side) boundary of the site respectively.

The surrounding land is a mixture of residential and rural residential land uses, and other land uses in the wider area include the Abattoir approximately 1 km to the north, the racecourse approximately 800 metres to the east and the airport 950 metres to the southeast. The

immediate area is characterised by both developed and undeveloped residential lots, with dwellings immediately to the southeast along Oliver Selwyn Drive, and to the south west on the opposite side of Oliver Selwyn Drive.

The 747.9 m² site is generally rectangular in shape (with a splayed corner), being 20.24 metres wide and 38 metres deep. The site is generally flat, and is currently vacant of any buildings or significant vegetation.

Figure 3: Locality Plan – site outlined blue (Source SDT Explorer)

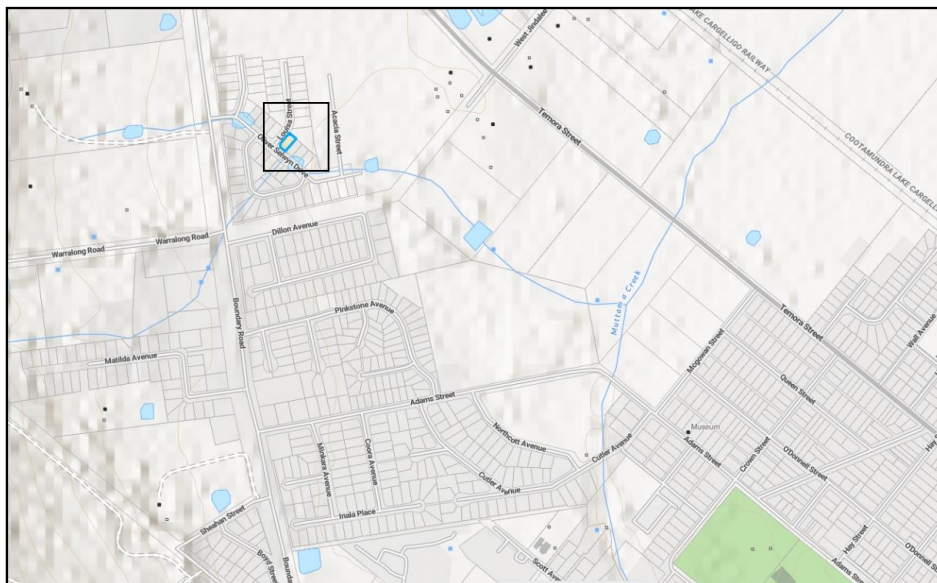


Figure 4 – Neighbourhood aerial - site outlined red (Source: Google Earth – imagery date 2.11.2023)

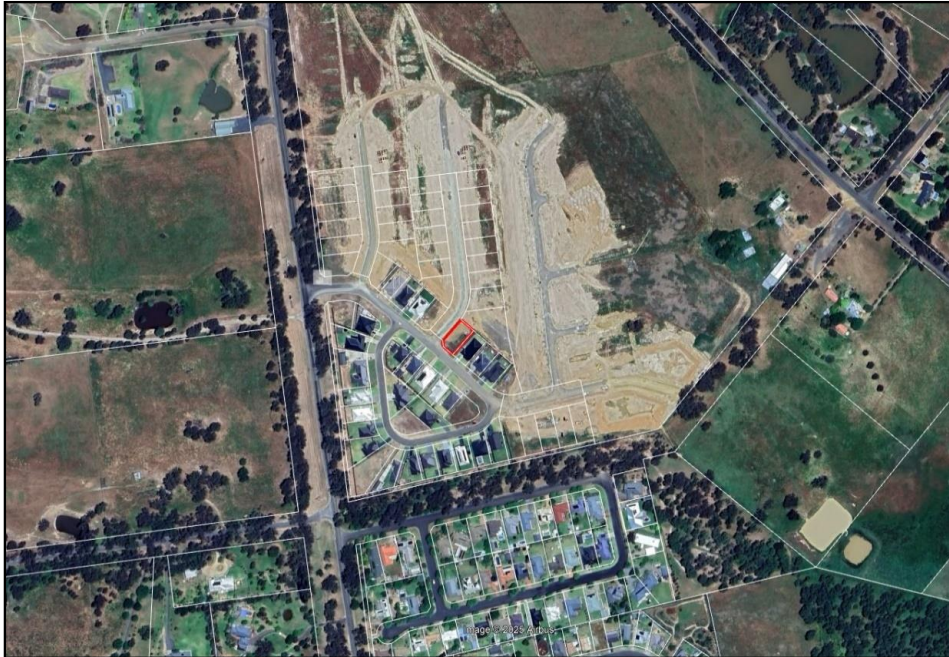


Figure 5: Site aerial - site outlined red (Source: Google Earth – imagery date 2.11.2023)



GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

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

The development is not a key threatening process under either Act, and the site contains no known threatened species or EECs, has not been declared critical habitat or an area of outstanding biodiversity value, and is not mapped on the Biodiversity Values Map. It is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, as it does not impact on any flora, fauna or their habitat, including terrestrial biodiversity and river systems.

2.22 Mandatory community participation requirements

As per this section and Schedule 1, of the Act, the development was notified in accordance with the CGRC Community Participation Plan (CPP), for a period of fourteen (14) days, to seven (7) adjoining and adjacent owners. No submissions were received.

4.5 Designation of consent authority

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

4.10 Designated development

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

4.13 Consultation and concurrence

If required by an environmental planning instrument, this section requires Council to consult with or obtain the concurrence of the person. No consultation was required in relation to this development (see Transport and Infrastructure SEPP section below).

4.14 Consultation and development consent—certain bush fire prone land

The land is not bushfire prone and therefore consideration of *Planning for Bush Fire Protection*, is not required.

4.22 Concept development applications

The development is not a concept development.

4.33 Determination of Crown development applications

The development is not a Crown development.

4.36 Development that is State significant development

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

4.46 Integrated development

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

4.55 Modification of consents - generally

Not applicable

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:**4.15(1)(a)(i) The provisions of any environmental planning instrument:*****State Environmental Planning Policies (SEPPs) and deemed SEPP's***

The following SEPPs have been considered in regard to this development.

SEPP (Biodiversity and Conservation) 2021***Chapter 2 - Vegetation in non-rural areas***

Not applicable as this chapter only regulates clearing that is not linked to development requiring consent. Tree removal proposed as part of a development application is assessed as part of the development application, noting no tree removal is proposed or required in this instance.

SEPP (Resilience and Hazards) 2021***Chapter 4 – Remediation of land***

Council must not consent to the carrying out of any development on land, unless it has considered whether the land is contaminated, and if contaminated whether it is suitable for the intended use, or requires remediation. The property is not listed on Council's Potentially Contaminated Lands Register, and no potential land contamination issues were discovered during the 2021 subdivision which created this lot. Accordingly, Council is satisfied that the land is suitable for the proposed development.

SEPP (Sustainable Buildings) 2022***Chapter 2 Standards for residential development—BASIX***

The application is accompanied by a valid BASIX Certificate and NatHERS Certificate, and Council is satisfied the water, thermal performance, energy and embodied emissions targets have been achieved, in accordance with the provisions of this SEPP.

SEPP (Transport and Infrastructure) 2021

Chapter 2 - Infrastructure

- **Section 2.48 (Determination of development applications—other development)** applies to development in proximity to electricity infrastructure (e.g within 5 metres of an exposed overhead power line, near substations, etc). No referral was required to Essential Energy in this instance.
- **Section 2.77 (Development adjacent to gas pipeline corridors)** requires referral to the pipeline operator, for development that is within the licence area of a pipeline for gas, within 20m of the centreline of a pipeline or within 20m of land the subject of an easement for a relevant pipeline. Whilst there is a gas pipeline 210 metres to the west, it is not within the required notification distance, and therefore this clause does not apply to this development, and no formal referral to the relevant authority, was required.
- **Division 15, Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements** (including Sections 2.97, 2.98, 2.99, 2.100, 2.101, 2.102 and 2.103) applies to developments in, above or adjacent a rail corridor or that involve a level crossing. The site is not adjacent a railway corridor, and therefore these clauses do not apply to this development, and no formal referral to the rail authority, was required.
- **Section 2.119 (Development with frontage to classified road)**, the development does not front a classified road and therefore this clause does not apply to this development.
- **Section 2.120 (Impact of road noise or vibration on non-road development)**, does not apply as the AADT volume of the adjacent road is less than 20,000 vehicles.
- **Section 2.121 (Excavation in or immediately adjacent to corridors)**, does not apply as the development will not result in the penetration of the ground to a depth of 3 m or greater, within or adjacent any of the nominated roads.
- **Section 2.122 and Schedule 3 (Traffic generating development)**, does not apply, as the type and/or scale of the works is not identified in the Schedule.

Local Environmental Plan (LEP)

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

1.2 Aims of Plan

The development is not inconsistent the aims of the LEP.

1.4 Definitions

The LEP defines a ***dwelling house*** which means *a building containing only one dwelling*. A ***dwelling*** is further defined as *a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile*.

1.6 Consent authority

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

1.9A Suspension of covenants, agreements and instruments

There is 2.5 metre sewer easement that runs along the rear (northeastern) boundary of the site, and the proposed development is well clear of the easement. There are no other restrictions or covenants on the land.

2.1 Land use zones

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

2.3 Zone objectives

The proposed development is not inconsistent with the objectives of the zone, as it provides housing for the community, offering a variety of types and densities.

2.6 Subdivision—consent requirements

Not applicable as no subdivision is proposed.

2.7 Demolition requires development consent

Not applicable as no demolition is proposed or required.

4.6 Exceptions to development standards

No variation to development standards under the LEP are proposed or required.

5.4 Controls relating to miscellaneous permissible uses

Not applicable.

5.10 Heritage conservation

There are no heritage items on-site, and the site is not located in the HCA, and there are no heritage items in the immediate area. Therefore consideration of this clause is not required.

5.21 Flood planning

Not applicable as the land is not located in the flood planning area (FPA).

6.1 Earthworks

The earthworks proposed as part of this development will be minimal in impact and minor in nature, as the site is essentially flat. No significant earthworks are required to facilitate the development, and the appropriate sediment and erosion control measures shall be put in place as part of any conditions of consent prior to works commencing.

6.3 Terrestrial biodiversity

This clause applies to land that is identified as “biodiversity” on the *Terrestrial Biodiversity Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.4 Groundwater vulnerability

This clause applies to land that is identified as “groundwater vulnerable” on the *Groundwater Vulnerability Map*, and all of the site is mapped as affected. All discharges (sewer and stormwater), will be directed to Council’s reticulated systems, and there will be no extraction of groundwater associated with development. Accordingly, Council is satisfied that the development is designed, sited and will be managed to avoid any significant adverse environmental impact on any groundwater systems.

6.5 Riparian land and watercourses

This clause applies to land that is identified as a watercourse on the *Watercourses Map*, or is within 40 metres of a mapped watercourse, but the site is not mapped as being affected, nor is it in the mandated distance of a watercourse, and accordingly this clause is not applicable.

6.6 Salinity

This clause applies to land identified as dryland salinity on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.7 Highly erodible soils

This clause applies to land identified as high soil erodibility on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.8 Airspace operations

This clause applies to developments that penetrate the Limitation or Operations Surface of the Cootamundra Airport. The relative level (RL) for the obstacle limitation surface (OLS) for the site is 381 metres AHD, and the existing ground level at the site is approximately 341 metres AHD. The dwellings have an overall roof height of 5.68 metres, which equates to 346.68 metres AHD at its highest point, which is significantly less than the OLS, and therefore will not protrude into the Airport airspace.

6.9 Essential Services

This clause only applies to land that is zoned RU4 Primary Production Small Lots, and R5 Large Lot Residential, and therefore does not apply in this instance. However, the issue of servicing has been discussed elsewhere in this report.

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

State Environmental Planning Policies (SEPPs)

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

Local Environmental Plan (LEP)

There are no draft LEP's which apply to this land.

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

The Cootamundra Development Control Plan (DCP) applies to the land, and the relevant provisions are discussed as follows:

▪ **Chapter 1 – General information**

- Section 1.7 - Notification of Development Applications: The provisions of the Community Participation Plan takes precedence over this section of the DCP.

- **Chapter 2 - Residential Development** – Assessment against this section of the DCP is as follows, as it pertains to the acceptable solutions. Where an acceptable solution is not met, an assessment against the performance criteria has been made:

Acceptable solution	Comment
2.1 Building line setbacks	
Front Primary Building Line Setback Requirements	
Minimum setback to be the average of the front setback of the nearest two neighbouring	Does not comply – the two (2) nearest dwellings are those immediately to the southeast of the site (15 and 17 Oliver Selwyn Drive), which are setback 7 metres and 6 metres respectively. This would therefore require a setback 6.5 metres, but a minimum setback of five (5) metres is proposed, which is a variation of 1.5 metres.

Acceptable solution	Comment
houses, with the same primary road frontage, within forty (40) metres	<p>The Applicant has sought to vary the average setback, providing the following justification:</p> <ul style="list-style-type: none"> there is an existing 2.5 m easement situated at the back of the property, which has reduced the available usable backyard space, and the building envelope for sheds, we have designed a dwelling that takes advantage of the natural assets available whilst also being considerate to the neighbouring properties. The L shape of the proposed dwelling allows for ample private backyard space whilst not intruding on the neighbour's private space, the current design takes advantage of the north aspect of the lot and enhances the usability liveability of the dwelling, pushing the dwelling back to the average of the 2 nearest dwellings would negatively impact this property, the variation will have no negative impact on the existing streetscape, it is in keeping with the surrounding developments as the homes in this new subdivision range from 4.5 m up to 7 m setback, the front of the dwelling will be landscaped with well maintained lawns and gardens and can also include screening landscaping if necessary, the garage of the proposed dwelling is nearest to the neighbouring property and is set back at 6 m so visually there won't be a noticeable difference of only 1 m. The part of the building that is setback at 5 m is closest to the corner, being a corner lot there is a substantial amount of Council land surrounding the frontage of the block. This will also lessen the appearance of the dwelling being too close to the primary or secondary road. This will also ensure that pedestrians and other users of the area do not feel that the buildings are overbearing. <p>It is considered that the justification offered by the Applicant in support of the proposed variation is adequate. The development, whilst not meeting the numerical standard in the acceptable solution, does satisfy the related performance criteria (underlined below), detailed as follows:</p> <p><u>Front setbacks are generally consistent with those of adjoining development</u></p> <p>It is considered that the front setbacks is generally consistent with those of adjoining development. The proposed dwelling has an articulated façade, where the setback varies between 5 metres and 6.3 metres, which is an average of 5.65 metres. Generally dwellings in this subdivision, are setback on average 6 metres.</p> <p><u>The setback of a building is related to its height and also to the width of the street in which it is located, in such a way to ensure pedestrians and other users of the area do not feel buildings are overbearing</u></p> <p>Oliver Selwyn Drive is wider than most residential streets, with a width of 27 metres. The proposed single-storey dwelling is of a modest height and scale, which significantly reduces its potential to appear overbearing.</p>
If there are no dwellings within forty (40) metres, the minimum setback is 4.5 metres (lot size up to 900 m ²).	

Acceptable solution	Comment
	<p>The lot is located on a corner site, which increases the sense of spatial separation of the dwelling. This increased open space avoids a sense of enclosure or visual dominance.</p> <p><u>Setbacks provide space for residents to feel an adequate sense of visual and acoustic privacy when using rooms fronting the street</u></p> <p>The number of habitable rooms at the front of the dwelling have been minimised, with the main living area and the majority of the bedrooms located at the rear of the dwelling. Furthermore, the reduced front setback has maximised and enhanced the available amount of private open space at the rear of the dwelling, and its connectivity between the outdoor area and the internal living areas.</p> <p><u>The scale and appearance of new development is compatible and sympathetic to existing development in the locality. (particularly where the site has some heritage significance or distinctive character)</u></p> <p>The proposal reflects the contemporary character of the relatively new subdivision, where setbacks and built forms vary. The proposed scale and building materials are consistent with the area, and the dwelling is compatible in both scale and appearance, maintaining consistency with the evolving neighbourhood character.</p> <p>Overall, the variation is considered acceptable, with minimal impact expected on the streetscape character, residential amenity, and built form. The presence of a rear easement, the corner lot context, and the variation in setbacks in the surrounding area further support the proposed front setback.</p>
Secondary Building Line Setbacks For Corner Lots	
Maintain a setback from the secondary road boundary of 3 metres (lot size of 600 m ² up to 1,500 m ²)	Complies – the new dwelling is setback 3.6 metres from the secondary (Louisa Street) boundary.
Setbacks For Articulation Zones - General Requirements	
1.5 m encroachment forward of the front building line by built elements, up to 25% of the width of the dwelling, permitted	Not applicable – No encroachment in the articulation zone is proposed.
Setbacks For Garages, Sheds And Carports - General Requirements	
Garages, sheds and carports must be setback at least 1 metre from the primary or secondary building line (building line being the front wall of the dwelling)	Complies – the garage is setback 1 metre behind the front wall of the building.
2.2 Site Coverage and Floor Area Limitations	
Maximum Site Coverage of ALL Development	
<p>The site coverage of the dwelling house and all ancillary development on an allotment must not exceed the maximum percentage or maximum area (whichever is the greater):</p> <ul style="list-style-type: none"> ▪ Lots 450 m² to 900 m² – 60 % or 292 m² <p>NOTE 2: Floor area is calculated on the buildings footprint, measured from external walls or posts.</p>	<p>Complies</p> <ul style="list-style-type: none"> ▪ Lot size – 747.9 m² ▪ Dwelling size – 284 m² ▪ Site coverage – 38 %
Maximum Floor Area for Single Dwelling Houses (excluding allotments within the R3 Zone)	

Acceptable solution	Comment
The floor area of a single dwelling house on an allotment must not be more than: ▪ Lots 601 m ² to 900 m ² – 420 m ²	Complies – the floor area of the dwelling and all attached ancillary development is 284 m ²
Maximum Floor Area for Outbuildings	
A single outbuilding to be not more than: ▪ Lots 601 m ² to 900 m ² – 70 m ²	Not applicable – no outbuildings are proposed as part of this development.
Minimum Principal Private Open Space Requirements	
Each dwelling house must be provided 'principal private open space' which is an area that is directly accessible from, and adjacent to, a habitable room, other than a bedroom and is at least 3 metres wide and not steeper than 1:50 ▪ Lots 600 m ² to 900 m ² – 10 %	Complies – the POS for each dwelling is located adjacent the living areas, and substantially exceeds the required POS area (approximately 45%) and width (approximately 14 metres x 20 metres).
2.3 Residential Driveway Safety Requirements	
Establishes connectivity standards between garages and dwellings to reduce the risk of Low Speed Roll Overs	Complies – the internal door between the garage and dwelling swings into the dwelling as required by the DCP, and the plans show that the door will be installed as per the DCP, in relation to door handle height and the installation of a hydraulic self-closing device. This will however be reinforced as a condition of consent
2.4 Granny Flats (Secondary Dwellings)	
Not applicable	
2.5 Multi-Dwelling Housing and Residential Flat Buildings	
Not applicable	
2.6 Bed And Breakfast and Farm Stay Development	
Not applicable	

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

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

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

Council has considered the following matters as prescribed by Regulations:

Section 61 (Additional matters for consideration): -

- nil demolition is proposed or required,
- the development is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act,
- the development is not located within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle (to which the Dark Sky Planning Guideline applies),
- the development does not pertain to a manor house or multi dwelling housing (terraces),
- the development is not land to which the Penrith LEP applies to.

Section 62 (Consideration of fire safety)

- the development is not for a change of building use for an existing building.

Section 63 (Considerations for erection of temporary structures)

- the development is not for a temporary structure.

Section 64 (Consent authority may require upgrade of buildings)

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

Section 65 (Special provision relating to Sydney Opera House)

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

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

Context and Setting:

The immediate area contains residential lots that generally range in size from 750 m² to 1000 m². All of the developed lots contain single story dwellings houses constructed from a variety of materials, and are contemporary and modern in design, having been constructed in the last four (4) years.

The development will have minimal impact on any scenic qualities and features of the landscape, being a developing urban area, and the landform being flat. The scale form, character, density and design of the development will not impact on the character and amenity of the locality and streetscape, with a similar bulk and scale to the other dwellings in the area (being single storey with similar front and side setbacks).

Impacts associated with overshadowing are minimised by the dwelling being single storey, and it is not considered that the development will impact on the adjacent dwelling to the southeast in terms of visual and acoustic privacy, for the following reasons:

- casual viewing between the windows in the two (2) dwellings is largely obscured by the existing 1.8 metre high dividing fence,
- the garage window and the laundry window and door in the new dwelling, is directly opposite the external wall of the neighbouring garage, which has no openings,
- the bathroom windows in the new dwelling, whilst partially opposite the neighbouring bedroom window, are opaque, the windows are separated by approximately 4.5 metres, and the bathroom is not a habitable room, and is infrequently occupied,
- the Bedroom 2 window in the new dwelling, whilst opposite the neighbouring bedroom window, is separated by approximately 4.5 metres,
- the Bedroom 3 window in the new dwelling, whilst partially opposite the neighbouring ensuite window, the windows are separated by approximately 4.5 metres, and the ensuite is not a habitable room, and is infrequently occupied.

Access, Transport and Traffic:

There will be a minor increase in traffic, commensurate with what would have been envisaged at the time of the subdivision, and the existing road network can cater for this traffic. A double garage is proposed, which is considered adequate, and the reversing movement is considered acceptable for a single dwelling house. The proposed driveway is located away from the Louisa Street intersection, which is appropriate from a road safety perspective. There will be no adverse impacts from the development in terms of access or traffic.

Public Domain:

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

Utilities:

All required services were provided as part of the subdivision which created the lot. The dwelling will be connected to the existing sewer main located at the rear of the property, and there is an existing water tapping and meter located in the southeast corner of the lot. Stormwater from the roof of the new dwelling will be collected in an onsite water tank, then reticulated to the toilets, laundry and outdoor taps, with overflow from the tank piped to the kerb in the adjacent street. Gas, power and telecommunication services are all existing and readily accessible.

Heritage:

There will be no impact from a heritage perspective as a result of the development.

Other Land Resources:

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

Water:

The issue of water supply and stormwater disposal has been discussed above, and there will be no impact on ground and surface waters.

Soil:

The development will have little or no impact on soil conservation in terms of - soil qualities or instability, management of soils, soil erosion and degradation, sedimentation and pollution of water bodies contamination, or acid sulphate soils. Appropriate conditions will be imposed in relation to the sedimentation and erosion control.

Air and Microclimate:

The development will have no long-term effect on air quality and microclimatic conditions in terms of existing air quality or pollution. Transient and short-lived impacts maybe experience during the construction phase, but will generally be managed through conditions of consent.

Flora and Fauna:

The development does not result in the removal of any trees or significant groundcover, and therefore, the development will not have any impact on critical habitats, threatened species or populations, ecological communities or any other protected species, or on native fauna or vegetation.

Waste:

The management of construction waste will be conditioned accordingly, while domestic waste from the new dwelling will be as per existing Council services.

Energy:

A valid BASIX certificate and NatHERS certificate has been supplied for the development, indicating that all water, thermal performance, energy and materials targets, have been met.

Noise and Vibration

Noise impacts from a dwelling are not anticipated to be an issue. Conditions pertaining to noise during the construction phase will be conditioned, through hours of construction.

Natural Hazards:

There are no known risks to people, property or the biophysical environment from – geologic or soil instability, flooding or bushfire.

Technological hazards

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

Safety, security and crime prevention

It is considered that the development will have a positive impact on the security and safety of the area, and will not encourage criminal activity.

Social Impacts in the Locality:

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

Economic Impact in the Locality:

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

Site Design and Internal Design:

It is considered that the design of the development is sensitive to the environmental conditions and site attributes. The development complies with Council's DCP in most areas, including site coverage, floor area and open space requirements, and the size, form and appearance of the dwelling is appropriate in terms of the local context. The health and safety of the occupants will not be adversely affected by the development, in terms of light and ventilation, building materials, with compliance with the Building Code of Australia expected.

Construction Matters:

Impacts from construction have been assessed above as part of this application, and conditions recommended in terms of hours of construction and sedimentation and erosion controls.

Cumulative impacts

Nil adverse cumulative impacts have been identified.

4.15(1)(c) - The suitability of the site for the development:**Does the proposal fit in the locality ?**

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

Are the site attributes conducive to development ?

The site is not subject to bushfire, flooding, subsidence, slip or mass movement. The soil characteristics are appropriate for the development, and there are no critical habitats, or threatened species, populations, ecological communities or habitats on the site. The development will not prejudice future agricultural production and there are no known mineral or extractive resources on the site. This issue of potential site contamination has been discussed previously, and the site has been found to be suitable for residential development.

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

Nil submissions received.

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

The Riverina Murray Regional Plan 2041 has been developed to plan for future population's needs for housing, jobs, infrastructure and a healthy environment, in the Region. The development is not inconsistent with this Plan.

Staff are not aware of any other policy statements from either Federal or State Government that are relevant to this proposal. There is no management plan that is applicable to a development of this nature, and no codes or other guidelines. There are no restrictions as to user on the site and the development is clear of the existing easement. Overall, the proposal would not contravene the public interest.

OTHER MATTERS:**Section 7.11 and 7.12 Contributions Policies:**

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

Section 7.11 Contributions Plans

There is no section 7.11 plan in force in the former Cootamundra LGA.

Section 7.12 Contributions Plans

The Cootamundra-Gundagai Regional Council *Section 7.12 Fixed Development Consent Levy Contributions Plan 2018*, applies to the land and this development, based on the cost of the development. An appropriate condition will be imposed in this regard.

Section 64 water and sewer contributions policies:

No additional headworks charges are applicable to this development.

Disclosure of political donations and gifts:

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

FINANCIAL IMPACTS:

Nil impacts for Council

POLICY IMPACTS:

There is one (1) variation to the DCP proposed as part of this application, which relates to the front building setback. As discussed at length above, it is considered that the Applicant has provided sufficient justification for the variation, and the variation is acceptable and warrants support in this instance.

ORGANISATIONAL IMPACT:

Nil

RISK MANAGEMENT IMPACTS:

Nil

LEGAL ISSUES:

Nil

CONCLUSION:

Council has considered all matters under the relevant legislation, and it considers that the proposed development is appropriate having regard to those matters, and that any impacts can be managed through appropriate conditions. The issues relating to the proposed variation has been discussed at length, and is considered acceptable.

RECOMMENDATION:**Determination:**

That Council approve the following development, subject to the consent conditions detailed below:

- Application No.: DA2025/050
- Property: Lot 58 DP 1305491
13 Oliver Selwyn Drive
COOTAMUNDRA NSW 2590
- Development: Dwelling house – to erect a single storey, fibre cement clad, four (4) bedroom dwelling.

Conditions of consent:

See attached draft Notice of Determination.

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

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

- The proposed development complies with the land zoning under the Cootamundra LEP 2013.
- The development is permissible within the zone and aligns with land use objectives.
- The development has been designed to minimize negative environmental impacts, including managing stormwater and waste.
- The design of the development enhances the local area and contributes to positive urban design outcomes.
- The development is in keeping with the existing character of the area.
- The development can be adequately serviced by existing infrastructure.
- The impact of the development on surrounding roads and existing traffic conditions is negligible.
- The proposed variation to the DCP acceptable solution meets the performance outcome.
- Conditions have been imposed to preserve the amenity of the area.
- The development application was notified, and no submissions were received.

DEVELOPMENT ASSESSMENT SIGNING OFFICER:

Laura Schweiger
Town Planner

10th June 2025

8.4.4 DA2025/052 - DEMOLITION, TREE REMOVAL, DUAL OCCUPANCY AND SUBDIVISION - 39 CENTENARY AVENUE, COOTAMUNDRA

DOCUMENT NUMBER	440121
REPORTING OFFICER	Laura Schweiger, Town Planner
AUTHORISING OFFICER	Roger Bailey, Interim General Manager
RELEVANCE TO COMMUNITY STRATEGIC PLAN	<p>2. A region for the future</p> <p>2.2 A thriving region that attracts people to live, work and visit</p> <p>2.3 A region that can accommodate and support strategic growth</p> <p>3. Protected and enhanced environment</p> <p>3.2 We have attractive towns and villages</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	The subject application (DA2025/052) proposes a variation to the primary (front) building line setback established in Council's Development Control Plan. The variation is considered acceptable and in keeping with the performance outcomes, and would not establish an undesirable precedent, in the area.
ATTACHMENTS	<ol style="list-style-type: none"> 1. Draft Notice of Determination ↓ 2. DA assessment report ↓

RECOMMENDATION

1. That Council approve the proposed variation as detailed in the Council report.
2. That Council approve the following development application, subject to consent conditions detailed in the draft Notice of Determination (Attachment 1):

DA number: DA2025/052

Property: Lot B DP 319714

39 Centenary Avenue
COOTAMUNDRA NSW 2590

Development: Demolition, tree removal, dual occupancy (detached) and subdivision – to demolish the existing metal shed and tree, to erect a single storey, brick veneer, four (4) bedroom dwelling on the western part of the property, and to subdivide the land into two (2) lots of approximately 656 m² and 647 m².

Introduction

Development consent is being sought for the erection of second single-story dwelling house, to create a detached dual occupancy, on Lot B DP 319714, 39 Centenary Avenue, Cootamundra, and for the subdivision of the land into two (2) lots. It would also include ancillary works for demolition

and tree removal. Specific details of the proposed development (including site plans and elevations), and the subject land (location plans and aerial imagery), are provided in the attached DA assessment report (Attachment 2).

The proposed development complies with all but one (1) of the development standards in the Cootamundra DCP and seeks a variation to the primary (front) building line setback. As a result of this proposed variation, the application must be determined by full Council, as opposed to being determined under delegated authority. This variation is discussed in the attached DA assessment report (Attachment 2), and replicated in the body of this Council report, as follows.

Discussion

A detailed assessment of the development with respect to all relevant DCP provisions is contained in the attached DA assessment report (Attachment 2), which demonstrates that the majority of the acceptable solutions being met. The following discusses the variation proposed to the DCP.

Acceptable solution	Comment
2.1 Building line setbacks	
Front Primary Building Line Setback Requirements	
<p>Minimum setback to be the average of the front setback of the nearest two neighbouring houses, with the same primary road frontage, within forty (40) metres</p> <p>If there are no dwellings within forty (40) metres, the minimum setback is 4.5 metres (lot size up to 900 m²).</p>	<p>Does not comply – the two (2) nearest dwellings are the existing dwelling onsite to the southeast, and a dwelling across the laneway to the northwest. These dwellings are setback 5.85 metres and 7 metres respectively. This would therefore require a setback 6.4 metres, but a minimum setback of 4.5 metres is proposed, which would be a variation of 1.9 metres.</p> <p>The Applicant has sought to vary the average setback, providing the following justification:</p> <ul style="list-style-type: none"> the setback as proposed maximises the amenity to the rear yard of the proposed dwelling in terms of solar access, acoustic and visual privacy and optimising utility of the private open space area, the rear setback as proposed is currently 4.4 metres and any increase to the front setback will reduce the rear setback. We consider that a useable rear yard is very desirable in this instance and aligns with the ‘family’ scaled character of the proposed dwelling, we contend that neighbourhood amenity is optimised to the rear neighbours, by maximising (rear setback) separation distances, the proposed dwelling is characterised by an articulated front elevation (which is also reflected in the roof form), and the front setback to each front wall include 4.5m, 7m and 5.5m to the garage, the street elevation was specifically selected to maximise its streetscape appeal and includes a covered and defined entry porch with matching proportioned front windows. We further note that the 4.5m setback applies to approximately a quarter of the entire front elevation (4 metres of 14.6 metres, being 27% of the dwellings entire front elevation),

Acceptable solution	Comment
	<ul style="list-style-type: none"> ▪ Cooper Lane provides physical separation between the site of the proposed dwelling and the dwelling on 31 Cowcumbra Street, and we contend that is sufficient to negate any adverse streetscape impact, ▪ in addition, the proposed dwelling is sited 8.255 metres from the side boundary to Cooper Lane, which provides further visual and physical separation, ▪ the dwelling (22 Cowcumbra Street) directly opposite the subject site, has an existing front setback of approximately 4 metres and the adjacent dwellings to this site support front building setbacks of approximately 5 metres, ▪ we contend that this precinct of Cowcumbra Street is characterised by a diverse range of building setbacks, front fencing styles and landscaping, reflecting a varied character of residential forms, styles and dwelling vintages, and contributes to a diverse and interesting 'country town' streetscape, ▪ Cowcumbra Street is characterised by a wide road pavement (approx. 19m kerb to kerb) and generous footpath edges which provide the opportunity for street tree planting, ▪ landscaping and supplementary street tree planting will contribute to 'softer' street edges, and we are receptive to consent conditions in this regard, ▪ we also consider that the configuration of the proposed dwelling on its proposed future lot provides future occupants opportunities for use of the rear yard including personal recreation and amenity improvements, including a garden shed and the like. <p>It is considered that the justification offered by the Applicant in support of the proposed variation is adequate. The development, whilst not meeting the numerical standard for an acceptable solution, it does satisfy the related performance criteria (underlined below), detailed as follows:</p> <p><u>Front setbacks are generally consistent with those of adjoining development</u></p> <p>The Applicant has identified that the proposed dwelling has an articulated façade, with setbacks of 4.5 metres, 5.5 metres and 7 metres, which equates to an average setback of 5.66 metres.</p> <p>It is considered that the front setback is generally consistent with other dwellings in the wider area, including:</p> <ul style="list-style-type: none"> ▪ the existing dwelling on the site, which has a secondary setback to Cowcumbra Street of 5.85 metres, ▪ the dwellings on the opposite side of Cowcumbra Street, have the following setbacks: <ul style="list-style-type: none"> - 20 Cowcumbra Street – 5.5 metres to Cowcumbra Street, and a secondary setback to Centenary Avenue of 1 metre,

Acceptable solution	Comment
	<ul style="list-style-type: none"> - 22 Cowcumbra Street – 4.5 metres to Cowcumbra Street, - 24 and 26 Cowcumbra Street – both which have a 5.5 metre setback to Cowcumbra Street, and both with a small portico which has a setback 3.5 metres to Cowcumbra Street, ▪ the dwelling on the corner of Cowcumbra Street and Parker Street (30 metres to the northwest), which has a secondary setback to Cowcumbra Street of 3 metres. <p><u>The setback of a building is related to its height and also to the width of the street in which it is located, in such a way to ensure pedestrians and other users of the area do not feel these buildings are overbearing</u></p> <p>Cowcumbra Street Road reserve is 30 metres, with a pavement width of the 19 metres, a footpath width of 5 metres adjacent the subject land, and a 6-metre-wide footpath area on the opposite side of the road. The proposed one-storey residence is modest in both height and overall size, which limits its visual impact and prevents it from appearing imposing. Being positioned on a corner block, with a laneway to the west, further enhances the physical separation from neighbouring properties, contributing to a more spacious setting. This openness helps avoid any sense of crowding or overwhelming presence.</p> <p><u>Setbacks provide space for residents to feel an adequate sense of visual and acoustic privacy when using rooms fronting the street</u></p> <p>The main living area (kitchen, meal area, and family room) and most of the bedrooms (Bedrooms 2, 3 and 4) have been located at the rear of the dwelling, with only one bedroom and a lounge room located at the front of the dwelling. It is considered that the reduced setback would not have an adverse impact on the use of these rooms, in terms of visual and acoustic privacy, particularly given the width of the road and the adjacent footpath.</p> <p><u>The scale and appearance of new development is compatible and sympathetic to existing development in the locality (particularly where the site has some heritage significance or distinctive character)</u></p> <p>The proposed dwelling is compatible in both scale and appearance, with the existing character of the neighbourhood. The existing dwellings in the area are single storey and constructed from a variety of materials, including weatherboard, face brickwork and rendered brick work, with a combination of metal and tiled roofs. The proposed dwelling is face brickwork, with a metal roof.</p>

Acceptable solution	Comment
	<p>In summary, although the proposed development does not meet the numerical front setback standard, it is considered to appropriately satisfy the relevant performance criteria.</p> <p>The varied and articulated façade aligns with the character of nearby dwellings, while the wide street and corner location mitigate any potential visual impact. The design ensures adequate privacy for street-facing rooms and maintains compatibility with the scale and appearance of surrounding development. Accordingly, the justification provided for the variation is considered reasonable and well-supported.</p>

Council has considered all matters under the relevant legislation, and is of the view that the proposed development is appropriate having regard to those matters, and that any impact can be managed through appropriate conditions. The issues relating to the proposed variations have been discussed at length, above, and are considered acceptable.

Financial

Nil impact.

OLG 23a Guideline consideration

Nil conflict.



**COOTAMUNDRA
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COUNCIL

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NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA2025/052 PAN-531334
Applicant	Kayjo Investments Pty Limited PO Box 721 CAMDEN NSW 2570
Description of development	Demolition, tree removal, dual occupancy (detached) and subdivision – to demolish the existing metal shed and tree, to erect a single storey, brick veneer, four (4) bedroom dwelling on the western part of the property, and to subdivide the land into two (2) lots of approximately 656 m ² and 647 m ² .
Property	Lot B DP 319714 39 Centenary Avenue COOTAMUNDRA NSW 2590
Determination	TBD Consent Authority – Council
Date of determination	TBD
Date from which the consent operates	TBD
Date on which the consent lapses	TBD

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

- The proposed development complies with the land zoning under the Cootamundra LEP 2013.
- The development is permissible within the zone and aligns with land use objectives.
- The development has been designed to minimise negative environmental impacts, including managing stormwater and waste.
- The design of the development enhances the local area and contributes to positive urban design outcomes.
- The development is in keeping with the existing character of the area.
- The development can be adequately serviced by existing infrastructure, and any necessary upgrades can be provided in a cost-effective manner.
- The impact of the development on surrounding roads and existing traffic conditions is negligible.
- The proposed variation to the DCP acceptable solution is acceptable.
- Conditions have been imposed to preserve the amenity of the area.
- The development application was notified, and no submissions were received.

Right of appeal / request a review of the determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 month after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Yours sincerely,



Laura Schweiger
Town Planner

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

	Condition
1.	<p>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</p> <p>(a) It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the <i>Building Code of Australia</i>.</p> <p>(b) It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the <i>Home Building Act 1989</i>, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.</p> <p>(c) It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the <i>Building Code of Australia</i>.</p> <p>(d) In subsection (1), a reference to the <i>Building Code of Australia</i> is a reference to the <i>Building Code of Australia</i> as in force on the day on which the application for the construction certificate was made.</p> <p>(e) In subsection (3), a reference to the <i>Building Code of Australia</i> is a reference to the <i>Building Code of Australia</i> as in force on the day on which the application for development consent was made.</p> <p>(f) This section does not apply—</p> <p>(i) to the extent to which an exemption from a provision of the <i>Building Code of Australia</i> or a fire safety standard is in force under the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>, or</p> <p>(ii) to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.</p> <p>Condition Reason: Prescribed condition under section 69 of the <i>Environmental Planning and Assessment Regulation 2021</i>.</p>
2.	<p>Erection of signs</p> <p>(a) This section applies to a development consent for development involving building work, subdivision work or demolition work.</p> <p>(b) It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—</p> <p>(i) showing the name, address and telephone number of the principal certifier for the work, and</p>

	<p>(ii) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and</p> <p>(iii) stating that unauthorised entry to the work site is prohibited.</p> <p>(c) The sign must be—</p> <p>(i) maintained while the building work, subdivision work or demolition work is being carried out, and</p> <p>(ii) removed when the work has been completed.</p> <p>(d) This section does not apply in relation to—</p> <p>(i) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or</p> <p>(ii) Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p> <p>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
3.	<p>Notification of Home Building Act 1989 requirements</p> <p>(a) This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</p> <p>(b) It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following—</p> <p>(i) for work that requires a principal contractor to be appointed—</p> <p>i. the name and licence number of the principal contractor, and</p> <p>ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,</p> <p>(ii) for work to be carried out by an owner-builder—</p> <p>i. the name of the owner-builder, and</p> <p>ii. if the owner-builder is required to hold an owner-builder permit under the <i>Home Building Act 1989</i>—the number of the owner-builder permit.</p> <p>(c) If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</p> <p>This section does not apply in relation to Crown building work certified to comply with the <i>Building Code of Australia</i> under the Act, Part 6.</p> <p>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
4.	<p>Fulfilment of BASIX commitments</p> <p>It is a condition of a development consent that each commitment listed in a relevant BASIX certificate is fulfilled.</p> <p>Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.</p>
5.	<p>Approved plans and supporting documentation</p> <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <p>Approved plans</p>

Plan number	Revision number	Plan title	Drawn by	Date of plan
1	-	Site plan	Piccadilly Home Approvals Pty Ltd	26/05/2025
2	-	Existing site plan	Piccadilly Home Approvals Pty Ltd	26/05/2025
3	-	Subdivision plan	Piccadilly Home Approvals Pty Ltd	26/05/2025
4	-	House plan	Piccadilly Home Approvals Pty Ltd	26/05/2025
5	-	Elevations (SW & NE)	Piccadilly Home Approvals Pty Ltd	26/05/2025
6	-	Roof plan	Piccadilly Home Approvals Pty Ltd	26/05/2025
7	-	Elevations (SE & NW)	Piccadilly Home Approvals Pty Ltd	26/05/2025
8	-	Window and door schedule	Piccadilly Home Approvals Pty Ltd	26/05/2025
9		Basix certificate	Piccadilly Home Approvals Pty Ltd	26/05/2025
10		Stormwater plan	Piccadilly Home Approvals Pty Ltd	26/05/2025

Approved documents			
Document title	Version number	Prepared by	Date of document
BASIX Certificate	No. 1789048S	Piccadilly Home Approvals Pty Ltd	26/06/2025
SEE	-	Joanne Tapp Town Planning	April 2025
DCP variation statement	-	Joanne Tapp Town Planning	10/06/2025

In the event of any inconsistency between the plans/documentation referred to in this condition, the most recent plan/document shall prevail to the extent of the inconsistency.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

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

6. Compliance with legislation	Any building and associated works shall comply with the statutory requirements of the <i>Environmental Planning & Assessment Act 1979, Local Government Act, 1993</i> and the <i>National Construction Code/Building Code of Australia</i> .
	Condition reason: To ensure compliance with the governing legislation
7. Cost of works	All works associated with the proposal, or required by this consent, will be at no cost to Council.
	Condition reason: To ensure Council does not incur any expenses in the carrying out of the development.
8. Staging of the development	The subject development is approved to be carried out in the following stages. Any variation to the staging of the development requires a modification to the consent. <ul style="list-style-type: none"> Stage 1 – demolition, tree removal and erection of detached dual occupancy dwelling Stage 2 – subdivision of existing lot and dwellings into 2 lots.
	Condition reason: To confirm the staging of the application
9. Sewer drainage and connection works	

	<p>(a) The existing joint sewer service shared by 39 and 37 Centenary Avenue must be decommissioned. Separate sewer lines must be provided for each dwelling, contained entirely within the boundaries of their respective properties, and connected independently to Council's sewer main in the laneway.</p> <p>(b) The Developer shall be responsible for all sewer works associated with the existing dwelling on 39 Centenary Avenue. This includes the disconnection of the existing joint service, the installation of a new internal drainage line, and the provision of a new connection to Council's sewer main in the laneway.</p> <p>-</p> <p>(c) The Developer shall be responsible for the provision of a new sewer service for the proposed new dwelling on 39 Centenary Avenue, including internal drainage lines and connection to Council's sewer main in the laneway.</p> <p>NOTE: Council will engage with the owner of 37 Centenary Avenue regarding the necessary works to achieve service separation and the provision of a new drainage line and connection to Council's sewer main in the laneway for the neighbouring dwelling.</p> <p>NOTE: Regardless of whether the proposed development proceeds, the separation of the existing shared sewerage services will still be required. This action will be initiated by Council independently of the development application process.</p> <p>Condition reason: <i>To ensure dwelling has an independent and compliant sewer connection.</i></p>
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DEMOLITION AND TREE REMOVAL CONDITIONS BEFORE DEMOLITION AND TREE REMOVAL WORK COMMENCES

10.	<p>Notice of commencement for demolition</p> <p>At least one week before demolition work commences, written notice must be provided to Council and the occupiers of neighbouring premises of the work commencing. The notice must include:</p> <ul style="list-style-type: none"> (a) name (b) address, (c) contact telephone number, (d) licence type and license number of any demolition waste removal contractor and, if applicable, asbestos removal contractor, and (e) the contact telephone number of council and (f) the contact telephone number of SafeWork NSW (4921 2900). <p>Condition Reason: <i>To advise neighbours about the commencement of demolition work and provide contact details for enquiries.</i></p>
11.	<p>Erosion and sediment controls in place</p> <p>Before any site work commences, erosion and sediment controls, consistent with the guidelines <i>Managing Urban Stormwater - Soils and Construction</i> (Volumes 1 and 2A), are in place, where the potential exists for sediment to leave the site.</p> <p>Condition Reason: <i>To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i></p>
12.	<p>Section 138 approval for Works in the Road Reserve</p> <p>Prior to the removal of the tree in Cowcumbra Street, the proponent is required to obtain approval under Section 138 of the <i>Roads Act 1993</i> for works within the road reserve relating to the removal of the tree. Any required traffic control measures shall be implemented in accordance with a Section 138 approval.</p>

	Condition reason: <i>To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems</i>
13. Builders Toilet	
	Prior to commencement of work on the site, toilet facilities are to be provided during construction, on the work site, at the rate of one (1) toilet for every twenty (20) persons or part of twenty (20) persons employed at the site.
	Condition reason: <i>To ensure adequate amenities are provided for workers.</i>
14. Disconnection of services before demolition work	
	Before demolition work commences, all services, such as water, telecommunications, gas, electricity and sewerage, must be disconnected in accordance with the relevant authority's requirements.
	Condition reason: <i>To protect life, infrastructure and services</i>

DURING DEMOLITION

	Condition
15. Hours of Work	
	Site work must only be carried out between the following times – <ul style="list-style-type: none"> ▪ Mondays to Fridays - 7:00 am to 6:00 pm; ▪ Saturdays - 8:00 am to 1:00 pm; and ▪ No work is permitted on Sundays and Public Holidays. <p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p> <p>Condition reason: <i>To protect the amenity of the surrounding area.</i></p>
16. Demolition	
	Demolition works shall be carried out in accordance with the requirements of <i>Australian Standard AS2601: The Demolition of Structures</i> and <i>Work Health and Safety Act 2011</i> .
	Condition reason: <i>To ensure demolition works are carried out in a safe manner and in accordance with the relevant standards.</i>
17. Tree removal general	
	Approval is granted for the removal of the following trees: <ul style="list-style-type: none"> (a) the peppercorn tree located in the southwest corner, (b) the western most street tree located adjacent the property in Cowcumbula Street. <p>No approval is granted for the removal of any other trees on the site or in the road reserve as a result of the development.</p> <p>Condition reason: <i>To regulate the removal of trees.</i></p>
18. Street tree removal	
	The removal of the street tree identified in the above condition, shall be in accordance with the following requirements: <ul style="list-style-type: none"> (a) the tree shall be removed at full cost to the developer, (b) the stump shall be ground down a minimum of 150 mm below ground level, and shall be backfilled with topsoil and levelled, to eliminate any trip hazards, (c) the work shall be carried out by a suitably qualified professional, with a minimum of \$ 20,000,000 public liability insurance. <p>Condition reason: <i>To ensure the removal of street trees is carried out in a safe and appropriate manner.</i></p>
19. Tree protection	
	All trees on the site and on Council land, and that may be threatened by the works, are to be suitably protected in accordance with <i>AS 4970-2009 Protection of trees on development</i>

	sites, by way of tree guards, barriers or other measures as necessary in order to protect tree root systems, trunks and branches, during construction. <i>Condition reason: To ensure existing trees are adequately protected.</i>
20. Amenity	The carrying out of work shall be done in such a manner as to not to interfere with the amenity of the locality by reason of the emission of noise, vibration, dust, smell, fumes, smoke vapour, steam, soot, ash, waste water, waste products or grit, oil or otherwise. <i>Condition reason: To protect the amenity of the neighbourhood during construction.</i>
21. Demolition waste	All waste, rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container, and shall be disposed of to a licensed waste disposal facility, on a regular basis. <i>Condition reason: To protect the amenity of the neighbourhood during construction, and to ensure that waste is appropriately and lawfully disposed of.</i>
22. Storage of machinery and materials	No demolition waste, vehicles, plant or equipment associated with the development, are to be stored on Council footway or nature strip at any time, unless located within the fenced construction area, and it is in accordance with a Section 138 approval under the <i>Roads Act 1993</i> . <i>Condition reason: To ensure an adequate level of public safety is maintained.</i>
23. Responsibility for changes to public infrastructure	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority. <i>Condition Reason: To ensure the developer is responsible for the payment of approved changes to public infrastructure.</i>
24. Damage to public and private property	All works are to be carried out so as not to cause damage to adjacent and adjoining properties, including Council's road reserve and nature strip area. Any damage arising from the works is to be made good and any necessary repairs are carried out by the person having the benefit of this consent at no cost to Council. <i>Condition Reason: To ensure the works are carried out to an appropriate standard and no damage is caused to adjacent properties, buildings or infrastructure</i>
25. Handling of asbestos during demolition	While demolition work is being carried out, any work involving the removal of asbestos must comply with the following requirements: (a) Only an asbestos removal contractor who holds the required class of Asbestos Licence issued by SafeWork NSW must carry out the removal, handling and disposal of any asbestos material; (b) Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and (c) Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m ² or more of asbestos sheeting must be registered with the EPA online reporting tool WasteLocate. <i>Condition Reason: To ensure waste is disposed of in an appropriate manner.</i>
26. Disposal of excavated material, demolition waste and green waste	All excavated material or demolition waste to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the NSW Department of Environment and Climate Change's ' <i>Waste Classification Guidelines Part 1: Classifying Waste</i> ' publication and disposed of at a lawful waste facility, licensed to accept the waste.

	<p>Copies of receipts stating the following must be retained and given to Council if requested:</p> <p>(a) the place to which waste materials were transported,</p> <p>(b) the name of the contractor transporting the materials,</p> <p>(c) the quantity of materials transported off-site and recycled or disposed of.</p> <p>Condition Reason: <i>To ensure waste is disposed of in an appropriate manner.</i></p>
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BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

	Condition
27.	<p>Flood related development controls and design criteria</p> <p>Prior to the issue of a construction certificate the certifier must ensure the construction certificate plans, specifications and documents, satisfactory demonstrate compliance with the following flood related development controls, and design criteria:</p> <p>(a) the habitable finished floor level of the dwelling is at or above the flood planning level (FPL) of 327.439 metres AHD,</p> <p>(b) all structures below the FPL, to have flood compatible building components.</p> <p>Condition reason: <i>To ensure the development is designed and constructed to an appropriate standard, relevant to the flood risk.</i></p>
28.	<p>138 Approval for New Access Works and Works in the Road Reserve</p> <p>Prior to the issue of a construction certificate the proponent is required to obtain approval under Section 138 of the <i>Roads Act 1993</i> for works within the road reserve relating to:</p> <ul style="list-style-type: none"> ▪ the proposed new access of Cowcumbra Street, ▪ the removal of the existing layback in Cowcumbra Street and its replacement with barrier kerb and gutter. ▪ any works associated with service connections required within the road reserve. <p>Condition reason: <i>To ensure that the required approval for works in the road reserve are obtained, and the works are regulated for the safety of road users and occupants/users of the development.</i></p>
29.	<p>Long Service levy</p> <p>Prior to the issue of the relevant construction certificate, the applicable long service levy, must be paid to the Long Service Corporation or Council in accordance with section 34 of the <i>Building and Construction Industry Long Service Payments Act 1986</i>. Evidence of the payment is to be provided to the certifier.</p> <p>Advisory Note: Cootamundra-Gundagai Regional Council is an authorised agent under the <i>Building and Construction Industry Long Service Payments Act 1986</i> for the collection of long service levies.</p> <p>Condition reason: <i>To ensure the long service levy is paid.</i></p>
30.	<p>Section 68 approvals</p> <p>Approval shall be obtained under Section 68 of the <i>Local Government Act 1993</i> for all proposed water, sewerage and stormwater works, prior to the issue of a Construction Certificate. This shall include:</p> <p>(a) a water tapping and meter for the new dwelling, from the water main located in Cowcumbra Street at the front of the property, and water supply works internal of the site,</p> <p>(b) stormwater drainage works for the new dwelling,</p>

	(c) all sewer works identified in Condition 9.
	<i>Condition reason: Statutory compliance with the Local Government Act 1993</i>
31.	Section 7.12 Contributions
	Prior to the issue of a Construction Certificate a Section 7.12 contribution for the development, must be paid in full, in accordance with the Cootamundra–Gundagai Regional Council <i>Section 7.12 Fixed Developer Consent Levy Contributions Plan</i> .
	<i>Condition reason: To ensure Section 7.12 Developer Contributions are paid in accordance with the Cootamundra–Gundagai Regional Council Section 7.12 Fixed Developer Consent Levy Contributions Plan as adopted 2018.</i>
32.	Section 64 contributions
	Evidence shall be submitted to Council that the Water and Sewer Supply Authority's obligations have been met with regards to the following contributions for this development. Such Certificate of Compliance of payment, or satisfactory arrangements, shall be furnished prior to the issuing of the construction certificate.
	(a) Goldenfields Water Developer Infrastructure Charges – 1 ET (contribution amount to be determined by Goldenfields Water in accordance with their Schedule of Fees and Charges),
	(b) Cootamundra-Gundagai Regional Council section 64 sewer development charge – 1 ET (currently \$ 5,943.00 per ET for 2024/2025).
	Payment of the contribution will be at the equivalent tenement (ET) rate nominated at the time of payment, which is subject to review.
	<i>Condition reason: To ensure all section 64 contributions are paid in accordance with the adopted contribution plans</i>

BEFORE BUILDING WORK COMMENCES

	Condition
33.	Essential Energy requirements
	Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the <i>Electricity Supply Act 1995</i> (NSW).
	<i>Condition reason: A requirement of Essential Energy.</i>
34.	Appointment of a Principal Certifier
	Prior to the commencement of any construction works, the person having benefit of this Development Consent must appoint a Principal Certifier.
	<i>Condition reason: To ensure legislative requirements are met.</i>
35.	Erosion and sediment controls in place
	Before any site work commences the principal certifier must be satisfied that erosion and sediment controls, consistent with the guidelines <i>Managing Urban Stormwater - Soils and Construction</i> (Volumes 1 and 2A), are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the guidelines.
	<i>Condition Reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i>
36.	Construction Certificate
	A Construction Certificate must be submitted to and approved by a nominated Certifier prior to any building works taking place on the subject site. The Construction Certificate must be lodged via the NSW Planning Portal.

	Condition Reason: To ensure compliance with the requirements of the Environmental Planning and Assessment Regulation 2021.
37.	Notice of intention to commence erection of building work
	The proponent must give the Principal Certifier at least 2 days notice of their intention to commence building works. The notice of intention to commence building works must be lodged on the NSW Planning Portal in accordance with Section 6.6 of <i>Environmental Planning and Assessment Act 1979</i> and Section 59 of <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i> .
	Condition reason: To ensure legislative requirements are met.
38.	Underground Services
	The proponent shall locate and identify all existing underground services prior to commencement of works and ensure there shall be no conflict between the proposed development and existing infrastructure including areas external to the development site where works are proposed.
	Condition reason: To ensure the utility services are protected and satisfactory for the proposed development.
39.	Builders Toilet
	The applicant shall ensure that a suitable builders' toilet is situated on the property prior to commencing construction.
	Condition reason: To service the builders during construction

DURING BUILDING WORK

	Condition
40.	Approved Plans
	A copy of the endorsed plans, specifications, development consent, the construction certificate and any other certificates to be relied upon shall be available on site at all times during construction.
	Condition reason: To ensure compliance with relevant plans and approvals
41.	Survey by a Registered Surveyor – flood planning level
	A certificate from a Registered Surveyor shall be supplied to the Principal Certifier prior to pouring the floor slab, verifying the finished floor level is at or above the flood planning level of 327.439 metres AHD .
	Condition reason: To ensure the finished floor level of the dwelling is at or above the flood planning level.
42.	Survey by a Registered Surveyor – dwelling setout
	While building work is being carried out, the positions of the following must be measured and marked by a registered surveyor, and a survey certificate provided to the principal certifier, at the nominated stage:
	(a) all footings, foundations and proposed eave lines, in relation to the existing site boundaries and the proposed new site boundary – after excavation and immediately prior to the concrete pouring,
	(b) external walls and eave line, in relation to the existing site boundaries and the proposed new site boundary – after walls and roof have been completed.
	Condition reason: To ensure buildings are sited and positioned in the approved location, do not encroach on easements and comply with the Building Code of Australia.
43.	Works to be undertaken in accordance with the Approval.
	All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate drawings and specifications.
	Condition Reason: Ensure all works are carried out in accordance with the development consent.
44.	Procedure for critical stage inspections

	<p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p> <p>Condition Reason: <i>To require approval to proceed with building work following each critical stage inspection.</i></p>
45.	<p>Hours of Work</p> <p>Site work must only be carried out between the following times –</p> <ul style="list-style-type: none"> ▪ Mondays to Fridays - 7:00 am to 6:00 pm; ▪ Saturdays - 8:00 am to 1:00 pm; and ▪ No work is permitted on Sundays and Public Holidays. <p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p> <p>Condition reason: <i>To protect the amenity of the surrounding area.</i></p>
46.	<p>Deliveries</p> <p>While site work is being carried out, deliveries of material and equipment must only be carried out between—</p> <ul style="list-style-type: none"> ▪ Mondays to Fridays - 7:00 am to 6:00 pm; ▪ Saturdays - 8:00 am to 1:00 pm; ▪ No work permitted on Sundays and Public Holidays. <p>Condition reason: <i>To protect the amenity of neighbouring properties.</i></p>
47.	<p>Amenity</p> <p>The carrying out of work during the construction of the development shall be done in such a manner as to not to interfere with the amenity of the locality by reason of the emission of noise, vibration, dust, smell, fumes, smoke vapour, steam, soot, ash, waste water, waste products or grit, oil or otherwise.</p> <p>Condition reason: <i>To protect the amenity of the neighbourhood during construction.</i></p>
48.	<p>Building and construction waste</p> <p>All building waste, rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container, and shall be disposed of to a licensed waste disposal facility, on a regular basis. Records of the disposal must be retained, and copies provided to the Principal Certifier or Council upon request.</p> <p>Condition reason: <i>To protect the amenity of the neighbourhood during construction, and to ensure that waste is appropriately and lawfully disposed of.</i></p>
49.	<p>Soil management</p> <p>While site work is being carried out, the Principal Certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ol style="list-style-type: none"> (a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification, and the volume of material removed must be reported to the principal certifier. (b) All fill material imported to the site must be: <ol style="list-style-type: none"> (i) Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>, or (ii) a material identified as being subject to a resource recovery exemption by the NSW EPA, or (iii) a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA. <p>Condition Reason: <i>To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants</i></p>

50. Earthworks	No earthworks are permitted to be undertaken beyond those detailed on the approved plans unless otherwise permitted by the exempt development provisions of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> . Condition reason: <i>To ensure that the development is consistent with the approval.</i>
51. Cut and fill	All cut or fill must be appropriately graded, drained and revegetated or suitably retained by a retaining structure, designed and constructed to appropriate engineering standards. All works must be carried out without effecting the structural integrity of fencing or neighbouring structures and property. Condition reason: <i>To ensure the works are carried out to an appropriate standard and no damage is caused to adjacent properties, buildings or infrastructure.</i>
52. Shoring and adequacy of adjoining property	(a) This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor. (b) It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense— (i) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and (ii) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. (c) This section does not apply if— (i) the person having the benefit of the development consent owns the adjoining land, or (ii) the owner of the adjoining land gives written consent to the condition not applying. Condition reason: <i>Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</i>
53. Restricted Public Access	It is the responsibility of the proponent to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with SafeWork NSW Regulations. Condition reason: <i>To ensure public safety is maintained.</i>
54. Footpath Storage	Building materials are not to be stored on Council footway or nature strip at any time. Condition reason: <i>To ensure an adequate level of public safety is maintained.</i>
55. Vehicles during construction	Vehicle access to the construction site must be restricted to a single, all-weather driveway. This access point must be stabilized and maintained until construction onsite is completed. Vehicles must be clean and free of debris prior to leaving the site. Deposited material may be ordered to be removed at the Applicant/operator's expense. Condition reason: <i>To protect the amenity of the surrounding area</i>
56. Responsibility for changes to public infrastructure	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority. Condition Reason: <i>To ensure payment of approved changes to public infrastructure.</i>
57. Essential Energy requirements	Compliance is required with the following matters:

	<p>(a) Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;</p> <p>(b) any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as <i>ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure</i>; and</p> <p>(c) it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the <i>Code of Practice – Work near Overhead Power Lines</i> and <i>Code of Practice – Work near Underground Assets</i>.</p>
	Condition Reason: <i>A requirement of Essential Energy.</i>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

	Condition
58.	Occupation of building
	A person must not commence occupation or use of the whole or any part of the buildings unless an occupation certificate has been issued by the appointed Principal Certifier.
	Condition reason: <i>To ensure the development is completed to a safe standard to allow use or occupation and to ensure compliance with the requirements of this consent.</i>
59.	Removal of waste upon completion
	Before the issue of an Occupation Certificate all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of to a licenced waste disposal facility.
	Condition Reason: <i>To ensure waste material is appropriately disposed or satisfactorily stored.</i>
60.	Completion of works – plumbing, drainage and water supply
	Prior to the issue of an Occupation Certificate for the works, all requirements of relevant approvals issued under Section 68 of the <i>Local Government Act 1993</i> associated with water, sewer and stormwater works must be satisfied. Confirmation that works have been completed in accordance with the requirements of the associated Section 68 application must be obtained from Council and be provided to the Principal Certifier for the development.
	Condition reason: <i>To ensure plumbing and drainage works have been undertaken in accordance with relevant requirement</i>
61.	Completion of stormwater drainage
	All roofed, paved and hard stand areas must be drained, and the water from those areas (including overflow from the rainwater tanks) shall be conveyed to Council's stormwater system (kerb and gutter in Cowcumbra Street), in accordance with <i>AS/NZS 3500.3 Stormwater Drainage and Plumbing Code of Australia</i> , and generally in accordance with the approved plans. Stormwater discharge must not cause detrimental effects on adjoining properties at any point.
	Condition reason: <i>To ensure that roof water is disposed of without nuisance to neighbours, damage to property or the environment.</i>
62.	Works as executed plans
	Prior to the issue of an Occupation Certificate, the person having the benefit of this consent shall submit to Council a detailed Works as Executed Plan for all sewer and stormwater drainage works.
	Condition reason: <i>To confirm the location of works once constructed</i>
63.	Completion of Works within the road reserve
	The proposed works in Cowcumbra Street, shall be completed in accordance with the Section 138 approval under the <i>Roads Act 1993</i> . This shall include:

	<p>(a) the removal of the existing layback and its replacement with kerb and gutter to matching the existing kerb profile, and patching the road shoulder where necessary,</p> <p>(b) construction of the proposed vehicular access in Cowcumbra Street.</p> <p>A completion certificate must be obtained from the relevant roads authority to verify that all requirements of the Section 138 approval have been satisfactorily completed. A copy of the completion certificate must be provided to the Principal Certifier prior to the issue of an occupation certificate.</p> <p>Condition reason: <i>To ensure that all requirements of the associated Section 138 approval have been met.</i></p>
64.	<p>Rectification works</p> <p>Prior to the release of an Occupation Certificate, any damage caused to footpaths, roadways, utility installations and the like by reason of construction works shall be made good and repaired to a standard equivalent to that existing prior to commencement of construction. The full cost of restoration/repairs of property or services damaged during the works shall be met by the person having the benefit of this consent.</p> <p>Condition reason: <i>To ensure any damage to public infrastructure is rectified.</i></p>
65.	<p>Street number</p> <p>Upon completion of construction, these numbers must be clearly and permanently displayed on the letterbox, wall of the dwellings facing the street, or on a sign post in a prominent position along the primary boundary of the allotment:</p> <ul style="list-style-type: none"> ▪ Existing dwelling (Lot 2) – 39 Centenary Avenue, Cootamundra ▪ New dwelling (Lot 1) – 29 Cowcumbra Street, Cootamundra. <p>Condition reason: <i>To ensure the property is clearly identified.</i></p>
66.	<p>Connecting door between the dwelling and the garage</p> <p>The connecting door between the dwelling and the garage, shall comply with the acceptable solutions in Section 2.3 (Residential Driveway Safety Requirements) of the Cootamundra DCP. Specifically, the door shall comply with the following standards:</p> <ul style="list-style-type: none"> (a) the leaf door shall swing inward of the dwelling; and (b) no sliding or concertina door of any type shall be used; and (c) the door leaf shall be fitted with a hydraulic self-closing fixture that is at minimum a size 2 spring strength in accordance with AS4145.5. <p>Note: In the case of unusually high or heavy doors, windy or draughty conditions, or special installations a larger power size of door closer should be used); and</p> <ul style="list-style-type: none"> (d) any door latch or passage set shall be installed at a minimum of 1500mm above finished floor level; and (e) any bolt or function that could, in normal usage, render a door leaf non-self-latching shall not be incorporated. <p>Condition reason: <i>To help reduce the risk of Low Speed Roll Overs (LSRO).</i></p>
67.	<p>Fencing</p> <p>Prior to the release of an Occupation Certificate, a screen fence shall be erected between the two (2) dwellings, extending from the front building line in Cowcumbra Street through to the rear (northern) boundary (minimum height of 1.5 metres).</p> <p>Condition reason: <i>To provide adequate privacy between the properties.</i></p>
68.	<p>Fencing – forward of the building line in Cowcumbra Street</p> <p>Any proposed fencing forward of the front building line in Cowcumbra Street (adjacent proposed Lot 1), shall be an open style fence (incorporating pickets, vertical stiles, slats or palings), no greater than 1.2 metres in height.</p> <p>This condition does not apply to the existing fencing in Cowcumbra Street, adjacent proposed Lot 2 (existing house lot).</p>

	Condition reason: <i>To provide an attractive streetscape.</i>
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SUBDIVISION

BEFORE THE ISSUE OF A SUBDIVISION CERTIFICATE

	Condition
69.	Application for subdivision certificate
	An application for a subdivision certificate shall be made to Council via the NSW Planning Portal, and paying the applicable fee as per Council's adopted fees and charges.
	Condition reason: <i>Legislative requirement</i>
70.	Final subdivision plans and administration sheet
	The final plan of subdivision along with the Administration Sheet, suitable for registration with NSW Land Registry Services, shall be submitted to Council via the NSW Planning Portal.
	Condition reason: <i>Legislative requirement</i>
71.	Services
	Prior to the issue of a subdivision certificate, written evidence shall be submitted to the PCA and Council, stating that satisfactory arrangements have been made throughout the proposed subdivision, and to each allotment, with respect to the provision of:
	(a) power – Essential Energy (Notice of Arrangement required),
	(b) gas - Jemena
	(c) telecommunications – NBN/Telstra
	(d) water – Goldenfields Water
	(e) sewer - Cootamundra-Gundagai Regional Council.
	Condition reason: <i>To ensure the land is adequately serviced.</i>
72.	Services
	Any works required to be carried out to service the subdivision, shall be to the requirements of the relevant authority, at full cost to the development
	Condition reason: <i>To ensure the developer is responsible for the cost of servicing the land.</i>
	Easements
73.	An easement for drainage of sewer shall be created over any sewer drainage lines servicing the existing dwelling at 39 Centenary Avenue that traverse the lot intended for the new dwelling. The easement shall burden proposed Lot 1 and shall benefit proposed Lot 2, and must be shown on the final plan of subdivision and registered accordingly.
	Condition reason: <i>To ensure legal access and protection of essential sewer infrastructure across property boundaries.</i>
74.	Works as Executed Plans
	A set of final works as executed plans, showing all assets/services constructed with respect to the subdivision (if any), shall be submitted to Council, prior to the issue of a subdivision certificate.
	Condition reason: <i>To confirm the location of works once constructed.</i>
75.	Release of subdivision certificate
	Prior to the issue of a subdivision certificate the dwelling on proposed Lot 1 (new dwelling) shall be constructed to "lock-up stage" as a minimum. This shall include:
	<ul style="list-style-type: none"> ▪ all external walls completed, ▪ windows and external doors installed and lockable, ▪ roof covering completed (including fascia, guttering, and roofing material). ▪ garage door installed and lockable.
	A survey plan showing the location of the dwelling (walls and gutter) shall be submitted to

	clearly demonstrate the location of the dwelling, with respect to the proposed new boundary.
	Condition reason: <i>To ensure the dwelling is substantially commenced and correctly sited prior to subdivision.</i>

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General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes* [<https://www.planning.nsw.gov.au/sites/default/files/2023-07/condition-of-consent-advisory-note.pdf>]. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Cootamundra-Gundagai Regional Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:
the collection of stormwater,
the reuse of stormwater,
the detention of stormwater,
the controlled release of stormwater, and
connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Southern Regional Planning Panel.

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DEVELOPMENT ASSESSMENT REPORT

Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)



COOTAMUNDRA-
GUNDAGAI
REGIONAL COUNCIL

DATE OF REPORT COMMENCEMENT:

21st May 2025

COUNCIL OFFICER COMPLETING DEVELOPMENT ASSESSMENT:

Laura Schweiger

DEVELOPMENT REFERENCE:

DA2025/052

PROPERTY DETAILS:

Lot B DP 319714
39 Centenary Avenue
COOTAMUNDRA NSW 2590

OWNER(S):

Kayjo Investments Pty Limited

APPLICANT:

Kayjo Investments Pty Limited

PROPOSED DEVELOPMENT:

Demolition, tree removal, dual occupancy (detached) and subdivision – to demolish the existing metal shed and tree, to erect a single storey, brick veneer, four (4) bedroom dwelling on the western part of the property, and to subdivide the land into two (2) lots of approximately 656 m² and 647 m².

See site plan, elevations and subdivision plan below.

Figure 1 – Site plan

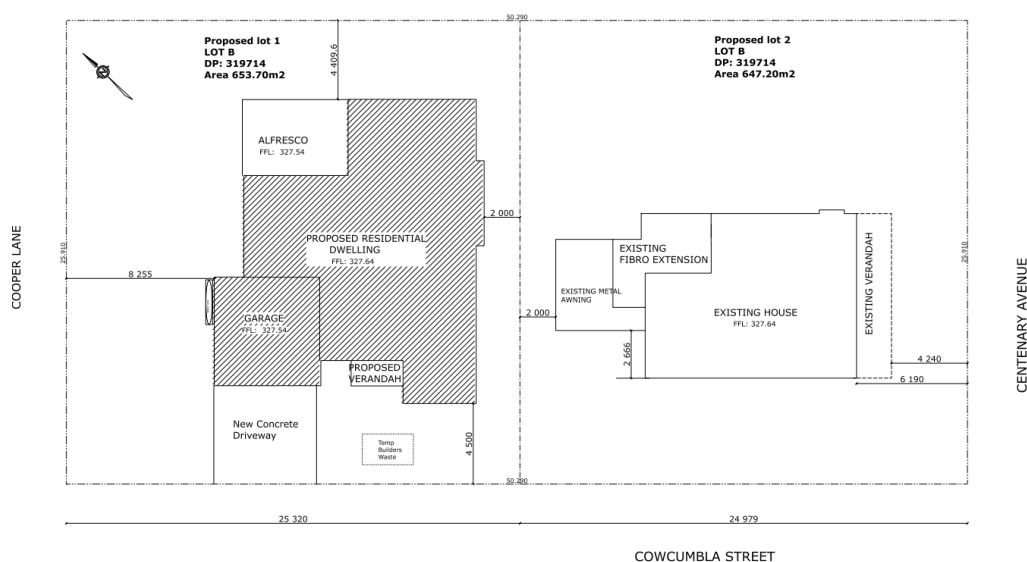
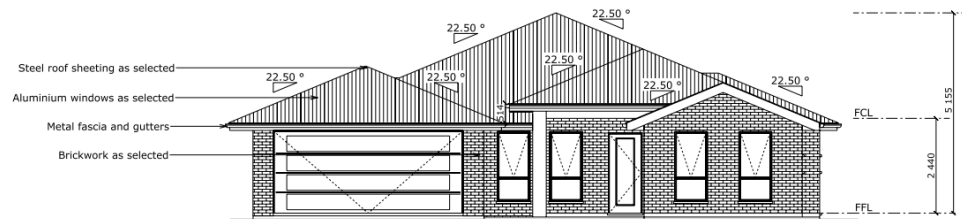
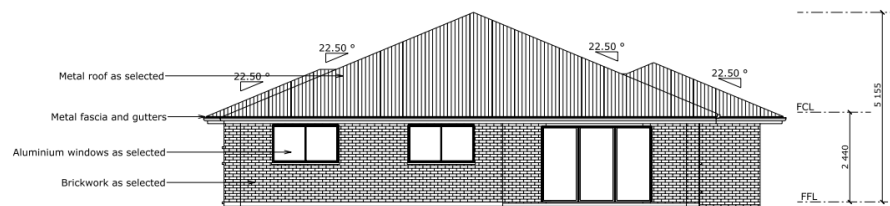


Figure 2 – Elevations



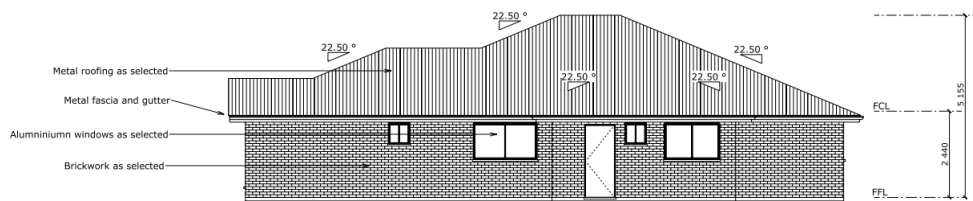
HOUSE SW ELEVATION

SCALE: 1:100



HOUSE NE ELEVATION

SCALE: 1:100



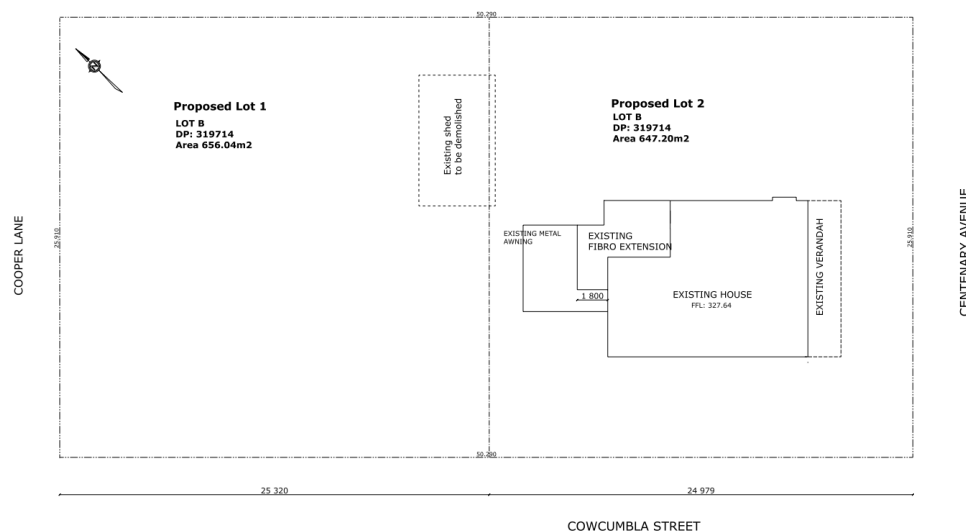
HOUSE SE ELEVATION

SCALE: 1:100



HOUSE NW ELEVATION

SCALE: 1:100

Figure 3 – Subdivision plan**SITE:**

The site is located in the southern part of Cootamundra, being 836 metres southwest of the Post Office. It is located on the northwest corner of Centenary Avenue and Cowcumbra Street, which form the southeastern and southwestern boundaries of the site respectively, and a sealed laneway (Cooper Lane) runs along the northwestern boundary of the site.

The surrounding land is predominantly residential in nature, typified by older-style, single storey dwellings with ancillary development. Other land uses in the area include Mitchell Park, located directly to the east across Centenary Avenue, a large solar farm 530 metres to the southeast of the site and the golf course, 630 metres to the northwest. A single storey dwelling house adjoins the site to the northeast, with other single storey dwelling houses located across Cowcumbra Street to the southwest and Cooper Lane to the northwest.

The 1302.8 m² site is rectangular in shape, being 25.8 metres wide (Centenary Avenue frontage) and 50.3 metres deep (Cowcumbra Street frontage). The site is generally flat, with height variations across the site, of less than 30 cm. The site supports a dwelling house located on the eastern part of the site, which addresses Centenary Avenue, and there is an existing metal shed located centrally on the site. There is a large tree located in the southwestern corner of the site, and some smaller shrubs/trees located adjacent the existing dwelling.

Figure 4 – Locality Plan – site outlined blue (Source SDT Explorer)

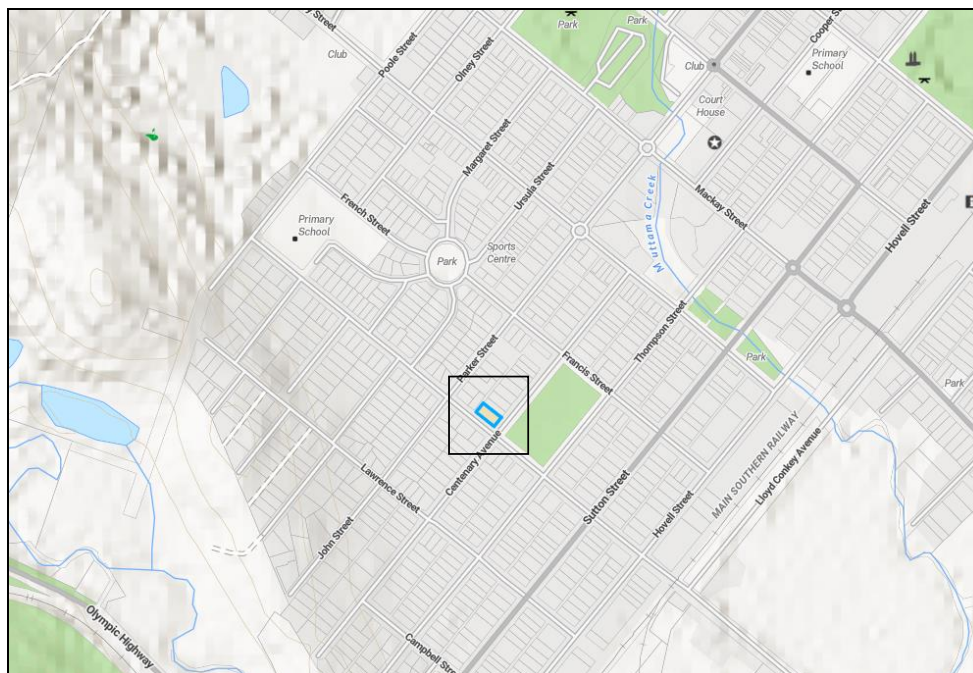


Figure 5 – Neighbourhood aerial - site outlined red (Source: Google Earth – imagery date 2.11.2023)

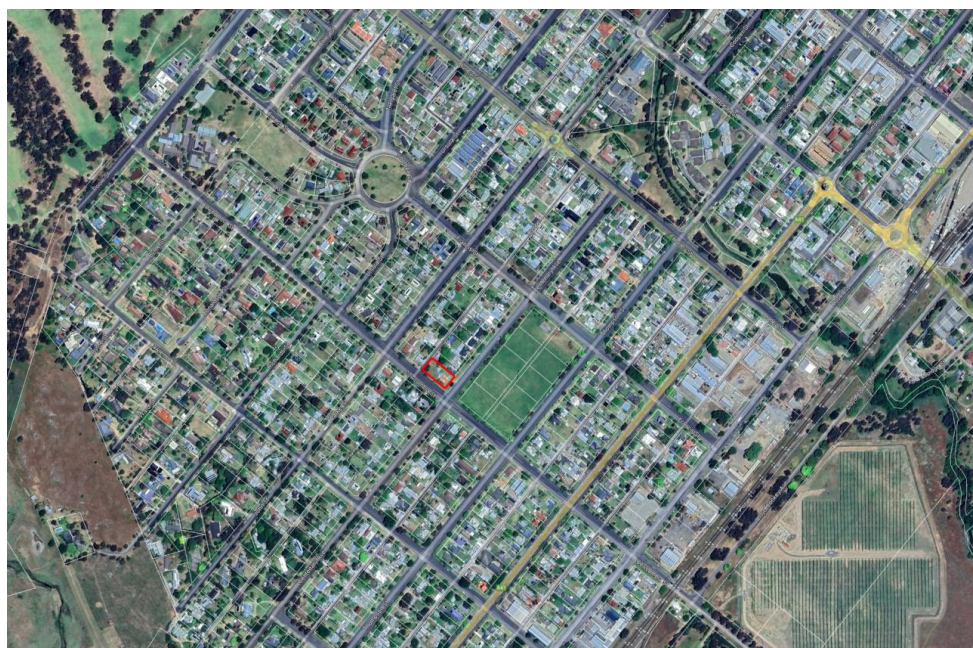


Figure 6 – Site aerial - site outlined red (Source: Google Earth – imagery date 2.11.2023)



GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

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

The development is not a key threatening process under either Act, and the site contains no known threatened species or EECs, has not been declared critical habitat or an area of outstanding biodiversity value, and is not mapped on the Biodiversity Values Map. It is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, as it does not impact on any flora, fauna or their habitat, including terrestrial biodiversity and river systems. See also Section 4.15 assessment.

2.22 Mandatory community participation requirements

As per this section and Schedule 1, of the Act, the development was notified in accordance with the CGRC Community Participation Plan (CPP), for a period of fourteen (14) days, to eight (8) adjoining and adjacent owners. No submissions were received.

4.5 Designation of consent authority

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

4.10 Designated development

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

4.13 Consultation and concurrence

If required by an environmental planning instrument, this section requires Council to consult with or obtain the concurrence of the person. Consultation was undertaken with Essential Energy (see Transport and Infrastructure SEPP section below).

4.14 Consultation and development consent—certain bush fire prone land

The land is not bushfire prone and therefore consideration of *Planning for Bush Fire Protection*, is not required.

4.22 Concept development applications

The development is not a concept development.

4.33 Determination of Crown development applications

The development is not a Crown development.

4.36 Development that is State significant development

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

4.46 Integrated development

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

4.55 Modification of consents - generally

Not applicable

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:**4.15(1)(a)(i) The provisions of any environmental planning instrument:*****State Environmental Planning Policies (SEPPs) and deemed SEPP's***

The following SEPPs have been considered in regard to this development.

SEPP (Biodiversity and Conservation) 2021***Chapter 2 - Vegetation in non-rural areas***

Not applicable as this chapter only regulates clearing that is not linked to development requiring consent. Tree removal proposed as part of a development application is assessed as part of the development application (see section 4.15 assessment).

SEPP (Resilience and Hazards) 2021***Chapter 4 – Remediation of land***

Council must not consent to the carrying out of any development on land, unless it has considered whether the land is contaminated, and if contaminated whether it is suitable for the intended use, or requires remediation. The property is not listed on Council's Potentially Contaminated Lands Register, and from historical records and aerial imagery, the land has been used for residential purposes since at least 1941. It is not expected that any potentially contaminating activities have been carried out onsite and accordingly, Council is satisfied that the land is suitable for the proposed development.

An inspection of the existing metal shed on the site which is to be demolished, reveals that it is not lined and there was no evidence of asbestos. A standard asbestos removal condition will however be imposed as part of the demolition conditions.

SEPP (Sustainable Buildings) 2022***Chapter 2 Standards for residential development—BASIX***

The application is accompanied by a valid BASIX Certificate, and Council is satisfied the water, thermal performance, energy and embodied emissions targets have been achieved, in accordance with the provisions of this SEPP.

SEPP (Transport and Infrastructure) 2021Chapter 2 - Infrastructure

- **Section 2.48 (Determination of development applications—other development)** applies to development in proximity to electricity infrastructure (e.g within 5 metres of an exposed overhead power line, near substations, etc). The application was referred to Essential in accordance with this clause, as tree removal and driveway construction under the power lines in Cowcumbra Street is proposed.

The following response was received: *“Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.”*

Essential Energy also provided general comments in relation to the subdivision and in terms of safety and working near powerlines. These general comments will be imposed on the consent, where necessary.

- **Section 2.77 (Development adjacent to gas pipeline corridors)** requires referral to the pipeline operator, for development that is within the licence area of a pipeline for gas, within 20m of the centreline of a pipeline or within 20m of land the subject of an easement for a relevant pipeline. The site is not adjacent a gas pipeline, and therefore this clause does not apply to this development, and no formal referral to the relevant authority, was required.
- **Division 15, Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements** (including Sections 2.97, 2.98, 2.99, 2.100, 2.101, 2.102 and 2.103) applies to developments in, above or adjacent a rail corridor or that involve a level crossing. The site is not adjacent a railway corridor, and therefore these clauses do not apply to this development, and no formal referral to the rail authority, was required.
- **Section 2.119 (Development with frontage to classified road)**, the development does not front a classified road and therefore this clause does not apply to this development.
- **Section 2.120 (Impact of road noise or vibration on non-road development)**, does not apply as the AADT volume of the adjacent road is less than 20,000 vehicles.
- **Section 2.121 (Excavation in or immediately adjacent to corridors)**, does not apply as the development will not result in the penetration of the ground to a depth of 3 m or greater, within or adjacent any of the nominated roads.
- **Section 2.122 and Schedule 3 (Traffic generating development)**, does not apply, as the type and/or scale of the works is not identified in the Schedule.

Local Environmental Plan (LEP)

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

1.2 Aims of Plan

The development is not inconsistent the aims of the LEP.

1.4 Definitions

The proposed development is defined as follows:

- **dual occupancy (detached)** which means 2 detached dwellings on one lot of land, but does not include a secondary dwelling

NOTE 1: **Dual occupancies (detached)** are a type of **dual occupancy**, which in turn is a type of **residential accommodation**.

NOTE 2: A **dwelling** is further defined as *a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile;*

- subdivision of land is not defined in the LEP, rather it relies upon the definition in Part 6 of the *Environmental Planning and Assessment Act, 1979*, being:

subdivision of land means the division of land into 2 or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition.

1.6 Consent authority

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

1.9A Suspension of covenants, agreements and instruments

There are no known covenants, agreements or easements affecting the land.

2.1 Land use zones

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

2.3 Zone objectives

The proposed development is not inconsistent with the objectives of the zone, as it provides housing for the community, offering a variety of types and densities.

2.6 Subdivision—consent requirements

This clause requires consent to be obtained for the subdivision of land, which is proposed as part of this application. It also deals with the subdivision of land with a secondary dwelling, which is not applicable to this development proposal.

2.7 Demolition requires development consent

The demolition of an existing metal shed is required to facilitate the development, and appropriate conditions will be imposed.

4.1 Minimum subdivision lot size

The proposed development includes the subdivision of the land, so that each dwelling (the existing dwelling and the new detached dual occupancy dwelling) is located on a separate allotment. The development aligns with the relevant objectives of the clause, including providing Cootamundra with a logical and consistent subdivision patterns that facilitate future urban growth, and providing alternative housing options that satisfy the economic, social and environmental needs of the community.

This clause also requires any lot created, to not be less than the minimum size shown on the LEP Lot Size Map. The minimum lot size for this land is of 450 m², and the development complies, with lots of approximately 656 m² and 647 m² proposed.

4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

The objective of this clause is to achieve planned residential density in certain zones. The clause states that development consent may be granted for a detached dual occupancy, in the R1 General Residential zone, if the area of the lot is equal to or greater than 850 m². The 1302.8 m² lot exceeds this minimum, and therefore the development is permitted.

4.6 Exceptions to development standards

No variation to development standards under the LEP are proposed or required.

5.4 Controls relating to miscellaneous permissible uses

Not applicable.

5.10 Heritage conservation

There are no heritage items on-site, and the site is not located in the HCA, and there are no heritage items in the immediate area. Therefore consideration of this clause is not required.

5.21 Flood planning

The objectives of this clause is to minimise the flood risk to life and property associated with the use of land, to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, to avoid adverse or cumulative impacts on flood behaviour and the environment, and to enable the safe occupation and efficient evacuation of people in the event of a flood.

This clause applies to land that is within the flood planning area (FPA), and applies to this development as the site is located in the FPA, which was established in the *2023 Cootamundra Floodplain Risk Management Study and Plan* (CFRM&P) and adopted by Council. The following flood characteristics apply to the site:

Flooding characteristic (for the 1% AEP)	Site details
Flood planning area (1% AEP + 500 mm)	The whole of the site is located in the FPA
Hydraulic categorisation (floodway, flood storage or flood fringe)	The site is not located in any of these mapped areas (see Figure 7 below)
Hydraulic hazard classification (H1 to H6)	The site is not located in any of these mapped area (see Figure 8 below)
Flood planning constraint category (FPCC 1 – FPCC 4)	<p>The site is located in FPCC 3 characterised as follows:</p> <ul style="list-style-type: none"> ▪ <u>constraint</u>: within the FPA (1% + 0.5m). ▪ <u>implications</u>: hazardous conditions may exist creating issues for vehicles and people, structural damage to buildings is unlikely, ▪ <u>considerations</u>: standard land use and development controls aimed at reducing damage and the exposure of the development to flooding are likely to be suitable. Consider additional conditions for critical utilities, vulnerable facilities and key community infrastructure.
1% AEP	The site is not affected by the 1% AEP. The nearest recorded 1% AEP level is 326.939 m AHD, which is located approximately 13 metres southwest of the proposed dwelling, outside the subject property (refer to Figure 9 below).

Flood planning level (1% AEP + 500 mm)	327.439 m AHD (326.939 + 0.5).
Probable maximum flood (PMF)	Site affected by the PMF.

The following extracts from QGIS, show the extent of the hydraulic categorisation, the hydraulic hazard, the extent of the 1% AEP and the height of the 1% AEP, at the closest point to the new dwelling, as referred to above.

Figure 7 – 1% AEP hydraulic categorisation (Blue = flood fringe, Yellow = flood storage)



Figure 8 – 1% AEP hydraulic hazard (Blue = H1, Dark green = H2, Light green = H3)

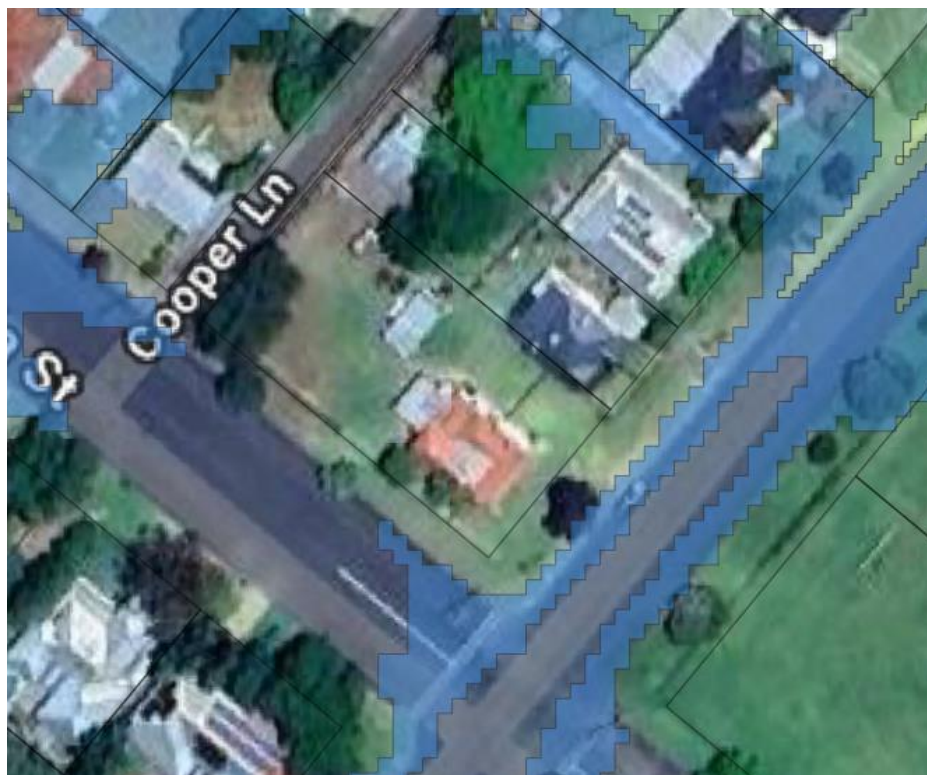
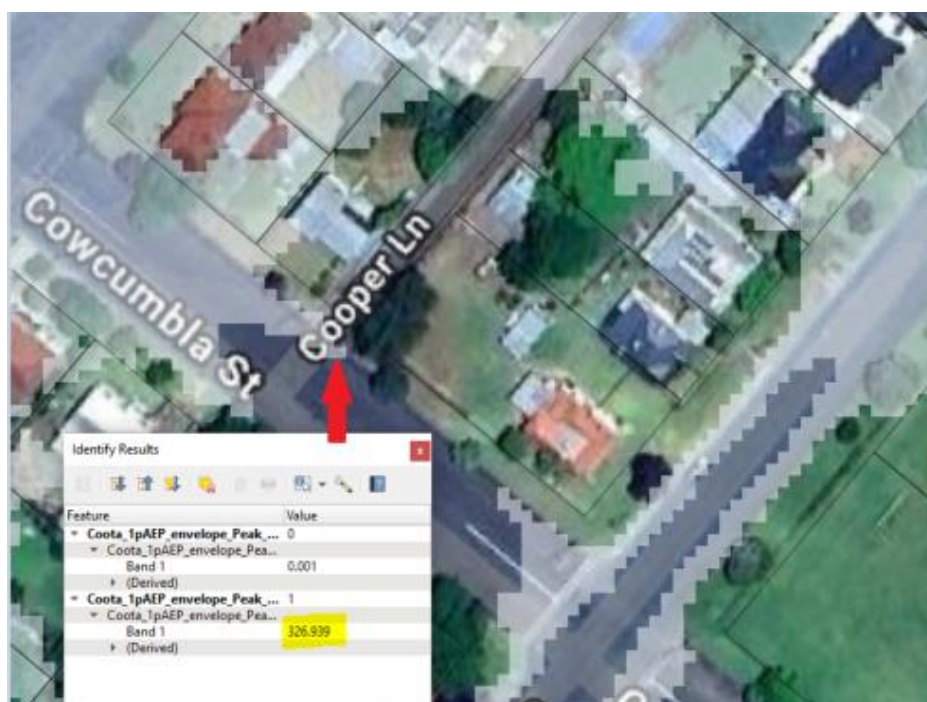


Figure 9 – Extent of the 1% AEP (white shaded area show a depth of less than 0.2 metre) and height of 1% AEP (m AHD) at the point closest to the development



The finished floor level (FFL) of the dwelling as shown on the proposed plans is 327.64 m AHD, which is 201 mm above the flood planning level and 701 mm above the 1% AEP. This is consistent with Council's development control plan, which requires all habitable floor areas to be constructed 500 mm above the known 1: 100 ARI flood height AHD.

This clause states that development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development, satisfies the following matters:

Issue	Comment
<i>(a) is compatible with the flood function and behaviour on the land, and</i>	The proposed development is considered compatible with the flood behaviour in the area. While the land is within the mapped FPA, it's not in a floodway, flood storage area, or a high hazard zone. The finished floor level is well above the minimum required height, meeting Council's controls. The design does not interfere with how water moves across the site and fits within the expected flood behaviour for the area.
<i>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</i>	The development is unlikely to change flood behaviour in a way that would negatively affect nearby properties. It is not located in an area where floodwaters need to flow or be stored, and the dwelling is raised well above the expected flood level for the 1% AEP. There are no significant earthworks that would block or redirect floodwater during a flood event.
<i>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</i>	The proposed development is unlikely to affect the safe use of the site or evacuation in a flood. The site is not affected by the 1% AEP, and the FFL of the dwelling is raised above the required FPL, making it safe for occupants during that flood event. The development does not block any critical evacuation routes, and will not add pressure to the existing evacuation capacity in the area. The property is towards the edge of the FPA with ample evacuation opportunities to the unaffected land to the south.
<i>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</i>	No specific measures are considered necessary in this instance, given the minor incidence of flooding during the 1% AEP, and as the development is not a vulnerable development, such as aged care, hospital, child care, etc.
<i>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</i>	The development is not expected to have a negative impact on the environment and will not reduce the stability of any watercourses or contribute to avoidable environmental harm. The site is not located near a watercourse or riparian zone (470 metres from Muttama Creek), or any environmentally sensitive areas, and no works are proposed that would affect riverbanks or natural drainage lines.

Furthermore, this clause states that in deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters:

<i>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</i>	Climate change was considered in the preparation of both the 2021 <i>Cootamundra Flood Study</i> and the 2023 <i>Cootamundra Floodplain Risk Management Study and Plan</i> , specifically in respect of flood behaviour. The FFL of the dwelling is set 201 mm above the Flood Planning Level, which already includes a 500 mm freeboard above the 1% AEP flood level. This buffer provides a margin of safety that helps account for potential increases in flood levels due to more intense rainfall or other climate-related factors. No alterations to natural drainage or flow paths are proposed, and therefore the development is unlikely to increase flood risk to surrounding properties under future climate scenarios.
<i>(b) the intended design and scale of buildings resulting from the development,</i>	The building footprint is modest and does not encroach on any floodways, overland flow paths, or areas critical for flood storage. The FFL is above the FPL, and the overall height and bulk of the building is consistent with surrounding development. As such, it is considered that the intended design and scale of the development is appropriate in terms of the flood planning context.
<i>(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,</i>	No specific measures are proposed by the development in this regard, and as discussed above, none are considered necessary.
<i>(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</i>	There is little ability to relocate or remove the proposed dwelling, but this is not considered necessary, given the minor nature of the flooding.

See also discussion relating to Council's DCP.

6.1 Earthworks

The earthworks proposed as part of this development will be minimal in impact and minor in nature, as the site is essentially flat. No significant earthworks are required to facilitate the development, and the appropriate sediment and erosion control measures shall be put in place as part of any conditions of consent prior to works commencing.

6.3 Terrestrial biodiversity

This clause applies to land that is identified as "biodiversity" on the *Terrestrial Biodiversity Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.4 Groundwater vulnerability

This clause applies to land that is identified as "groundwater vulnerable" on the *Groundwater Vulnerability Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.5 Riparian land and watercourses

This clause applies to land that is identified as a watercourse on the *Watercourses Map*, or is within 40 metres of a mapped watercourse, but the site is not mapped as being affected, nor is it in the mandated distance of a watercourse, and accordingly this clause is not applicable.

6.6 Salinity

This clause applies to land identified as dryland salinity on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.7 Highly erodible soils

This clause applies to land identified as high soil erodibility on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.8 Airspace operations

This clause applies to developments that penetrate the Limitation or Operations Surface of the Cootamundra Airport. The relative level (RL) for the obstacle limitation surface (OLS) for the site is 381 metres AHD, and the existing ground level at the site is approximately 327.35 metres AHD. The building has a FFL of 327.64 metres AHD and an overall height of 5.155 metres above FFL, which makes the proposed roof height 333.796 metres AHD, which is significantly less than the OLS, and therefore will not protrude into the Airport airspace.

6.9 Essential Services

This clause only applies to land that is zoned RU4 Primary Production Small Lots, and R5 Large Lot Residential, and therefore does not apply in this instance. However, the issue of servicing has been discussed elsewhere in this report.

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

State Environmental Planning Policies (SEPPs)

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

Local Environmental Plan (LEP)

There are no draft LEP's which apply to this land.

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

The Cootamundra Development Control Plan (DCP) applies to the land, and the relevant provisions are discussed as follows:

▪ **Chapter 1 – General information**

- Section 1.7 - Notification of Development Applications: The provisions of the Community Participation Plan takes precedence over this section of the DCP.

- **Chapter 2 - Residential Development** – Assessment against this section of the DCP is as follows, as it pertains to the acceptable solutions. Where an acceptable solution is not met, an assessment against the performance criteria has been made:

Acceptable solution	Comment
2.1 Building line setbacks	
Front Primary Building Line Setback Requirements	
<p>Minimum setback to be the average of the front setback of the nearest two neighbouring houses, with the same primary road frontage, within forty (40) metres</p> <p>If there are no dwellings within forty (40) metres, the minimum setback is 4.5 metres (lot size up to 900 m²).</p>	<p>Does not comply – the two (2) nearest dwellings are the existing dwelling onsite to the southeast, and the dwelling across the laneway to the northwest. These dwellings are setback 5.85 metres and 7 metres respectively. This would therefore require a setback 6.4 metres, but a minimum setback of 4.5 metres is proposed, which is a variation of 1.9 metres.</p> <p>The Applicant has sought to vary the average setback, providing the following justification:</p> <ul style="list-style-type: none"> the setback as proposed maximises the amenity to the rear yard of the proposed dwelling in terms of solar access, acoustic and visual privacy and optimising utility of the private open space area, the rear setback as proposed is currently 4.4 metres and any increase to the front setback will reduce the rear setback. We consider that a useable rear yard is very desirable in this instance and aligns with the ‘family’ scaled character of the proposed dwelling, we contend that neighbourhood amenity is optimised to the rear neighbours, by maximising (rear setback) separation distances, the proposed dwelling is characterised by an articulated front elevation (which is also reflected in the roof form), and the front setback to each front wall include 4.5m, 7m and 5.5m to the garage, the street elevation was specifically selected to maximise its streetscape appeal, and includes a covered and defined entry porch and matching proportioned front windows. We further note that the 4.5m setback applies to approximately a quarter of the entire front elevation (4 metres of 14.6 metres, being 27% of the dwellings entire front elevation), Cooper Lane provides physical separation between the site of the proposed dwelling and the dwelling on 31 Cowcumbla Street, and we contend that is sufficient to negate any adverse streetscape impact, in addition, the proposed dwelling is sited 8.255 metres from the side boundary to Cooper Lane, which provides further visual and physical separation, the dwelling (22 Cowcumbla Street) directly opposite the subject site has an existing front setback of approximately 4 metres and we note that the adjacent dwellings to this site support front building setbacks of approximately 5 metres, we contend that this precinct of Cowcumbla Street is characterised by a diverse range of building setbacks, front fencing styles and landscaping, reflecting a varied character of residential forms, styles and dwelling vintages, and contributes to a diverse and interesting ‘country town’ streetscape, Cowcumbla Street is characterised by a wide road pavement (approx. 19m kerb to kerb) and generous footpath edges which provide the opportunity for street tree planting, landscaping and supplementary street tree planting will contribute to ‘softer’ street edges and we are receptive to consent conditions

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Cootamundra-Gundagai Regional Council

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Acceptable solution	Comment
	<p>in this regard,</p> <ul style="list-style-type: none"> we also consider that the configuration of the proposed dwelling on its proposed future lot provides future occupants opportunities for use of the rear yard including personal recreation and amenity improvements, including a garden shed and the like. <p>It is considered that the justification offered by the Applicant in support of the proposed variation is adequate. The development, whilst not meeting the numerical standard in the acceptable solution, does satisfy the related performance criteria (underlined below), detailed as follows:</p> <p><u>Front setbacks are generally consistent with those of adjoining development</u></p> <p>The Applicant has identified that the proposed dwelling has an articulated façade, with setbacks of 4.5 metres, 5.5 metres and 7 metres, which equates to an average setback of 5.66 metres. It is considered that the front setback is generally consistent with other dwellings in the wider area, including:</p> <ul style="list-style-type: none"> the existing dwelling on the site, which has a secondary setback to Cowcumbra Street of 5.85 metres, the dwellings on the opposite side of Cowcumbra Street, have the following setbacks: <ul style="list-style-type: none"> 20 Cowcumbra Street – 5.5 metres to Cowcumbra Street, and a secondary setback to Centenary Avenue of 1 metre, 22 Cowcumbra Street – 4.5 metres to Cowcumbra Street, 24 and 26 Cowcumbra Street – both which have a 5.5 metre setback to Cowcumbra Street, and both with a small portico which has a setback 3.5 metres to Cowcumbra Street, the dwelling on the corner of Cowcumbra Street and Parker Street (30 metres to the northwest), which has a secondary setback to Cowcumbra Street of 3 metres. <p><u>The setback of a building is related to its height and also to the width of the street in which it is located, in such a way to ensure pedestrians and other users of the area do not feel buildings are overbearing</u></p> <p>Cowcumbra Street road reserve is 30 metres, with a pavement width of the 19 metres, a footpath width of 5 metres adjacent the subject land, and a 6 metre wide footpath area on the opposite side of the road. The proposed one-storey residence is modest in both height and overall size, which limits its visual impact and prevents it from appearing imposing. Being positioned on a corner block, with a laneway to the west, further enhances the physical separation from neighbouring properties, contributing to a more spacious setting. This openness helps avoid any sense of crowding or overwhelming presence.</p> <p><u>Setbacks provide space for residents to feel an adequate sense of visual and acoustic privacy when using rooms fronting the street</u></p> <p>The main living area (kitchen, meal area, and family room) and the majority of the bedrooms (Bedrooms 2, 3 and 4) have been located at the rear of the dwelling, with only one bedroom and a lounge room located at the front of the dwelling. It is not considered that the</p>

Acceptable solution	Comment
	<p>reduced setback will have an adverse impact on the use of these rooms, in terms of visual and acoustic privacy, particularly given the width of the road and the adjacent footpath.</p> <p><u>The scale and appearance of new development is compatible and sympathetic to existing development in the locality (particularly where the site has some heritage significance or distinctive character)</u></p> <p>The proposed dwelling is compatible in both scale and appearance, with the existing character of the neighbourhood. The existing dwellings in the area are single storey and constructed from a variety of materials, including weatherboard, face brickwork and rendered brick work, with a combination of metal and tiled roofs. The proposed dwelling is face brickwork, with a metal roof.</p> <p>In summary, although the proposed development does not meet the numerical front setback standard, it is considered to appropriately satisfy the relevant performance criteria. The varied and articulated façade aligns with the character of nearby dwellings, while the wide street and corner location mitigate any potential visual impact. The design ensures adequate privacy for street-facing rooms and maintains compatibility with the scale and appearance of surrounding development. Accordingly, the justification provided for the variation is considered reasonable and well-supported.</p>
Secondary Building Line Setbacks For Corner Lots	
Maintain a setback from the secondary road boundary of 3 metres (lot size of 600m ² up to 1,500m ²)	Complies – the new dwelling is setback 8.2 metres from the secondary (laneway) boundary
Setbacks For Articulation Zones - General Requirements	
1.5 m encroachment forward of the front building line by built elements, up to 25% of the width of the dwelling, permitted	Not applicable – No encroachment in the articulation zone is proposed.
Setbacks For Garages, Sheds And Carports - General Requirements	
Garages, sheds and carports must be setback at least 1 metre from the primary or secondary building line (building line being the front wall of the dwelling)	Complies – the garage is setback 1.16 metres behind the front wall of the building.
2.2 Site Coverage and Floor Area Limitations	
Maximum Site Coverage of ALL Development	
<p>The site coverage of the dwelling house and all ancillary development on an allotment must not exceed the maximum percentage or maximum area (whichever is the greater):</p> <ul style="list-style-type: none"> ▪ Lots 450 m² to 900 m² – 60 % or 292 m² <p>NOTE 1: For a dual occupancy, site coverage and floor area limitations are applicable to each individual dwelling and lot.</p>	<p>Complies</p> <p><u>Lot 1</u> (new dwelling)</p> <ul style="list-style-type: none"> ▪ Lot size – 656 m² ▪ Dwelling size – 214 m² ▪ Site coverage – 32.6 % <p><u>Lot 2</u> (existing dwelling)</p> <ul style="list-style-type: none"> ▪ Lot size – 647 m² ▪ Dwelling size – 151 m² ▪ Site coverage – 23.3 %

Acceptable solution	Comment
NOTE 2: Floor area is calculated on the buildings footprint, measured from external walls or posts.	
Maximum Floor Area for Single Dwelling Houses (excluding allotments within the R3 Zone)	
The floor area of a single dwelling house on an allotment must not be more than: ▪ Lots 601 m ² to 900 m ² – 420 m ²	Complies – the floor area of the dwellings are 214 m ² (Lot 1) and 151 m ² (Lot 2)
Maximum Floor Area for Outbuildings	
A single outbuilding to be not more than: ▪ Lots 601 m ² to 900 m ² – 70 m ²	Not applicable – no outbuildings are proposed as part of this development.
Minimum Principal Private Open Space Requirements	
Each dwelling house must be provided 'principal private open space' which is an area that is directly accessible from, and adjacent to, a habitable room, other than a bedroom and is at least 3 metres wide and not steeper than 1:50 ▪ Lots 600 m ² to 900 m ² – 10 %	Complies – the POS for the new dwelling is located adjacent the living area, and substantially exceeds the required POS area and width.
2.3 Residential Driveway Safety Requirements	
Establishes connectivity standards between garages and dwellings to reduce the risk of Low Speed Roll Overs	Complies – the internal door between the garage and dwelling swings into the dwelling as required by the DCP, and the plans show that the door will be installed as per the DCP, in relation to door handle height and the installation of a hydraulic self-closing device. This will however be reinforced as a condition of consent
2.4 Granny Flats (Secondary Dwellings)	
Not applicable	
2.5 Multi-Dwelling Housing and Residential Flat Buildings	
Not applicable	
2.6 Bed And Breakfast and Farm Stay Development	
Not applicable	

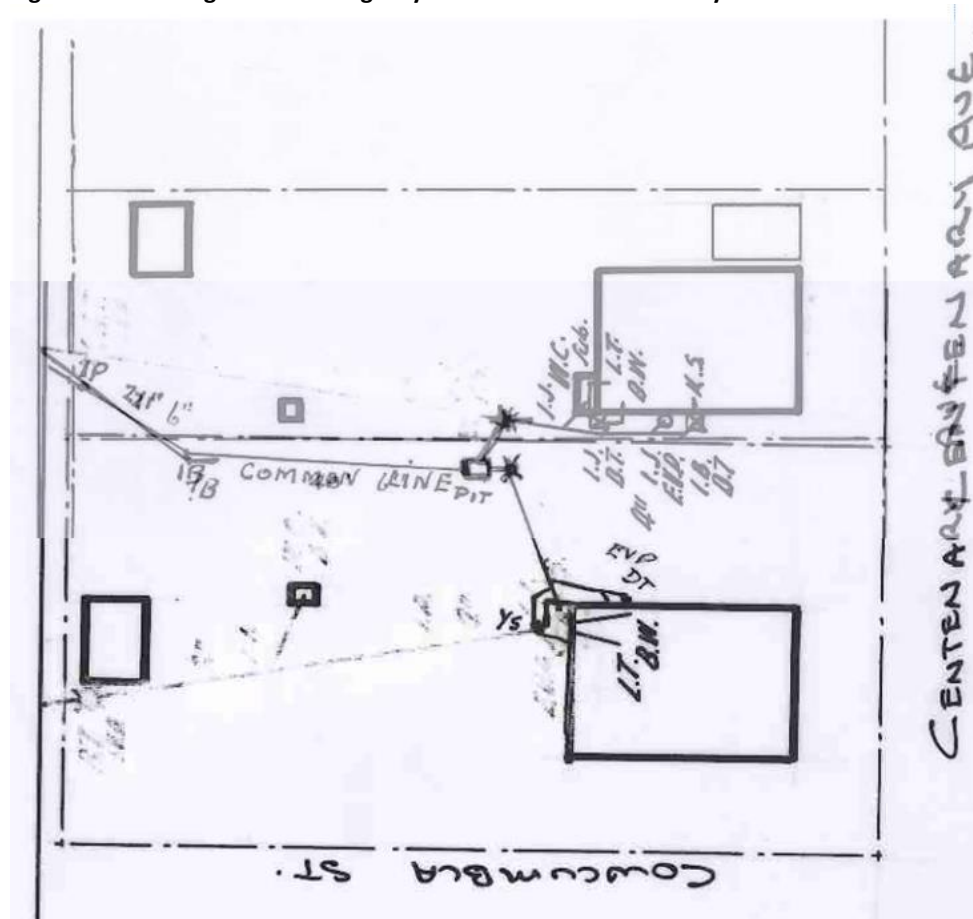
Chapter 4 – Subdivision - Assessment against this section of the DCP is as follows, as it pertains to the acceptable solutions. Where an acceptable solution is not met, an assessment against the performance criteria has been made:

Acceptable solution	Comment
4.2 Residential subdivision	
Subdivision layout	
Avoid four-way intersections, and provide a minimum spacing between intersections of 40m	Not applicable – the proposed development does not propose any new road infrastructure, intersections or similar
Avoid cul-de-sacs where possible	Not applicable – no cul-de-sacs proposed
Provide minimum road carriageway widths in accordance with Council's engineering guidelines for subdivision and development	Not applicable – no new roads proposed, and existing road widths are suitable for servicing one (1) additional lot
Have no more than 5% battle-axe allotments	Not applicable – no battle-axe lots proposed

Acceptable solution		Comment
Maintain natural watercourses and incorporate within open space areas		Not applicable – no watercourses on-site
Provide 10% of land as public open space for subdivisions of 30 allotments or more		Not applicable – less than 30 lots proposed
Arrange layout so as to maximise access to existing views for both existing and proposed allotments		Complies – the development has no impact on view sharing, given the site and surrounding land is essentially flat.
Servicing		
A layback is provided to each allotment in accordance with Council's standard for construction		Complies – the access to the new dwelling from Cowcumbra Street, will be constructed at the time the dwelling is constructed, and there is an existing layback in Centenary Avenue, that services the lot the existing dwelling is on.
Where battle-axe driveways are provided, no more than two allotments may be serviced by a shared driveway		Not applicable – no battle-axe driveways proposed
All allotments created are provided with a connection to Council's water mains		Complies and conditions proposed – there is an existing water meter that services the existing dwelling, located along the Centenary Avenue boundary. No changes are required to this service. An additional water tapping and meter will be required to service the new dwelling, which can be accessed from the water main in Cowcumbra Street. This work is to be carried out by Council at full cost to the developer.
All allotments created are drained directly to the street drainage system or to receiving waters or are drained to the street system or receiving waters via an inter-allotment drainage system		Complies – The stormwater from the existing dwelling discharges to Centenary Avenue kerb and gutter. The plans show that stormwater from the proposed second dwelling, will discharge to the kerb and gutter in Cowcumbra Street.
All allotments created are provided with a sewer connection		Compliance to be conditioned – the existing dwelling onsite (39 Centenary Avenue) and the neighbouring dwelling to the northeast (37 Centenary Avenue) share a single sewer service. Each house connects to a single drainage line that criss-crosses both lots, before connecting to Council's sewer main in the laneway at the rear of the properties. This is shown in the following sewer diagrams. In 1975, both the former owner of the subject land (39 Centenary Avenue), and the current owner of the neighbouring property (37 Centenary Avenue), were written to by Council, advising that the joint sewer service was prohibited, and the services would need to be separated. It appears that this did not occur. Consequently, the following works are required: <ul style="list-style-type: none"> the existing joint service will need to be separated, with separate lines to be contained within the respective properties, with separate connections to Council's sewer main, the Developer will be responsible for all sewer works in the

Acceptable solution	Comment
	<p>development lot, in relation to the separation of the existing service and a new drainage line and connection to Council's sewer main for the existing dwelling,</p> <ul style="list-style-type: none"> the Developer will be responsible for all sewer works in the development in relation to new service and connection to Council's sewer main for the new dwelling, Council will liaise with the owner of the neighbouring property in relation to the separation of the services, and a new drainage line and connection to Council's sewer main for the existing dwelling, as part of the subdivision, an easement will be required to be provided over the drainage lines for the existing dwelling that pass through the lot on which the new dwelling is proposed.

Figure 10 – Existing sewer drainage layout for 37 and 39 Centenary Avenue



Acceptable solution	Comment
Underground power is provided in accordance with the requirements of Essential Energy	Partial compliance to be conditioned – written confirmation is required from Essential Energy, stating that each lot is adequately serviced. Any upgrading works required, will be at full cost to the developer. As the existing power lines in the area

Acceptable solution	Comment
	are overhead, the requirement for underground power is not necessary.
Street lighting is provided accordance with the requirements of Essential Energy	Not applicable – there is existing street lighting in the area, which is considered adequate. This includes a street light at the intersection of Cowcumbra Street and Centenary Avenue (25 metres southeast of the site) and another at the intersection of Cowcumbra Street and Parker Street (60 metres to the northwest of the site). The one (1) additional lot does not trigger the need for any additional street lighting.
Written confirmation is provided by the natural gas company stating that facilities are available to each allotment	Compliance to be conditioned – written confirmation is required from Jemena, stating that each lot is adequately serviced.
Written confirmation is provided by a telecommunications carrier stating that facilities are available to each allotment	Compliance to be conditioned – written confirmation is required from Telstra/NBN stating that each lot is adequately serviced.
Easements are provided wherever necessary to permit unrestricted access for sewerage, water and drainage purposes	To be conditioned – an easement will be required over the sewer line for the existing dwelling as it passes through proposed Lot 1. The easement will burden Lot 1 and benefit Lot 2.
Payment of any headworks contributions for water and sewer	Compliance to be conditioned – the Goldenfields Water section 64 water developer charge, and the Cootamundra section 64 sewer development charge, are payable for the additional dwelling and allotment created, being 1 ET each. This will need to be paid prior to the issue of the construction certificate for the building.
Payment of any Section 94 development contributions applicable to the development	There are no section 7.11 (formerly section 94) contributions payable with respect to the subdivision.

Chapter 6 – Environmental Management - Assessment against this section of the DCP is as follows, as it pertains to the acceptable solutions. Where an acceptable solution is not met, an assessment against the performance criteria has been made:

Acceptable solution	Comment
General requirements	
An assessment of the impact of a 1:100 ARI flood event and of flood protection measures is to be carried out and submitted with all applications to develop land that is mapped as a flood planning area in the <i>Cootamundra LEP 2013</i>	Flooding has been assessed in detail above.
Building envelopes that are located above the flood planning level are shown on subdivision plans	Not applicable – no building envelopes proposed
A Certificate is provided by a registered Surveyor certifying that all habitable	To be conditioned – the proposed plans indicate that the FFL of the dwelling will be above the FPL

Acceptable solution	Comment
floor areas are constructed 500mm above the known 1: 100 ARI flood height AHD and certifying the actual finished level of the total site	and Council will require a Surveyor to confirm this during the build.

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

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

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

Council has considered the following matters as prescribed by Regulations:

Section 61 (Additional matters for consideration): -

- demolition of the existing shed is proposed, and appropriate conditions will be imposed with respect to compliance with Australian Standard *AS 2601—2001: The Demolition of Structures*,
- the development is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act,
- the development is not located within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle (to which the Dark Sky Planning Guideline applies),
- the development does not pertain to a manor house or multi dwelling housing (terraces),
- the development is not land to which the Penrith LEP applies to.

Section 62 (Consideration of fire safety)

- the development is not for a change of building use for an existing building.

Section 63 (Considerations for erection of temporary structures)

- the development is not for a temporary structure.

Section 64 (Consent authority may require upgrade of buildings)

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

Section 65 (Special provision relating to Sydney Opera House)

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

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

Context and Setting:

With the exception of Mitchell Park, the surrounding area is residential in nature, with a mixture of differing sized lots, ranging from 556 m² to 1,087 m², with an average lot size of approximately 800 m². The proposed lot sizes of 656 m² and 647 m², are considered to be consistent with the other lots in the area. All lots have been developed for residential purposes, primarily single storey dwellings, and are constructed from a variety of different building materials, and again the development is consistent with this.

The development will have minimal impact on any scenic qualities and features of the landscape, being a developed urban area, and the landform being flat. The scale form, character, density and design of the development will not impact on the character and amenity of the locality and streetscape, with a similar bulk and scale to the other dwellings in the area.

Given the generous setbacks to neighbouring dwellings, including the dwelling on the property, Council has no concerns in terms of visual and acoustic privacy.

Access, Transport and Traffic:

There will be some additional traffic generated as a result of the development, however, it is considered that the existing road network can cater for the minor increase in traffic. A reversing movement will be required to exit both properties, which is considered acceptable as this is a common arrangement for single dwelling houses and dual occupancies. Furthermore, the driveways are located a suitable distance from the Cowcumbra Street and Centenary Avenue intersection.

The proposed access to the new dwelling and garage in Cowcumbra Street will need to be constructed to Council's specifications, after making application and obtaining approval under the *Roads Act, 1997*. There is also an existing layback in Cowcumbra Street, which is not located in a position to service the new dwelling, and it will need to be removed and replaced with barrier kerb and gutter to match the existing kerb profile. As there is no garage or carport proposed to be erected in conjunction with the existing dwelling, the upgrading of the existing access in Centenary Avenue is not considered necessary at this stage. If however an application for a garage or carport is lodged in the future, the access would need to be upgraded at that stage.

Public Domain:

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

Utilities:

The provision of services has been discussed above in relation to the creation of the additional dwelling and lot. All required services are in the area, and connection is required.

Heritage:

There will be no impact from a heritage perspective as a result of the development.

Other Land Resources:

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

Water:

The issue of water supply is discussed above, and there will be no impact on ground and surface waters. Stormwater from the roof of the new dwelling will be collected, reticulated back to the toilets and outdoor taps, with overflow from the tank piped to the Cowcumbra Street.

Soil:

The development will have little or no impact on soil conservation in terms of - soil qualities or instability, management of soils, soil erosion and degradation, sedimentation and pollution of water bodies contamination, or acid sulphate soils. Appropriate conditions will be imposed in relation to the sedimentation and erosion control.

Air and Microclimate:

The development will have no long-term effect on air quality and microclimatic conditions in terms of existing air quality or pollution. Transient and short-lived impacts may be experienced during the construction phase, but will generally be managed through conditions of consent.

Flora and Fauna:

The development will result in the removal of two (2) trees, one (1) located on the site and one (1) located on Council's footpath adjacent the property in Cowcumbra Street.

The tree on the property that is proposed to be removed, is located in the southwest corner of the property close to the laneway, and is a large peppercorn tree (see adjacent image).

Its removal is supported due to its proximity to Council's sewer main in the laneway, the overhead power lines in Cowcumbra Street, and the proposed new dwelling.



The street tree proposed to be removed is the western most tree located adjacent the property in Cowcumbra Street (see adjacent image). This tree is directly impacted by the proposed driveway to the new dwelling. Council's Regional Services Department supports the removal of the tree in this instance, as it is located directly underneath overhead power lines. The tree is to be removed at the developers cost, the stump ground down to below ground level, and filled with topsoil to rectify any trip hazards. The work is to be undertaken by a person qualified to remove the tree and stump, and shall hold the appropriate public liability insurance. Prior to the work being undertaken, approval is required under section 138 of the *Roads Act, 1993*.



Despite the removal of the trees, the development will not have any impact on critical habitats, threatened species or populations, ecological communities or any other protected species, or on native fauna or vegetation.

Waste:

The management of construction waste will be conditioned accordingly, while domestic waste from the new dwelling will be as per existing Council services.

Energy:

A valid BASIX certificate has been supplied for the development, indicating that all water, thermal performance, energy and materials targets, have been met.

Noise and Vibration

Noise impacts from a dwelling are not anticipated to be an issue. Conditions pertaining to noise during the construction phase will be conditioned, through hours of construction.

Natural Hazards:

There are no known risks to people, property or the biophysical environment from – geologic or soil instability or bushfire. The issue of flooding has been discussed at length above, and the risks to people from flooding as a result of this development are considered low.

Technological hazards

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

Safety, security and crime prevention

It is considered that the development will have a positive impact on the security and safety of the area, and will not encourage criminal activity.

Social Impacts in the Locality:

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

Economic Impact in the Locality:

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

Site Design and Internal Design:

It is considered that the design of the development is sensitive to the environmental conditions and site attributes. The development complies with Council's DCP in most areas, including site coverage, floor area and open space requirements, and the proposed dwelling has generous setbacks to the neighbouring properties and the existing dwelling on the site. The health and safety of the occupants will not be adversely affected by the development, in terms of light and ventilation, building materials, with compliance with the Building Code of Australia expected.

Construction Matters:

Impacts from construction have been assessed above as part of this application, and conditions recommended in terms of hours of construction and sedimentation and erosion controls.

Cumulative impacts

Nil adverse cumulative impacts have been identified.

4.15(1)(c) - The suitability of the site for the development:**Does the proposal fit in the locality ?**

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

Are the site attributes conducive to development ?

The site is not subject to bushfire, subsidence, slip or mass movement, and whilst the site is in the FPA, the associated risks from flooding are considered low. The soil characteristics are appropriate for the development, and there are no critical habitats, or threatened species, populations, ecological communities or habitats on the site. The development will not prejudice future agricultural production and there are no known mineral or extractive resources on the site. This issue of potential site contamination has been discussed previously, and the site has been found to be suitable for residential development.

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

Nil submissions received.

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

The Riverina Murray Regional Plan 2041 has been developed to plan for future population's needs for housing, jobs, infrastructure and a healthy environment, in the Region. The development is not inconsistent with this Plan.

Staff are not aware of any other policy statements from either Federal or State Government that are relevant to this proposal. There is no management plan that is applicable to a development of this nature, and no codes or other guidelines. There are no easements or restrictions as to user on the site. Overall, the proposal would not contravene the public interest.

OTHER MATTERS:**Section 7.11 and 7.12 Contributions Policies:**

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

Section 7.11 Contributions Plans

There is no section 7.11 plan in force in the former Cootamundra LGA.

Section 7.12 Contributions Plans

The Cootamundra-Gundagai Regional Council *Section 7.12 Fixed Development Consent Levy Contributions Plan 2018*, applies to the land and this development, based on the cost of the development. An appropriate condition will be imposed in this regard.

Section 64 water and sewer contributions policies:

As discussed above, the Goldenfields Water s64 water contributions plan and the Cootamundra s64 sewer contributions plan, applies to this development.

Disclosure of political donations and gifts:

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

FINANCIAL IMPACTS:

Nil impacts for Council

POLICY IMPACTS:

The single variation to the DCP, relates to front setback, and it is considered that Applicant has provided sufficient justification to support the variation, and it is in keeping with performance outcomes.

ORGANISATIONAL IMPACT:

Nil

RISK MANAGEMENT IMPACTS:

Nil

LEGAL ISSUES:

Nil

CONCLUSION:

Development Assessment Internal Report DA2025/052

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Cootamundra-Gundagai Regional Council

PO Box 420 Cootamundra NSW 2590

mail@cgrc.nsw.gov.au

Council has considered all matters under the relevant legislation, and it considers that the proposed development is appropriate having regard to those matters, and that any impacts can be managed through appropriate conditions. The issues relating to the proposed variation has been discussed at length, and is considered acceptable.

RECOMMENDATION:**Determination:**

That Council approve the following development, subject to the consent conditions detailed below:

- Application No.: DA 2025/052
- Property: Lot B DP 319714
39 Centenary Avenue
COOTAMUNDRA NSW 2590
- Development: Demolition, tree removal, dual occupancy (detached) and subdivision – to demolish the existing metal shed and tree, to erect a single storey, brick veneer, four (4) bedroom dwelling on the western part of the property, and to subdivide the land into two (2) lots of approximately 656 m² and 647 m².

Conditions of consent:

See attached draft Notice of Determination.

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

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

- The proposed development complies with the land zoning under the *Cootamundra LEP 2013*.
- The development is permissible within the zone and aligns with land use objectives.
- The development has been designed to minimise negative environmental impacts, including managing stormwater and waste.
- The design of the development enhances the local area and contributes to positive urban design outcomes.
- The development is in keeping with the existing character of the area.
- The development can be adequately serviced by existing infrastructure, and any necessary upgrades can be provided in a cost-effective manner.
- The impact of the development on surrounding roads and existing traffic conditions is negligible.
- The proposed variation to the DCP acceptable solution is acceptable.
- Conditions have been imposed to preserve the amenity of the area.
- The development application was notified, and no submissions were received.

DEVELOPMENT ASSESSMENT SIGNING OFFICER:

Laura Schweiger

Town Planner

11th June 2025

8.4.5 JOINT REGIONAL PLANNING PANEL REPRESENTATIVES

DOCUMENT NUMBER	440280
REPORTING OFFICER	Lauren Dawes, Senior Building Surveyor
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	There are no Policy implications associated with this report.
ATTACHMENTS	Nil

RECOMMENDATION**That Council:**

- 1. Note the three (3) candidates who have expressed interest in being nominated as Council's representatives on the Regional Planning Panel for the Cootamundra-Gundagai Regional Council area;**
- 2. Give due consideration to the qualifications, experience, and suitability of the candidates for the role of council members on the panel;**
- 3. Resolve to nominate two candidates as permanent members to the Department of Planning, Housing and Infrastructure as Council's members on the Regional Planning Panel for the maximum term of 3 years and give consideration to the nomination of a third as an alternate member for that period;**
- 4. Resolve to pay the community members for attendance and representation at regional planning panel meetings including site inspections at the rate of \$1400 per day for attending meetings and site inspections, plus reasonable travel and out of pocket expenses, noting that the daily rate is intended to compensate for the time required to prepare for, attend and respond to meeting outcomes, upon receipt of invoice from the panel member.**

Introduction

Sydney and Regional Planning Panels are independent bodies representing the Crown and are not subject to the direction of the Minister, except on matters relating to Planning Panel procedures or where the Minister issues a formal direction under the EP&A Act.

Planning Panels are constituted for each region of the State, Cootamundra-Gundagai Regional Council is located in the area of the Southern Regional Planning Panel.

Sydney and Regional Planning Panel's determine regional development, as outlined in Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021, being;

- General development with an estimated development cost of over \$30 million;

- Council related with an estimated development cost of over \$5 million;
- Crown development an estimated development cost of over \$5 million;
- Private infrastructure and community facilities over \$5 million;
- Eco-tourist facilities over \$5 million;
- Particular designated developments including extractive industries, marinas and waste management facilities;
- Certain coastal subdivisions;
- Development with a capital investment value between \$10 million and \$30 million which is referred to the Planning Panel by the applicant after 120 days;
- Development council areas where development assessment unsatisfactory as designated by the Minister.

While the principal functions of Planning Panels are to determine regionally significant DAs and undertake rezoning reviews of planning proposals other functions of Planning Panels include:

- Determining Crown DAs;
- Determining modification applications for regionally significant development;
- Determining DA reviews;
- Determining Site Capability Certificates (SCCs);
- Undertaking independent reviews for specific Local Aboriginal Land Council lands;
- Advising the Minister or the Secretary upon request; and
- Preparing planning proposals if they are directed to be a planning proposal authority.

Regional Planning Panels consist of three permanent Minister appointed members (state members), each council also has two appointed members (council members) who are called upon for matters relevant to the LGA and alternate members who can be called upon should a permanent member have a conflict or be otherwise unable to serve on the panel for a matter. The purpose of this report is to nominate two council members for appointment and any alternates as well as to establish the rate of remuneration of panel members.

Discussion

Council members should have good local knowledge of the community and the issues that are important in the wider community context. The guidelines for panel members contain qualifications that at least one of the Council appointed members must have, being in the areas of either planning, architecture, heritage, the environment, urban design, land economics, traffic and transport, law, engineering, or tourism.

Appointments to the panel may be councillors, staff or members of the community. However, there is heightened risk that of conflicts of interest arising for councillors or staff, particularly planning staff, due to their prior involvement in development matters or related responsibilities. Situations may involve prior voting on a development or matter or applications which are Council led or owned. As a result alternate members may need to be called upon more frequently.

Local appointments are for a maximum period of 3 years. The period for Cootamundra-Gundagai Regional Council's previous appointments has ended and new appointments are required. Previous

appointments were Mr Tony Donoghue and Mr Gordon Lindley, Mr Mark Elis was appointed as an alternate.

Section 4.5 of the Sydney District & Regional Planning Panel Operational Procedures (November 2022) states that *'Councils are not restricted to nominating people from the council's local area. They can appoint, terminate, and reappoint members at any time, and can determine the duration of each appointment. Generally, so as to ensure the greatest degree of continuity for the Panels, councils should consider appointing members for the maximum term of 3 years. However, councils should reconsider if the nominations to the Panels are appropriate within 12 months following a council election.'*

The following candidates have expressed interest in being nominated for the new term: -

- Mr Michael Mason;
- Mr Tony Donoghue; and
- Mr Gary Arthur.

Mr Michael Mason

Mr Michael Mason has worked as Interim Manager of Sustainable Development at Cootamundra-Gundagai Regional Council on a contract basis from August 2023 and will be finishing in July 2025. Mr Mason holds necessary qualification to be nominated as Council's expert member. Mr Mason has previously served as a regional planning panel member on behalf of Strathfield Council and local planning panel member for Parramatta City Council, Lane Cove and Strathfield Councils. Experience and qualifications relevant are:

- Executive Manager Environmental Services Department, Lane Cove Council (2003-2021)
- Executive Manager Environmental Standards Department, Fairfield City Council (1998-2003)
- Assistant General Manager Environmental Planning & Development, Concord Council (1994-1998)
- Principal Planning and Building Policy Officer, Local Government & Shires Association of NSW (191-1994)
- Bachelor of Environmental Science (Planning), Charles Sturt University
- Short Law (Planning) Course (NSW)
- Associate Diploma of Town and Country Planning

Mr Tony Donoghue

Mr Tony Donoghue is independent from our Council, and the current General Manager from Coolamon Shire Council. He holds necessary qualification to be nominated as Council's expert member and has served that capacity since circa. 2014. He is willing to continue in that capacity. Experience and qualifications relevant are:

- Current General Manager, Coolamon Shire Council
- Executive Manager Planning and Environmental Services, Coolamon Shire Council
- Senior Planning Officer, Parkes Shire Council
- Health & Build Surveyor North Sydney Council
- Masters in Planning, University of Technology Sydney

- Bachelor of Applied Science (Environmental Health) University of Western Sydney

Mr Gary Arthur

Mr Gary Arthur has formally worked for Cootamundra-Gundagai Regional Council on a permanent and contract basis as Manger Engineering (Cootamundra) and Director of Engineering for the former Cootamundra Shire Council. He holds necessary qualification to be nominated as Council's expert member. Mr Arthur is a resident of the Cootamundra-Gundagai Regional Council. Experience and qualifications relevant are:

- Director Engineering Services, Cootamundra Shire Council (2006-2016)
- Self employed grazier located in Cootamundra area
- Director of Works Services and Planning, Bland Shire Council (1992-2004)
- Graduate Diploma of Technology Management
- Bachelor of Engineering (Civil Engineering)
- Development of Environmental Impact Assessment Statements and Environmental Management Plans training

Payment of Panel Members

Section 4.6 of the Sydney District & Regional Planning Panel Operational Procedures (November 2022) states that *"Payment of council members Councils determine the fees they pay their Panel members. The Minister has provided guidance to all councils on appropriate rates of remuneration for travel and subsistence allowances for their members. Each council is responsible for making any payments to its Panel members when they attend Panel meetings."*

No previous resolution of Council relating to payment of panel members has been identified.

Guidance on rates of remuneration provided to council's by the Minister in 2009 was as follows:-

On the establishment of the Joint Regional Planning Panels in July 2009, the then Minister for Planning, Kristina Keneally, wrote to all councils in relation to, amongst other things, remuneration for council nominated members to the panels. The advice, which is still current, stated that while the Minister decided not to set the fees for Council nominated members, so that Councils were free to determine the fees paid to their appointed members, the following should be considered when setting fees:

- *Council staff members:* No fees should be paid, as participation in the Regional Panel would form part of the employee's regular duties, consistent with the Department of Premier and Cabinet *Guidelines for NSW Board and Committee Members: Appointment and Remuneration* ('the DPC Guidelines') on payment to Public Sector Employees.
- *Elected councillors:* As councillors already receive an annual fee set by the Local Government Remuneration Tribunal each year for performing their councillor duties, an additional per meeting fee of no more than \$600 appears reasonable, recognising that membership of the Regional Panel will bring additional responsibilities.
- *Community members:* Each council may determine an appropriate level of remuneration for that person, by arrangement with that member, but that a meeting fee not exceeding \$1400 should be considered as a guide when determining appropriate remuneration rates. This is commensurate with the fee proposed for State appointed members.

- *Alternates*: Alternate members, when serving on the Regional Panel, should receive fees commensurate to those paid to comparable council-appointed members.

Councils are also advised to refer to the DPC Guidelines when calculating travel and subsistence allowances for their nominees.

It is recommended that the following payments be adopted at the maximum rates outlined by the Minister:

- \$600 per day for councillors attending meetings or site inspections; and
- \$1,400 per day for community members attending meetings or site inspections

In addition, travel expenses should be reimbursed in accordance with the Department of Premier and Cabinet Guidelines. The proposed daily rate is intended to compensate for the time required to prepare for, attend, and respond to meeting outcomes.

Adoption of the maximum rate is recommended, noting that the Ministerial advice establishing these rates was issued in 2009 and has not been revised since.

Financial

Payment of panel members is unlikely to have a significant financial impact on Council's budget and operations. Extent of expenditure will vary depending on the number of regionally significant applications or matters received and the complexity of such matters.

OLG 23a Guideline consideration

Does not conflict with guidelines.

8.5 ENGINEERING COOTAMUNDRA

8.5.1 COOTAMUNDRA ENGINEERING REPORT - JUNE 2025

DOCUMENT NUMBER	439947
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 June 2025 be noted.

Introduction

The Cootamundra Engineering Report for the month of June 2025 is submitted for the information of Council and the community.

Discussion

Fixing Local Roads Program – Round 4

The placement of an asphalt wearing course along Hovell Street works was completed on 6 June 2025, several weeks earlier than planned. The 600 metre section of work between Campbell and Cowcumbra Streets formed Stage 2 and 3 of the project and involved the excavation of existing subgrade and construction of a 470mm deep granular pavement incorporating a 40mm thick asphalt wearing surface over a distance of 600 metres.

As part of the project, kerb and gutter on both sides of Hovell St was replaced and existing public utilities crossing the road lowered and replaced where necessary. The project involves careful planning and timing to ensure minimal disruption to through traffic as well as access into and out of properties including businesses such as Mitre 10 and Steven Bus Service. Material used on the project included 400 tonnes (8,500m²) of asphalt, 10,000 tonnes (4,250m²) of road based and 1,110m of kerb and gutter.



Before



After

Local Roads & Community Infrastructure Grant

Ursula Street/Southee Circle Kerb Replacement – The contractor is continuing the kerb replacement, maintaining residential access with temporary crossings, as required.



Cooper Street Footpath – Council's Concrete crew are completing the last 30m of footpath renewal and associated 10m kerb between the Police Station and the Post Office.



State Roads RMCC

Council staff and sub-contractors have carried out the following works on State roads under contract with TfNSW. The contract is called a Road Maintenance Council Contract (RMCC).

Burley Griffin Way – Line marking completed on the last heavy patch areas at Lewins Lane west of Stockinbingal. Raised Pavement Markers and ATLM (rumble strips) to be installed by June 30.



Olympic Highway – Wallendbeen asphalt works (adjacent to service station) commenced on 11 June from 7.00pm to 5.00am and be completed by 5.00am Saturday 14th June weather permitting.



Olympic Highway – Table drain cleaning now complete just north of Cootamundra. Approximately 5 km of table drain cleaned and 2700m of shoulder rehabbed and sealed.



RMCC crews have undertaken minor pavement repairs and weed spraying. Slashing of roadsides is being carried out, weather permitting.

General Works

Gravel patching and maintenance grading has been carried out on Brawlin Springs Road, Back Brawlin Road, North Jindalee Road, Morrisons Hill Road and Allbutts Lane.

Jet patching has been carried out on Stockinbingal Road, Muttama Road and various locations throughout the municipality.

Council's crews have undertaken sign replacements, slashing at the Aerodrome and verge restorations in the Cootamundra township.

Water and Sewer

Tenders for the Betts Street Sewerage Pumping Station (SPS) Rising Main Replacement have closed and a confidential report to Council recommending acceptance of a tender is being presented to the June Council Meeting.

Flood Studies

Floodplain Management Program – project commencement meetings have been held with consultants to commence work on two packages of work as recommended in the Cootamundra Floodplain Risk Management Study & Plan:

- o Cootamundra Turf Club Detention Basin and McGowan Street Levee Feasibility Study
- o Cootamundra Flood Warning System review.

A community meeting is planned to be held in August 2025 as part of the consultation phase to develop the Flood Warning System for Cootamundra. Further information will be provided.

Inland Rail Project - Illabo to Stockinbingal

Council staff continue to provide design and risk assessment review for various work packages being prepared by John Holland. Meetings (up to 3 hours) have been held to review draft documentation for level crossings, road works, bridges, flood management and geotechnical studies:

- o D7 Geotechnical and Hydrogeological Interpretative Report
- o L9 Geotechnical Factual Report
- o D8 Geotechnical Monitoring
- o D9 Flood Assessment
- o E3 Level Crossings
- o E7 Drainage
- o E9 Bridges – Old Cootamundra Road Underpass
- o L1 Stock Underpasses and Miscellaneous Structures
- o H9 Dudauman Creek Underbridge – Design
- o M2 Roads - Public
- o CTTAMP Construction Traffic, Transport and Access Management Plan

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 - JUNE 2025

DOCUMENT NUMBER	440118
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 June 2025 be noted.

Introduction

The Gundagai Engineering Report for the month of June 2025 is submitted for the information of Council and the community.

Local Roads and Community Infrastructure Program (LRCI)

First Avenue Upgrades

Council is continuing with works on the First Avenue upgrade project. Council staff have removed the old kerb and gutter between Kitchener Street and the Gundagai Preschool in preparation for new kerb and gutters and footpaths. The section of works between Kitchener Street and the Preschool includes the relocation of water mains and services and therefore works is being coordinated to ensure that the water mains replacement along First Avenue will not impact the road works on the site.

Fixing Country Bridges Round 2

Hillas Creek Bridge

Due to weather, the sealing of Hillas Creek Bridge approaches has been delayed. Once able, the approaches will be sealed and guardrails and signage will be installed which will see the completion of the Fixing Country Bridges project. The delay in this project doesn't impact accessibility to the community.

Regional Emergency Road Repair Fund (RERF)**West Street Rehabilitation:**

The kerb and gutter have now been poured and completed as part of the West Street rehabilitation. Council staff are now working on the pavement reconstruction, with stabilising commencing in early June. It is expected that the road will be sealed and completed by the end of June weather permitting.

General Works

Maintenance grading has been completed in the Adjungbilly area with Council staff expected to continue with natural disaster repairs on Bundarbo Road by the end of June.

Council staff are currently working on vegetation control on Nangus Road. This includes the clearing of branches that overhang the road to avoid any potential hazards to vehicles which use Nangus Road.

Water and Sewer

Fire hydrant inspections and maintenance is ongoing. Council staff have been updating the markings and cleaning out of hydrants throughout this month to ensure that they are fit for use by FRNSW and RFS in the event of an emergency. These works will be ongoing throughout the month of July and August in Gundagai.

Council has engaged contractors to undertake water mains replacement of damaged infrastructure. These contractors are preparing to commence works on site in July.

Additionally, Sewer staff have been undertaking routine works including cleaning of sewer lines and clearing chokes as required.

Council has engaged contractors to undertake sewer replacement of damaged sewer infrastructure. These contractors are preparing to commence works on site in July.

Asset Management

Council has received a final draft of Asset Management Plans for Councils assets. These are currently being finalised by staff prior to adoption and implementation.

Financial

Projects funded from various funding sources are as noted above and align with the adopted 2024/25 budget.

Maintenance works are funded from the General Fund and align with the adopted 2024/25 budget.

OLG 23a Guideline consideration

Report purpose does not conflict with guidelines.

8.7 REGIONAL SERVICES GUNDAGAI

8.7.1 GUNDAGAI REGIONAL SERVICES REPORT - JUNE 2025

DOCUMENT NUMBER	440191
REPORTING OFFICER	Donna Britton, Operations Support Officer - Facilities
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 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.

Regional Services - Parks, Reserves, Sporting Fields, Playgrounds & Projects - Achievements for the month include:

- Completion of Fire Mitigation and associated reporting.
- New fencing at Heydon Park.
- Crepe Myrtles in the main street have been trimmed ready for spring.
- Sporting fields have been marked for upcoming games and athletic carnivals.
- Marking for markets.
- Staff completed Playground Inspection & Safety training, Confined Spaces and Sharps training.
- Relocation of trees for the turning of soil for the Richard Norden project.
- Saleyards lighting, irrigation maintenance works in readiness for the annual June weaner sale.
- The Local Land Service and Council joint works under the Refreshing Rivers Program commenced with the extraction and treatment of exotic vegetation from Morley's Creek Northern Banks by the Brungle/Tumut Local Aboriginal Land Council under staff supervision. The vegetation and material extracted was collected and disposed of by Council staff.

Cemeteries – North Gundagai Lawn & Monumental, South Gundagai, Tumblong, Coolac, Mount Adrah, Muttama, Adjungbilly, Nangus, Wagragobilly (Darbalara). Cemetery work activities this month include:

- Four interments across the Gundagai Cemeteries.
- Four headstones, and five plaque installations and refurbishments.
- Staff completed Confined Spaces training for use and permit issue in this area.
- Councils Regulatory Officer attended the 60 Years Diamond CCANSW Then, Now and Forever Seminar in Sydney. The benefits gained in attending the conference are enormous. These presentations enable staff to keep up with changes to the Act and the Interment Industry Scheme (IIS), Governance, society and future forward practices in our cemeteries, preservation of our aging cemeteries, community engagement and the use of volunteers in this space. With notable speakers presenting - More than Dead Space: Exploring Recreational Use of Cemeteries and a Keynote address: 'Project Cultivate' and SMCT sustainability practices.
- Staff were very fortunate to be treated to a tour of the facilities at Macquarie Park Cemetery and Crematoria Metropolitan Memorial Parks and Invocare Northern Suburbs Crematorium.

Biosecurity

All targets for the current 24-25 Weed Action Plan (WAP) will be finalised by 30 June with only waterway inspections to be completed.

All targets for property inspections, HR Pathways and Targets, Council Owned and Managed Lands, Provide landholders with education, training & technical advice & support on weed management (Extension) have been completed.

Biosecurity – WAP Activity for May 2025

Goal 2 – Eradicate or Contain: 68 Inspections

Goal 3 – Effectively Manage: 7 Inspections or reinspections

Gundagai Public & Council Facilities income:

Gundagai RV Park Income May 2025

- 01/05/25 – 31/05/25 - Total Income \$507.65

Gundagai Transfer Station Key May 2025

- 01/05/25 – 31/05/25 - General Income \$120.00

Gundagai Landfill/Transfer May 2025

- 01/05/25 – 31/05/25 - General Income \$42,971.66 (This includes \$39,158.59 income received for metal recycling through the Reroc joint tender process.)

Gundagai Standpipe Income May 2025

- Income from the Water Standpipe for the month of May.

Note Figures are GST inclusive.*

2024/2025		Avdata Payments /Council Income	Usage - Customers /Account Holders
		GST Incl.	
2024	July	\$ 2,436.40	9
2024	August	\$ 1,419.79	9
2024	September	\$ 1,250.29	10
2024	October	\$ 1,808.12	12
2024	November	\$ 2,951.04	16
2024	December	\$ 2,010.09	12
2025	January	\$ 1,092.14	14
2025	February	\$ 1,800.73	16
2025	March	\$ 2,072.03	12
2025	April	\$ 1,989.69	16
2025	May	\$ 16,905.68	16
2025	June		
2024/2025	Totals	\$ 35,736.00	142

- In the month of May there has been a noticeable increase in sales with 73% of total sales with the one customer. The customer is averaging 3 + loads per day and is the main reason for the increased usage and income of the standpipe.

Gundagai Saleyards Truck Wash May 2025

- Income from the Saleyards Truck wash for the month of May.

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	\$ 3,073.22	33
2025	February	\$ 3,421.08	31
2025	March	\$ 2,755.69	32
2025	April	\$ 3,773.47	35
2025	May	\$ 3,364.90	35
2025	June		
2024/2025	Totals	\$ 33,113.55	356

Compliance:

Compliance with the Companion Animals Act 1998

Local Government (General) Regulation 2021 – Reg 217(1)(f)

Companion Animal: 2 Dogs have been taken into the pound. The owner was located with the dogs subsequently being microchipped and registered.

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 COOTAMUNDRA REGIONAL SERVICES REPORT - JUNE 2025

DOCUMENT NUMBER	439524
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 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 May 2025.

Discussion

Parks & Gardens

Parks and Gardens staff had a busy month focusing on tree requests in the streets of Cootamundra and villages. These tasks include line of sight pruning, under pruning for motorists and pedestrians, and tree removals. Tree maintenance will continue to be prioritised over the coming weeks prior to new tree plantings being carried out during the winter months.

Winter sports are now well underway, with staff maintaining local sporting fields in preparation for home team games. Works carried out during May include line marking, irrigation repairs and mowing. Local schools have held athletics carnivals at Albert Park which has seen staff line mark the track, tend to the long jump pit and provide event bins and clean amenities.

Cootamundra's CBD has been refreshed with its winter annuals planting now completed. Garden beds were prepared prior to the arrival of new plant stock to ensure the gardens were restored with minimal down time. The effective planting of colourful annuals see many compliments received by staff from the public during planting and boosts the overall aesthetics in the main street. A rewarding job for all involved.

General maintenance throughout smaller parks has occurred throughout May, with workloads increased due to the clean-up of autumn leaf fall. Local playgrounds have been tended to by staff

which has seen rotary hoeing and edging to the soft fall areas, and soft fall being topped up where required to adhere to the Australian Standards.

Saleyards / Truck Wash

Ongoing weed maintenance has been carried out to ensure the saleyards remain at a manageable and safe standard.

The truck wash recorded 130 transactions for the month, generating a total of \$8,236.32 in usage.

Cemeteries

There were six burials conducted at the Cootamundra Lawn Cemetery in May. One plaque was affixed, and one removed for refurbishment.

Staff are considering changes to the traffic access point at the Cootamundra Cemetery. Investigations are underway to review the possibility of relocating the entry to the cemetery via Rinkin Street. If the relocation is deemed feasible the existing entry will be closed to improve traffic conditions for motorists travelling on the Olympic Highway. This will be incorporated into the Cemetery Master Plan that will commence in the new financial year.

Regulatory Services

Total Companion Animal registration fees collected for May totalled \$2,312.00.

Ranger / Regulatory

No dog incidents were reported during the month of May. Multiple notices to register animals have been provided to owners as the Companion Animal Register audit continues. It is a requirement under the Companion Animals Act 1998 that cats and dogs be microchipped and registered. By registering pets, owners increase the likelihood of their animal being returned home safely in the event they become lost. Straying goats were reported in both Cootamundra and Bethungra, with all animals being returned to their owners.

In addition to responding to animal complaints, general patrols and maintenance of dog waste stations and off-leash areas and public education around designated off-leash areas continues. Assistance was provided to local Police and RSPCA in response to various issues involving animals. Investigations into dog attacks and compliance checks are also being undertaken.

<u>Animal Statistics</u>	<u>Dogs</u>	<u>Cats</u>
Seized	6	2
Released to Owner	1	1
Surrendered	0	0
Rehomed	4	6
Euthanised	1	1
Waiting for Rehoming	0	2

There were no infringement notices were issued in relation to companion animal offences.

One vehicle was impounded under the Public Space (Unattended Property) Act. Illegal dumping continues to be monitored, with patrols and control measures increased in areas where high activity has been recorded.

Facilities







Mirrors were attached to the ceiling at the Heritage Centre to reflect the inner workings of the new Quad Skull Boat exhibit. The visual story board on the television is now operational as part of the exhibit and highlights the career of Olympic medalist, Tim McLaren OAM.

The pigeon culling program for the Cootamundra CBD is continuing with a total of 180 pigeons removed since October last year.

Quotes have been received for external painting of the Bradman Birthplace cottages and outhouses. The work is scheduled to commence in spring when the weather warms up.

Plumbing works were carried out within the Cootamundra Caravan Park amenities buildings to repair leaking taps and toilets.

The Cootamundra EV charging stations' data for May is shown below:-

	Chargers installed	0		Charging sessions	40
	kWh charged	480.502		Revenue	\$148.25
	Petrol offset (L)	257.24		Carbon offset (kg)	113.72

The Civic Hall was found leaking in two areas following recent rainfall. A roofing contractor has investigated the issue and undertaken repairs to prevent the leaks from reoccurring. The gutters were cleaned out to assist water runoff from the large roof area.

Waste

The secondhand tip shop processed 104 transactions for May with a total of \$706.30 in income. During this time staff have diverted 710kg of waste from landfill into the shop to be repurposed.

A total of 7 tonnes of recycled crushed concrete was sold this month, and a total of 36 tonnes of compost soil.

Capital Works Projects

Council has met with representatives from Cootamundra Senior Rugby League to discuss the Fisher Park changerooms, canteen and bar project. Given that the original scope of works is heavily underfunded, Council is now looking at staging the project. It is proposed that Stage 1 will consist of a new kitchen, bar and toilets. The existing infrastructure urgently requires a major upgrade with these facilities considered the priority. Stage 2 will focus on the new changerooms.

The Muttama Creek Master Plan saw ecologists, engineers and landscape architects meet on site to undertake a review of environmental factors and investigate the stormwater and GPT outlets leading into Muttama Creek. The landscape architects focused on areas for beautification and recreational opportunities. Physical work has commenced with clearing of the creek 10 metres from culverts and bridges and additionally, mowing the cumbungi along the creek.

The community consultation report carried out by Martens and Associates (Martens) as part of the Muttama Creek Master Plan project identified the following areas as priorities to landowners and residents:-

- Focus the Master Plan on flood mitigation – 8 submissions
- Creek management and maintenance – 18 submissions
- Alternative proposals such as levee banks – 2 submissions
- Ecology – 4 submissions
- Public recreation and enjoyment - 6 submissions
- Aboriginal cultural significance – 3 submissions
- Local history – 2 submissions

Martens have completed a draft concept civil engineering design and is proposing to increase the channel capacity (including widening of the creek), include some meanders within the creek and also in-stream pools so the creek can hold some water during no flow conditions.

Biosecurity – General and WAP Activity May 2025

Regulatory Service/Biosecurity-Weeds Management: May 2025

WAP Activity:

Activity	Location	Km/Count	Date
Public Roadside Inspections	Burley Griffin Way	31km	6/5/2025
			7/5/2025
			8/5/2025
			9/5/2025
	Olympic HWY	34km	9/5/2025
			13/5/2025
			14/5/2025
	Old Gundagai Road	22km	16/4/2025
			19/4/2025
	Kilrush Road	6.5km	21/5/2025

		TOTAL: 93.5KM	
High-Risk Site Inspections:	Truck Wash	1 Inspection	15/5/2025
Private Property Inspections	8 Young St	1 reactionary inspection Total: 85/60	2/5/2025
Inspect Council owned and Managed Lands (≥ 2 annual):	Stockinbingal Cemetery	1 Inspection	1/5/2025
Activity	Location	KM/Count	Date
Implementing & Upgrading of Red Guide Post (RGP) Initiative (Co-ordination)	Cootamundra	1 Updated Cootamundra program submitted to Regional Coordinator	19/3/2025
Implementing & Upgrading of Red Guide Post (RGP) Initiative (Co-ordination) (Target 1)	Cootamundra	1 Updated Cootamundra program submitted to Regional Coordinator	19/3/2025
LCAs to support Biosecurity Weed Officers to attend State Weed Conference (Coordination event)	Port Macquarie	0	4-7 th August
Provide landholders with education, training & technical advice & support on weed management (Extension)	Cootamundra	1 bridal creeper social media notice/	16/5/2025
Community engagement events to raise public awareness	Cootamundra	N/A	N/A
Participate in Regional Weed Committee meetings. Complete delegate reports for Regional Weed Committee meetings.	Wagga Wagga	N/A	N/A
Participate in Regional Weed Committee meetings. Complete delegate reports for Regional Weed Committee meetings.	Wagga Wagga	4,3	N/A

Generalised Activity:

Activity	Location	Description	Date
Roadside Maintenance (Side-Spray)	Burley griffin Way	Side-spray	6/5/2025 7/5/2025 8/5/2025 9/5/2025
	Olympic HWY	Side-spray	9/5/2025 13/5/2025 14/5/2025
	Old Gundagai Road	Side-spray	16/4/2025 19/4/2025
	Kilrush Road	Side-spray	21/5/2025
General Weed Control	Stockinbingal	Blackberry control village bridges.	1/5/2025
	Cootamundra Tip	General knockdown various weeds on soil piles.	1/5/2025
	Wallendbeen	- Blackberry and sweet briar control. - Broad-leaf privet (regrowth control) Silo Road.	2/5/2025
	Olympic HWY	Blackberry control.	2/5/2025
High Priority Weed Control	Burley Griffin Way	Sticky nightshade control. BIS recorded.	8/5/2025 9/5/2025

General Comments:

- Roadside maintenance side-spraying performed as requested (MR 78; MR 84).
- Local road maintenance side-spraying initiated (avoiding areas under grazing permits).

Items of Note:

- Reactionary private property inspection conducted at Wallendbeen at request of Local Land Services.
- Landholder complaint of blackberry encroachment on property boundaries.
- Control work implemented on Council lands.
- Landholder satisfied with outcome (Local Land Services notified).

- Two sticky nightshade (eradication priority) plants found roadside on Burley Griffin Way (plants destroyed and BIS recorded).
- Weed Risk Assessments (WRAs) undertaken (blackberry, foxtail fern, climbing asparagus) at request of Regional Coordinator.
- WRAs to be submitted to DPI and recommended control measure (prevention, eradication, containment or asset protection) to be included in Riverina Strategic Weed Management Plan.

Upcoming:

- Quarter four WAP delegate report and final (2025) RRWC meeting Wagga Wagga.
- Broad-leaf privet removal and cut-stump control in Wallendbeen cemetery as per Biodiversity Conservation Agreement.

Financial

All areas of expenditure relating to the operations within the Regional Services – Cootamundra department are within budget allocations.

OLG 23a Guideline consideration

No impacts associated with this report.

9 MOTION OF WHICH NOTICE HAS BEEN GIVEN

Nil

10 QUESTIONS WITH NOTICE

Nil

11 CONFIDENTIAL ITEMS

11.1 CLOSED COUNCIL REPORT

DOCUMENT NUMBER	440051
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. Item 11.2 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.

11.2 RFT 2025/03 BETTS STREET SEWAGE PUMPING STATION (SPS) RISING MAIN REPLACEMENT TENDER

Provisions 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

Commercial In-Confidence information provided by Tenderers is included in this report.