

BUSINESS PAPER

PUBLIC EXHIBITION COPY

Ordinary Council Meeting
15 October 2020

CONFLICTS OF INTEREST

A conflict of interest arises when the Mayor or Council staff are influenced, or are seen to be influenced, in carrying out their duties by personal interests. Conflicts of interest can be pecuniary or non-pecuniary in nature.

A pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of a financial gain or loss.

A non-pecuniary interest can arise as a result of a private or personal interest, which does not relate to money. Examples include friendship, membership of an association or involvement or interest in an activity.

The Mayor or staff member who considers they may have a conflict of interest should read Council Policy.

The responsibility of determining whether or not the Mayor or Council employee has a pecuniary or non-pecuniary interest in a matter, is the responsibility of that individual. It is not the role of the Mayor or General Manager, or another Council employee to determine whether or not a person may have a conflict of interest.

Should you be unsure as to whether or not you have a conflict of interest you should err on the side of caution and either declare a conflict of interest or, you should seek the advice of the Director General of Local Government.

The contact number for the Director General of Local Government is 4428 4100.

COUNCIL CODE OF CONDUCT

The Council Code of Conduct is a requirement of Section 440 of the Local Government Act 1993, which requires all councils to have a code of conduct to be observed by the Mayor, members of staff and delegates of the Council attending a Council meeting or a meeting of a committee of Council.

The code of conduct sets out the responsibilities of the Mayor and Council employees attending a Council meeting or a meeting of a committee of Council. The code also sets out how complaints against a Council employee, the Mayor or General Manager are to be made.

COUNCIL CODE OF MEETING PRACTICE

The Council Code of Meeting Practice is a requirement of Section 360(3) of the Local Government Act 1993, which requires all councils to have a code of meeting practice. The code of meeting practice is to be observed by the Administrator, members of staff, delegates of the Council and members of the public attending a Council or a meeting of a committee of Council.

Acknowledgement of Country

Council wishes to show our respect to the First Custodians of this land the Ngarigo, Walgalu, Ngunnawal and Bidhawal people and their Ancestors past and present.

Webcasting

Council meetings are recorded and live streamed to the internet for public viewing. By entering the Chambers during an open session of Council, you consent to your attendance and participation being recorded and streamed on Council's website www.snowymonaro.nsw.gov.au

ORDINARY COUNCIL MEETING TO BE HELD IN COUNCIL CHAMBERS, 81 COMMISSIONER STREET, COOMA NSW 2630

ON THURSDAY 15 OCTOBER 2020 COMMENCING AT 5:00PM

BUSINESS PAPER

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8.1 10.2020.45.1 NEW RECREATION FACILTITY (OUTDOOR) DRY SLOPE AIRBAG FACILITY

Record No:

Responsible Officer: Chief Operating Officer

Author: Town Planner

Key Theme: 3. Environment Outcomes

CSP Community Strategy: 8.1 Plan for rural, urban and industrial development that is

sensitive to the region's natural environment and heritage

Delivery Program Objectives: 8.1.3 Development assessment processes are streamlined to

support regional development and growth

Attachments: 1. Draft Conditions of Consent (Under Separate Cover)

2. Development Plans (Under Separate Cover)

3. Contour Plan (Under Separate Cover)

4. Statement of Environmental Effects (Under Separate Cover)

5. Civil Engineering Report (Under Separate Cover)

6. Civil Works Plans (Under Separate Cover)

7. Soil Contamination Report (Under Separate Cover)

8. Application Form (Under Separate Cover)

Applicant Number:	10.2020.45.1
Applicant:	Office of Sport
Owner:	Office of Sport (State sporting Venues Authority)
DA Registered:	07/08/2020
Property Description:	Lot 101 DP 1019527 207 Barry Way Jindabyne
Property Number:	255239
Area:	86.53 Hectares
Zone:	RU1 – Primary Production
Current Use:	Recreation Facilities- Outdoor
Proposed Use:	Recreation Facilities- Outdoor
Permitted in Zone:	Yes
Recommendation:	Approve with conditions

EXECUTIVE SUMMARY

A development application has been submitted by the Crown for the installation of a dry slope airbag facility at the Jindabyne Sport & Recreation Centre (Lot 101, DP 1019527) 207 Barry Way, Jindabyne. The proposed development is classified under the provisions of the Snowy River Local Environmental Plan 2013 (SRLEP) as a "Recreation facility – outdoor" which is a permissible use on the land.

The dry slope airbag facility will provide an all year round off snow training facility which will allow for Slope Style and Big Air competitors to train and perfect their tricks in a safe, controlled environment with an air bag landing pad greatly reducing the risk of injury.

Locating such a facility at the sport and recreation centre in Jindabyne, only 30 minute drive from both Perisher and Thredbo will allow athletes to train on off snow days mid-winter and will encourage the athletes to visit Jindabyne to train at the facility all year round, greatly reducing the need for excessive international travel to enable training.

The Jindabyne Sport and Recreation Centre provides a range of services, facilities and accommodation options for school camps, family camps, children's' camps, sporting events, weddings, ski trips, weekend escapes, corporate training, community groups, high ropes course, indoor trampoline facility, track and field area, netball courts, cycle track and more.

The Development is proposed to be undertaken in two (2) stages.

Stage 1 being the larger Olympic sized high performance jump comprising of a starting platform, in- run, jump and air bag landing.

Stage 2 being the smaller development of a jump and airbag landing, rail line with a series of rail features as well as a separate start gate for skier and boarder cross both on an artificial snow surface.

The facility is proposed to be located at the northern end of the subject site, located on the former 9th hole and green of the previously used golf course. As such the proposal will have limited impacts upon the native vegetation. The development site is to the south of a BMX track facility currently under construction.

Visual and scenic impacts of the development have been mitigated through the positioning and alignment of the jumps with the natural topography of the site.

The development application was notified and advertised for a period of 14 days and no submissions were received.

The proposed take off structure is 6m in height, which is to be located atop an earth mound that is 10.9m in height. The earth mound with the take off structure have a combined height of of 16.9m above existing ground level which is 7.9m above the 9m maximum permissible height in the Snowy River LEP 2013.

Due to this a variation under clause 4.6 of the SRLEP is required to be sought by the applicant in order for the development to be approved. Under the assumed concurrence requirements of the Department of Planning, Infrastructure and Environment any variation over 10% must be determined by Council and not their delegate.

It is recommended that Council approve the variation to the development standard and the development with conditions.

It is noted that if Council decides to make a determination other than as included in the recommendation, it must follow the procedure adopted through resolution 18/18 on 15 February 2018.

RECOMMENDATION

That:

8.1

- A. Pursuant to clause 4.6 of the Snowy River Local Environmental Plan 2013, a variation to clause 4.3 Building Height be approved to allow for a structure which has a combined height of 16.9 metres above existing ground level;
- B. Pursuant to section 4.516(1)(a)of the *Environmental Planning and Assessment Act 1979 (as amended)* it is recommended that consent be granted for DA 10.2020.45.1 as submitted to Council for Recreation Facilities- Outdoor (Dry Slope Ski Jump) on Lot 101 DP 1019527 207 Barry Way Jindabyne subject to the draft conditions attached; and
- C. Council delegate to the Chief Executive Officer the authority to make changes to the draft conditions of consent as requested by the applicant in accordance with the provisions of section 4.33(1)(b) for Crown development applications.

SITE DESCRIPTION & SITE HISTORY



Figure 1 – Proposal.



Figure 2- Location of Development Site in relation to Jindabyne town.

8.1



Figure 3 – Location of development site within Jindabyne Sport and Recration Facility.

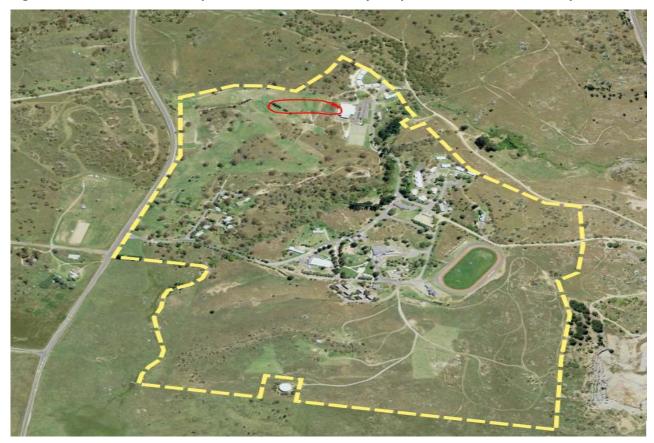


Figure 4 – Boundary of Sport and Recreation Facility.

8.1



Figure 5 – Site photograph of location of proposed emergency access track.



Figure 6 – Site photograph of location of proposed jump site.



Figure 7 – Site photograph of the rear of the existing Gym building and proposed landing area.

Previous Development History

8.1

The Sport and Recreation Centre is an approved recreation facility, with accommodation, restaurant, teaching and training facilities, gym, sports track and the like. There have been many approvals issued for the site over its life with the most recent being a BMX track which is to be located to the south of the proposed ski jump.

PROPOSED DEVELOPMENT IN DETAIL

The dry slope airbag facility will provide an all year round off snow training facility which will allow for Slope Style and Big Air competitors to train and perfect their tricks in a safe, controlled environment with an air bag landing pad greatly reducing the risk of injury.

Locating such facility at the sport and recreation Centre in Jindabyne, only 30 minutes' drive from both Perisher & Thredbo will allow athletes to train on off snow days mid-winter and will encourage the athletes to visit Jindabyne to train at the facility all year round, greatly reducing the need for excessive international travel to enable training.

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Crown Development

As the development is proposed to be undertaken by the Crown the following provision of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) is applicable;

Division 4.6 Crown Development;

Section 4.33 – Determination of Crown development applications a

- (1) A consent authority (other than the Minister) must not—
- (a) refuse its consent to a Crown development application, except with the approval of the Minister, or
- (b) impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.

In accordance with section 4.33 Council cannot refuse the subject development application and any conditions of consent are required to be consented to by the applicant. A draft of the conditions of consent have been forwarded to the applicant for approval. The conditions attached to this report, reflect those conditions and further discussions undertaken with the Office of Sport prior to their official endorsement of the conditions. Due to the timing of preparation of reports for the October Council meeting it was not appropriate to delay the report until such time as a formal response was received from the applicant. There have however been discussions with the applicant as to the proposed conditions and as such the conditions attached to this report reflect the Office of Sport comment received so far.

INTEGRATED DEVELOPMENT

The proposed development was reviewed against the relevant provisions of the EP&A Act 1979 to identify whether the application was integrated development. This assessment concluded the

development was not deemed to be Integrated Development under Section 4.46 of the EP&A Act 1979.

REFERRALS

External Referrals

The development application was referred to the following external government agencies for comment/consideration:

No external referrals are required.

Internal Referrals

The development application was not required to be referred to internal sections of Council for comment.

LEGISLATIVE REQUIREMENTS ASSESSMENT UNDER SECTION 4.15 OF EP&A ACT 1979

As required by the *EP&A Act*, 1979, *Section 4.15*, the following relevant matters are addressed below:

- Suitability of the site;
- Environmental planning instruments (State Environmental Planning Policies, Local Environmental Plans);
- Draft environmental planning instruments;
- Development control plans;
- Likely Impacts of the Development environmental (natural and built), social and economic;
- Any Planning Agreement or Draft Planning Agreement;
- The EP&A Regulations;
- Submissions; and
- Public interest.

The suitability of the site for the development:

Slope	The land slopes down from the west to East and towards the existing gymnasium building. Due to the natural slope of the site is considered suitable for the subject development.
Significant vegetation	There is minimal vegetation located within the development site. Some clearing is required however it is proposed to plant pine trees and eucalyptus trees within the development site to provide screening of the proposed structures.
Adjoining development	Of a similar nature and design to proposal
Suitability of proposed works / building	Generally acceptable having regard to constraints of the land.

8.1 10.2020.45.1 NEW RECREATION FACILITY (OUTDOOR) DRY SLOPE AIRBAG FACILITY

Stormwater disposal	Is to be managed on site using existing infrastructure and
	appropriate conditions of consent have been proposed to manage any additional stormwater generation.
Services	Electricity / telephone/water.
Views	Nil impact to and from site.
Contamination	A site contamination report was prepared and no issues found.
Bushfire	The land is not identified as being bushfire prone.
Flooding	Nil impact
Vehicular access	The site has coinciding legal and practical access through the existing entrance to the Sport and Recreation facility.
Easements and restriction on use	No impact
Aboriginal sites	nil identified on-site
Aboriginal sites Threatened species	nil identified on-site nil identified on-site
Threatened species	nil identified on-site
Threatened species Grasslands	nil identified on-site nil identified on-site
Threatened species Grasslands Rivers/streams	nil identified on-site nil identified on-site not applicable
Threatened species Grasslands Rivers/streams Effluent disposal	nil identified on-site nil identified on-site not applicable Not applicable for this development

The provisions of any environmental planning instrument

State Environmental Planning Policies

The proposal has been assessed against the provisions of all known SEPP's and the development has been found **to** achieve an acceptable level of compliance. The SEPP's examined include (where applicable):

State Environmental Planning Policy SEPP 55 - Remediation of land-

As the land was previously used a golf course and substantial excavation will be taking place the subject land was tested for contamination.

The assessment was undertaken by High Country Environmental in Soil Contamination Assessment Report, Report no: 2020-001-01 dated 22 March 2020 which concluded that there is no evidence of soil contamination.

Permissibility of the development under the **Snowy River Local Environmental Plan 2013**

- The subject land is zoned: RU1 Primary Production
- Definition of land usage under SRLEP 2013: Recreation Facilities (Outdoor)

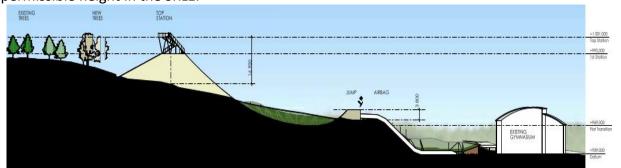
- The proposal is permissible with development consent from Council pursuant to Zone RU1 of the SRLEP 2013.
- The proposal **is** considered to be consistent with the aims and objectives of the plan.

In the assessment of this application, the following special provisions from SRLEP 2013 are of relevance and have been assessed for compliance:

Provision Response/Acceptable Solution PART 4 Principal development standards Clause 4.3 Height of building The maximum permitted height of buildings/structures as shown on the height of building map shown below is 9m. 0.5 sqm Legend Max Floor Space Ratio I(8m) 0.5 Max Height of Buildings A 0 m D 5.5 m 18 m 19 m M 12 m J. (9m)

The proposed take off structure is 6m in height (plus the open balustrade), which is to be located atop an earth mound that is 10.9m in height at the centre as shown below. Giving a total height above natural ground level of 16.9m. This is 7.9m above the 9m maximum permissible height in the SRLEP

1 (8m)

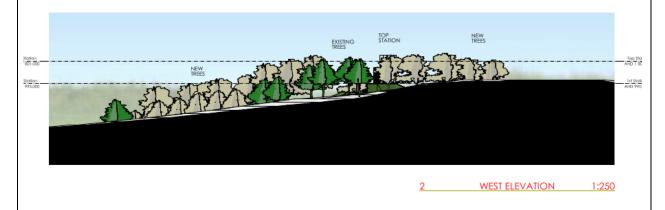


The dry slope airbag facility requires a specific set of dimensions and angles to achieve a world class high performance jump for athletes to train on.

To achieve the Olympic standard training facility the length of the run in, the pitch, the distance, the size of the jump and the take off angle are all mandatory requirements that cannot be compromised.

Should the dry slope and/or jump not meet the requirements it would not only not meet the requirments to be an Olympic training facility it would also put elite athletes in great danger and increase the risk of injury.

Below is the West elevation, indicating the existing trees and new trees providing a wind break and also reducing the visual impact from Barry way.



Clause 4.6 Exception to development standards

A clause 4.6 variation to **clause 4.3 Height of Buildings** request has been submitted. The clause 4.6 variation request submitted by the applicant in the Statement of Environmental Effects Project: 04-20 dated July 2020 prepared by Dabyne Planning is reasonable and justified, as such it is supported.

The applicant has addressed all parts of clause 4.6 and it is noted that the dry slope airbag facility requires a specific set of dimensions and angles which are all mandatory requirements that cannot be compromised and as such it is considered that in this case the variation to the height limit is reasonable and justified.

The structure which exceeds the maximum allowable height is not a structure of significant bulk and scale and will not be visually imposing. Given the existing use of the site and the proposed continual use of the site it is not seen to be out of character to have such a structure on the site.

PART 7 Additional local provisions

Clause	79	Essentia	Services
Clause	1.3	LSSCIILIA	1 361 11663

Water: from existing supply are side of gymnasium.

Storm water: designed by a hydraulics engineer to be disposed within the property at an existing storm water outlet after being diverted through swales and detention pits to manage the flow of water to mitigate any possible damage to the ski jump area.

Sewer: no proposed new toilets- the facilities within the

8.1 10.2020.45.1 NEW RECREATION FACILITY (OUTDOOR) DRY SLOPE AIRBAG FACILITY

gymnasium will be used.
Electricity : existing supply extended from rear of the existing Gymnasium.
Access: via existing access through sport & recreation facility from a public road.

The proposal has also been examined in detail against the relevent provisions of Council's LEP and has been found to achieve an acceptable level of compliance.

Provision of any proposed Environmental Planning Instruments

There are no other proposed environmental planning instruments applying to this site which are relevant to the proposed development.

Assessment against the relevant provisions of **Snowy River Development Control Plan 2013**

In the assessment of this application, the following DCP provisions are of relevance and have been assessed for compliance:

Provision	Response/Acceptable Solution	
A1 Introduction	Complies	
A2 Development application requirements		
1. Background	Complies	
2. Preparing DA Application	Complies	
3.Site Analysis	Complies	
4. Site planning & layout	Complies	
5. Required information		
5.1 – Subdivision	5.1- N/A	
5.2 – Other than subdivision	5.2- N/A	
5.3 – Tree works	5.3- N/A	
5.4 – Landscaping	5.4- satisfactory	
5.5 – Other info requirement	5.5-N/A	
C General planning considerations		
C2 Design	Visual & scenic impacts:	
	The visual impact study submitted as part of the Statement of Environmental Effects Project: 04-20	

	dated July 2020 prepared by Dabyne Planning is reasonable and justified, as such is supported.
	The dry slope airbag facility requires a specific set of dimensions and angles to achieve a world class high perfomance jump for athletes to train on.
	To achieve the Olympic standard training facility the length of the run in, the pitch, the distance, the size of the jump and the take off angle are all mandatory requirements that cannot be compromised.
	The structure which exceeds the maximum allowable height is not a structure of significant bulk and scale and will not be visually imposing. Given the existing use of the site and the proposed continual use of the site it is not seen to be out of character to have such a structure on the site.
	TOP
	STATION
C3 Car-parking, Traffic & Access	Satisfactory- existing car parking and access is
	proposed to be used and the number of car parking available is deemed adequate for the facility.
C4 Heritage	proposed to be used and the number of car parking available is deemed adequate for the
C4 Heritage C5 Tree preservation & Landscaping	proposed to be used and the number of car parking available is deemed adequate for the facility.

IMPACTS OF THE DEVELOPMENT – Environmental, Social & Economic

Access, transport and traffic	The site has coinciding legal and practical access through the existing entrance to the Sport and Recreation facility as such appropriate access has been provided. No undue impacts on traffic are anticipated due to the location of the development within an existing facility and the number of athletes that will be using the site at any one time. An emergency access track is being constructed to allow for emergency services vehicles should they be required to attend the site. There is adequate car parking available at the site.
Easements/88B Restrictions on Use	Satisfactory- no restrictions on the lot which will be affected.
Bushfire Assessment s4.14	N/A
Impacts on supply of utilities	No impact upon supply of utilities is anticipated.

8.1 10.2020.45.1 NEW RECREATION FACILTITY (OUTDOOR) DRY SLOPE AIRBAG FACILITY

Heritage	Whilst there are heritage listed buildings within the curtilage of the Sport and Recreation Facility, none are directly or indirectly impacted by the subject development.
Safety, security and crime prevention	The proposed development is within the Sport & Recreation Centre which is staffed 24/7 and will be monitored.
	The stair tower is to be provided with a lockable gate.
	The applicant has advised that they intend to fully fence the proposed development and will advise where the fencing is proposed to be once the applicant has consulted stake holders and the sport and recreation facilities manager. There is the possibility that they may fence the BMX track and the ski jump all in one large area. The fencing style and location will be a condition of consent stating that concurrence of Council is to be sought prior to installing any fencing.
Natural and other land resources	No natural land recourses will be negatively impacted by the proposed development.
Soils	Satisfactory- geo tech report provided- soils have no traces of contamination.
Air quality, pollution and microclimate impacts (eg odour)	N/A
Flora and fauna & Consideration of Threatened Species	N/A
Waste facilities and controls	Satisfactory.
Energy efficiency and greenhouse gas emissions	N/A
Noise and vibration	Minimal noise will be generated from the proposed development. No generators will be used, the landing mats whilst inflated are done so through mains power and have a minimal noise generation. The noise generated will not be above that which would be expected from a Sport and Recreation Facility and there are considerable land buffers between the facility and proposed residential subdivisions.
Social impact in locality	The proposed ski jump facility will have a great positive impact upon the region as it will allow elite athletes to train at the facility all year round.

8.1 10.2020.45.1 NEW RECREATION FACILTITY (OUTDOOR) DRY SLOPE AIRBAG FACILITY

Economic impact in locality	The development will be an all year round destination for elite athletes to train. This will have a positive economic impact upon the region.
Site and internal design issues	Satisfactory - the jumps and associated earthworks have been designed by a civil engineer.

Water supply and potential impacts on surface and ground water

8.1

Satisfactory- storm water and water used on the ski jump is to be managed onsite via a hydraulic engineer designed system of swales and detention pits and diverted to the existing storm water outlet for the site.

Applicant has advised in relation to Councils following questions::

Amount of water used?:

"Dependent on time of year, temperature, cloud coverage and number of athletes. In any case the water usage and consequential discharge from the sprinkler system is negligible"

Where is the water coming from?:

"The hydrant system at sport and rec is a metered mains system and hence is not relevant to NSWRF. In any case the water will be connected to the water main stop valve immediately adjacent to the hydrant and not the hydrant itself."

Storm Water/ water used management ie: where is the water being dispersed to?:

"Storm water system to tap into existing pits adjacent to gymnasium, it is then piped under the carpark and discharged on the other side of the road. The water usage and consequential discharge from the sprinkler system is negligible. The sprinklers emit a mist designed to wet the surface area providing lubrication to the skiing surface, the majority of water will evaporate from the ski surface and airbag. Any surplus water will be captured in the pits and discharged on the other side of the road where it drains to ground as per existing. The storm water pits and pipes have been sized for severe rain events"

Is the water to be reticulated and re used?:

"Yes it was considered, unfortunately to reticulate the water it is required to be treated to drinking water standard. This requires significant capital investment and ongoing servicing costs and hence was not financially viable"

Is the water to be stored into tanks and re-used onsite for landscaping etc? :

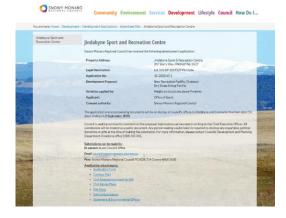
"The amount of water from the sprinklers will be negligible and hence the cost to capture this water, then pump it back up the hill for landscaping purposes was not financially viable"

Impacts during construction	Due to the extent of earthworks during construction there may be noise and dust generated from the machinery used to do the earthworks, this will be mitigated by placing conditions on the consent restricting the hours of noise generating work and conditions relating to the placement of sediment control and dust mitigation measures during construction. The site is not near residential land being opposite to Leesville industrial estate.
Cumulative impacts	The cumulative impacts are expected to be minimal.
Impact on pedestrian movements and safety	No impact upon pedestrian movements and safety. The development is using existing access for the Sport & Recreation Centre.
Mineral resources and/or deposits in the vicinity	Not applicable.
Health Impacts of High Voltage Power Lines	Not applicable.
Impacts on aboriginal heritage	Not applicable- AHIMS search identified no Aboriginal heritage significance within the proposed development site.

SUBMISSIONS

The application was publicly advertised, in accordance with relevant DCP and the relevant statutory regulations.

Public advertising was for a period of 14 days -19/08/2020 - 02/09/2020.



No submissions were received.

CONCLUSION

In conclusion it is considered that the proposed development generally complies with the relevant provisions of Section 4.55 of the Act, LEP and DCPs. The key issues arising out of the assessment of this application is the requirement for a variation to the 9m height limit applicable to the site. It is considered for the reasons given above that the exceedance of the height limit is necessary to allow for the operation of the dry slope and to allow for an Olympic standard which has specific requirements. As such due to the nature of the development, its location and its construction

methods and materials that a variation in this instance is supportable. The development application being lodged on behalf of the Crown cannot be refused and all conditions of consent must be agreed to with the applicant.

In conclusion, it is considered that the proposal is generally aesthetically, economically, socially and environmentally acceptable having regard to the surrounding natural and built environment. Accordingly, approval is recommended subject to the imposition of the conditions of consent listed below with the agreement of the applicant.

QUADRUPLE BOTTOM LINE REPORTING

1. Social

The proposed development will have a positive social impact as it will attract elite snow sports athletes from around the Country and world to the facility year round to train. It will provide for opportunities for local athletes to train at the facility should they be chosen to compete at this level.

2. Environmental

The applicant has adequately addressed any environmental impact within the Statement of Environmental Effects.

3. Economic

There will be no negative financial impact on Council for this development. The development is funded by grants issued by the State Government. There will be no ongoing maintenance costs for Council.

4. Civic Leadership

Due to the requested variation under clause 4.6 of the SRLEP being more than the 10% allowable to be determined by a delegate of Council the application is required to be determined by Council under the assumed concurrence of the Department of Planning Infrastructure and Environment.

9.1.1 RECREATION FACILITIES COMMITTEE MINUTES - 20 JULY 2020

Record No:

Responsible Officer: Chief Operating Officer

Author: Supervisor Civic Maintenance

Key Theme: 1. Community Outcomes

CSP Community Strategy: 1.3 Recreation, sporting and leisure facilities encourage all ages to

live in an active and healthy lifestyle

Delivery Program Objectives: 1.3.2 Council has effectively identified community and visitor

needs in the development and enhancement of the Region's recreational facilities to ensure sound decision making

Attachments: 1. Recreation Facilities Committe Meeting Minutes - July 2020

EXECUTIVE SUMMARY

Minutes of the Recreation Facilities Committee Meeting held 20 July 2020 by the Manager Corporate Projects are attached.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council receive the minutes of the Recreation Facilities Committee meeting held on 20 July 2020.

BACKGROUND

QUADRUPLE BOTTOM LINE REPORTING

1. Social

This meeting provides a platform for community input to the management of Council's recreation facilities.

2. Environmental

An Improved and coordinated management of Natural reserves, Parks, gardens and recreational areas.

3. Economic

No financial impacts.

4. Civic Leadership

Councillor and staff representation at these meetings demonstrates good Civic Leadership.

Minutes



Recreational Facilities Committee

Date/Time Monday 20 July 2020 at 5.00pm Location Cooma Council Chambers

Attendance

Member (Representing)	Present	Apology	Absent
John Rooney, Councillor SMRC		✓	
Rogan Corbett, Councillor SMRC (Chair)	✓		
John Castellari, Councillor SMRC	✓		
James Ewart, Councillor SMRC	✓		
Peter Beer, Mayor SMRC	✓		
Sue Haslingden, Councillor SMRC		✓	
Neroli O'Neill, Community Representative	✓		
Jean-Monique , Supervisor Civic Maintenance	✓		
Suzanne Dunning, Community Representative	✓		
Jenny Solomon, Cooma rodeo	✓		
John Britton, Cooma Lions Club	✓		
Chris Reeks, Cooma Lions Club	✓		
Steve Aldous, Mountain Bike Club	✓		
Mathew Jamieson, Cooma Little Athletics	✓		
Louise Jenkins, Community Representative	✓		
Samuel Pevere (Leo Club)	✓		
Mark Wiggins, Project Manager SMRC	✓		

1 Apologies

As per above attendance table.

2 Confirmation of Previous Minutes -

It was noted that the Minutes of the meeting held on 1 June 2020 were an accurate record of the meeting. **Moved**: Rogan Corbett **Seconded**: John Britton

3 Business Arising from the Previous Minutes

3.1 Mt Gladstone

Funding identified for Mt Gladstone amenities upgrade, scope to be determined by Capital Projects team and Supervisor Civic Maintenance.

3.2 Norris Park

Funds available, stopped works issued by capital project staff as no Crown land permissions had been sought and no Aboriginal Land Council approval had been granted. A working in the roadways S138 application is also needed before works can begin. Disabled ramp is required to be designed to meet requirements. Mr Reeks and Mr Britton to follow up and submit S138 certificate.

3.3 Lions Park Project

SMRC's Project Manager provided an update. Project Manager confirmed works were almost complete. Line marking final variation and bollard placement to be determined. Project Manager met with Lions Club representative to determine placement of three additional seats. These seats are to be positioned in strategic places which will relate to the future shared pathway circumnavigating the Park. Hand over is expected to occur in August.

3.4 Badja Reserve Plan of Management

Council have approved the recommendation to extend the 50km speed zones on the roads adjacent to the reserve – this recommendation has been to the traffic committee. The information has been passed on to the RMS for a decision. Supervisor Civic Maintenance to follow up.

3.5 Multifunction Centre

Project Manager provided an update for the committee. A meeting with stakeholders has been held. Consultants have been engaged to provide a building audit to determine compliance. Compliance issues will be the first priority for projects. The kitchen is a high priority. Awaiting DA approval. Works to commence once this has been obtained. Community representatives expressed concerns that the space used for sideshows would be landscaped or utilised in a way that would restrict the placements of sideshows in the future. The community urges the Project to be conscious that there is no other space within the showgrounds that are suitable for sideshows.

3.6 Enclosing of Cooma and Bombala Pools & Upgrading of Jindabyne Pool

The project Manager provided an update of these projects. Compliance and safety will be the priority for all these projects. The plant rooms present a major WHS and compliance issue. The information is being consolidated.

Cooma - A specialised treatment for painting of the metal structure in this enclosed environment is being investigated which means that the existing structure can remain. It is planned that the walls will be able to be open over the summer period. Tender responses are currently being evaluated for compliance and design (both Cooma and Bombala).

Jindabyne – there has been a review of the ventilation and an improved system has been recommended, this is being reviewed by a consultant and once approved the tender documents will be developed and put out. Awaiting engineering reports for all pools.

3.7 Time Walk

Maintenance issues include cleaning and patching is required. The previous quote was for around \$4,500 – Supervisor Civic Maintenance to follow up and provide the paint and material and the Lions Club will do the work possibly with assistance from the Leo Club members. The concrete will need cleaning and repair prior to painting.

Possible interest from Youth Council to continue the time walk on the back side.

3.9 Learner Bike Track - Nijong

Project manager provided an update on this project. This project is nearing completion with the exception of the toilet block, which have been stalled due to community concerns. Screens and landscaping will be added to improve the visual look of the area. Mr. Britton expressed the desire of the committee to have more public exposure on projects to showcase the good work of the Council and community groups. It was raised by Mrs. Jenkins that the street signs may appear too high.

4 Disclosure of Interest

Nil

5 General Business

5.1 Structure of the Recreational Facilities Committee

Governance department are currently reviewing the Section 355 committee manual, applicable to all committees of council, along with the volunteer policy. When this has been completed the Charter of the Recreation facilities Committee will be revised. Ideas of how to expand the membership to the broader Snowy Monaro area will be discussed and new members invited.

It was asked of the Supervisor Civic Maintenance to share the results of SMRC Recreation survey.

5.2 North Ridge Reserve (NRR)

A crown land grant application for \$6600 was prepared by council in conjunction with Tein Macdonald – professional bush regenerator, to establish a bush regeneration approach to the reserve.

The project includes Priority weed control, seed collection of endemic plant species, and plantings. The bush regeneration will be carried out under the Landcare banner.

A section 355 committee application has been submitted and awaiting to be finalized. Repair of walking tracks is needed along with fire mitigation and preventing vehicle access to the reserve. Monies for signage was recommended to be included in the 2020/21 budget, Supervisor Civic maintenance new in the role and will investigate to see if signage has actually been budgeted for.

5.3 Cooma Creek and Cooma Back Creek Corridors

Work has been completed by Corrective Services personnel along both Cooma Back Creek and Cooma Creek. Positive feedback has been received from the community.

5.4 Jindabyne Skatepark upgrade

A grant application was submitted for the Jindabyne Skatepark by SMRC Youth workers, however the project was unsuccessful. The youth Council recommends to Council to have shovel ready small grants ready to submit for funding.

5.5 Fees for sporting facilities

Clr Ewart has been contacted by The Monaro Cricket Association has raised concern over the fees and charges for Sporting Fields as they use more than one field and will not be able to afford to pay the seasonal fee for all these. The Cricket Club may need to do a presentation to Council regarding this.

5.6 Leo Club

Mr. Pevere asked if there is any work that the Leo Club members could be involved in. There may be some opportunities to work alongside the Lions Club at Lions Park. The Leo Club are collecting bread tags for wheelchairs, collection going very well, over 10kg of bread tags collected so far. Suggested that the initiative may be shared on Council's social media platforms. Leos would like to be involved with the painting of the snowy Hydro diorama. Chris reeks to speak to Snowy Hydro about this.

6.4 Centennial Park.

General discussion regarding the condition of the Park and the need for renovation and improvement given the high use and profile of this area. A previous recommendation to formalize a pathway from the bus shelter to the toilets will be further investigated by the supervisor Civic Maintenance. Belief that this should involve public consultation to determine feasibility. A management plan for Centennial Park to be developed.

Concerns raised over the design of wash basins and the lack of child friendly wash basins especially in this time of COVID.

SMRC's Project Manager provided an update on the upgrade to the Bandshell. A design consultant has been engaged to provide compliance and building reports regarding structural integrity. The roof needs repair. The proposal is to extend the stage area at the front and to provide disabled access to the stage. Awaiting funding streams to advance this project further.

6.5 Snowy Oval

Hand over completed and facility ready to be used.

6.6 Indoor Sporting Complex

Funding confirmed, some concerns with land ownership and placement of ovals. Enquires raised as to whether a squash court would be included in the upgrade. Project officer confirmed it was not part of the current scope.

6.7 Air crash Memorials

Lions Club Cooma have proposed for further memorials to be included at the Southern Cloud memorial site in relation to 1970's Snowy Hydro and the 2020 RFS crashes. Consent from the families of the 2020 crash to be granted and application to the Crown for the addition to this site to be finalized.

6.8 60th Anniversary Cooma Swim Club (2021)

The swim Club have expressed a sentiment to host an event in celebration of reaching this milestone. This will be determined by the COVID situation and the progression of the Pool upgrade project. Hoping Council would help publicize the event or significant date to help raise interest and potentially raise membership for the club.

NEW BUISNESS ARISING

7.1 Procedure to add plaques to Basketball stadium.

Leo representative expressed an interest to recognise community contributions to the Cooma Basketball courts by placing a plaque in a prominent place, what is the current Council Policy and procedure to follow. Supervisor Civic Maintenance to investigate and respond at the next meeting.

ACTION SHEET

Reference	Date	Action	Assignee	Completed	Notes
8.1	27.07.2020	S138 to be lodged for pathway	Mr. Britton	_	
		and pedestrian ramp in Norris			
		Park			
	27.07.2020	50k/hr sign at Badja reserve	Supervisor		
		requested to be moved 50m	Civic		
		down the road, currently with	Maintenance		
		traffic committee			
	27.07.2020	Paint has been requested for	Supervisor		
		timeline at Cooma Centennial	Civic		
		Park,	Maintenance		
	27.07.2020	Results of Recreation usage	Supervisor	Emailed to all	
		survey	Civic	members	
			Maintenance		
	27.07.2020	Determine land boundaries	Project		
		and road reserve for Sothern	Manager		
		cloud memeorial			
	27.07.2020	Inquire about procedure to add	Supervisor		
		plaque at the Basketball	Civic		
		stadium in Cooma	Maintenance		

9 Next Meeting

The next meeting will be held on Monday 21 September 2020 at 5.00pm in the Cooma Council Chambers.

There being no further business the meeting closed at 6.55 pm.

9.1.2 MONTHLY FUNDS MANAGEMENT REPORT - SEPTEMBER 2020

Record No:

Responsible Officer: Director Corporate and Community Services

Key Direction: 7. Providing Effective Civic Leadership and Citizen Participation

Delivery Plan Strategy: DP7.6 Increase and improve Council's financial sustainability.

Operational Plan Action: OP7.18 Effective management of Council funds to ensure financial

sustainability.

Attachments:

Cost Centre Financial Services
Project Funds Management

Further Operational Plan Actions: OP7.2 Completion of reporting requirements in accordance with

legislation.

EXECUTIVE SUMMARY

The following report details the funds management position for the reporting period ending 30 September 2020.

Cash and Investments are \$77,586,455.

Certification

I, Matt Payne, Responsible Accounting Officer of Snowy Monaro Regional Council hereby certify, as required by Clause 212 of the Local Government (General) Regulation 2005, that investments as detailed in this report have been invested in accordance with Section 625 of the *Local Government Act 1993*, the Regulations and Council's Investment Policy.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council:

- A. Receive the report indicating Council's cash and investments position as at 30 September 2020; and
- B. Receive the Certificate of the Responsible Accounting Officer.

BACKGROUND

Council's Cash and Investments 30 September 2020:

Cash at Bank	2,076,979
Investments	75,509,476
Total	77,586,455

QUADRUPLE BOTTOM LINE REPORTING

1. Social

Total Cash and Investments are available to provide services and infrastructure to the community in accordance with the 2021 budget, Council resolutions and other external restrictions.

2. Environmental

It is considered the recommendations contained herein will not have any environmental impacts.

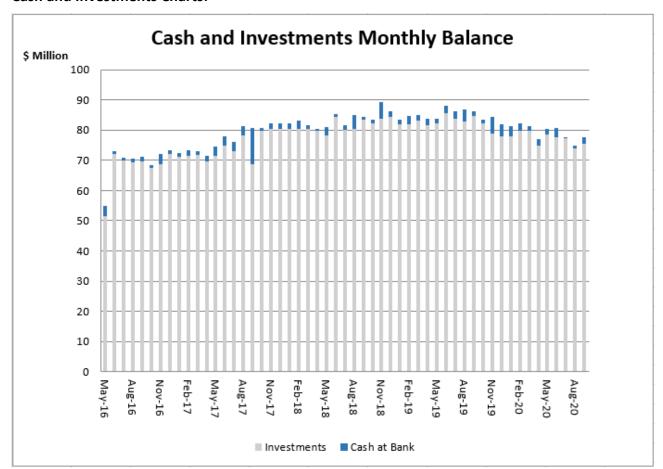
3. Economic

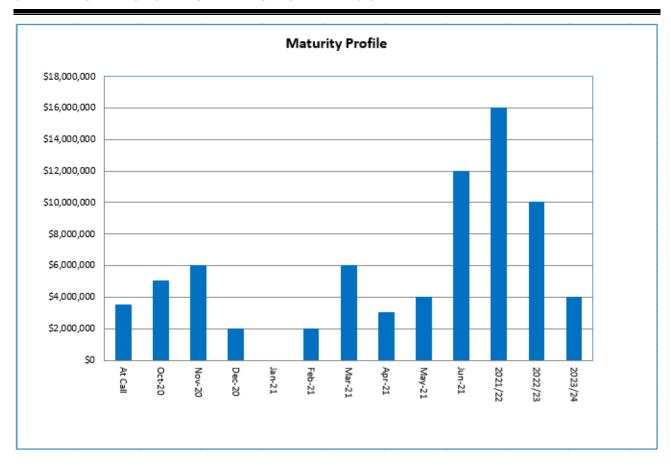
Total investments for Snowy Monaro Regional Council were \$75,509,476 on 30 September 2020.

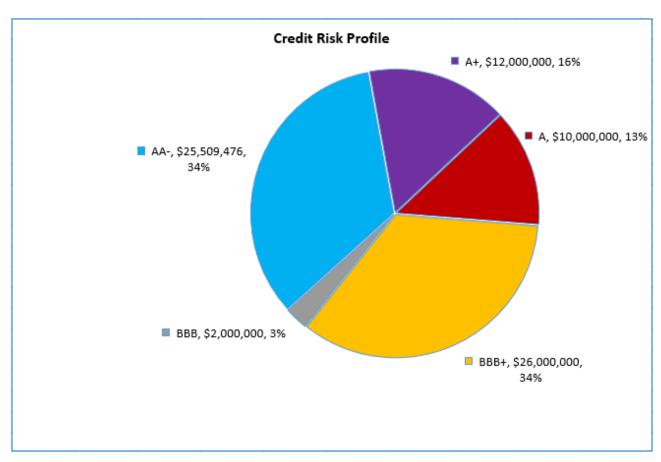
Investment Register – 30 September 2020:

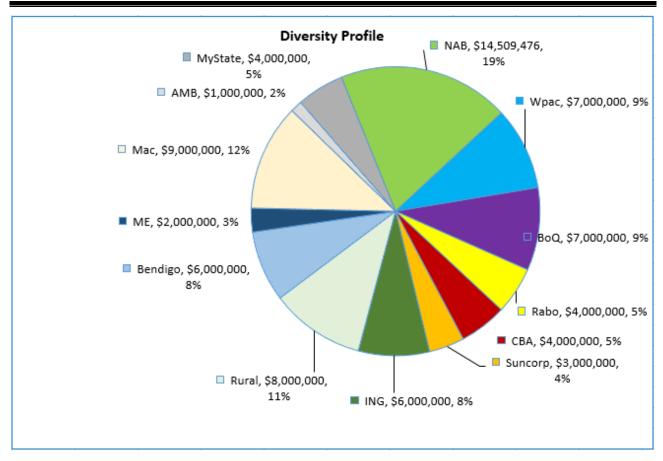
		Short-	Long-				
DATE		Term	Term		CURRENT	INTEREST	
INVESTED	FINANCIAL INSTITUTION	Rating	Rating	TYPE	INVESTMENT	RATE	MATURITY
n/a	National Australia Bank - At Call*	A1+	AA-	At Call	3,509,476	0.65%	At Call
23-Mar-16	ING Bank	A1	Α	TD	1,000,000	3.66%	22-Mar-21
23-Jun-16	Commonwealth Bank	A1+	AA-	TD	4,000,000	1.19%	23-Jun-21
26-Jun-17	Bank of Queensland	A2	BBB+	TD	4,000,000	3.30%	25-Jun-21
29-Aug-17	Westpac Bank	A1+	AA-	TD	4,000,000	1.04%	29-Aug-22
15-Sep-17	Westpac Bank	A1+	AA-	TD	1,000,000	0.99%	15-Sep-21
29-Jun-18	National Australia Bank	A1+	AA-	TD	4,000,000	0.99%	29-Jun-23
11-Sep-18	RaboDirect	A1	Α	TD	2,000,000	3.33%	08-Sep-23
17-Dec-18	Rabobank Australia	A1	Α	TD	2,000,000	3.15%	16-Dec-22
19-Dec-18	Bendigo and Adelaide Bank	A2	BBB+	TD	2,000,000	2.80%	17-Dec-20
27-Aug-19	ING Bank	A1	Α	TD	3,000,000	1.44%	31-Aug-21
17-Sep-19	Bank of Queensland	A2	BBB+	TD	1,000,000	1.85%	19-Sep-23
23-Oct-19	Bank of Queensland	A2	BBB+	TD	1,000,000	1.80%	23-Oct-23
03-Dec-19	Australian Military Bank	A2	BBB+	TD	1,000,000	1.72%	02-Dec-21
26-Feb-20	Westpac Bank	A1+	AA-	TD	2,000,000	1.48%	24-Feb-21
27-Feb-20	MyState Bank Limited	A2	BBB+	TD	4,000,000	1.65%	23-Nov-20
05-Mar-20	Macquarie Bank Limited	A1	A+	TD	1,000,000	1.60%	30-Nov-20
06-Mar-20	ING Bank	A1	Α	TD	1,000,000	1.45%	05-Mar-21
12-Mar-20	Rural Bank Limited	A2	BBB+	TD	4,000,000	1.20%	17-Mar-22
17-Mar-20	ING Bank	A1	Α	TD	1,000,000	1.63%	17-Mar-25
19-Mar-20	ME Bank	A2	BBB	TD	2,000,000	1.25%	19-Mar-21
20-Mar-20	Bank of Queensland	A2	BBB+	TD	1,000,000	1.85%	19-Mar-25
28-Apr-20	Suncorp Bank	A1	A+	TD	1,000,000	1.20%	24-Nov-20
22-Jun-20	National Australia Bank	A1+	AA-	TD	4,000,000	0.95%	22-Jun-22
25-Jun-20	Bendigo and Adelaide Bank	A2	BBB+	TD	4,000,000	0.75%	29-Jun-21
	Macquarie Bank Limited	A1	A+	TD	5,000,000	0.45%	29-Oct-20
31-Aug-20	Suncorp Bank	A1	A+	TD	2,000,000	0.70%	01-Mar-21
	Macquarie Bank Limited	A1	A+	TD	3,000,000	0.35%	08-Apr-21
	Rural Bank Limited	A2	BBB+	TD	4,000,000	0.60%	19-May-21
	National Australia Bank	A1+	AA-	TD	3,000,000	0.75%	09-Sep-21
					75,509,476		

Cash and Investments Charts:









Investment Portfolio Return:

Benchmarking is used by Council as a gauge for the performance of its portfolio against its investing universe (*universe*: securities sharing a common feature – liquidity, return patterns, risks and ways to invest). A suitable benchmark to review the return on Council's portfolio is the Bank Bill Swap Rate (BBSW), or Bank Bill Swap Reference Rate – a short-term interest rate used as a benchmark for the pricing of Australian dollar derivatives and securities – most notably floating rate bonds.

Month	YTD Annualised Return	Monthly Average Interest Return	90 Day Bank Bill*	Margin
September	1.46%	1.29%	0.09%	1.20%
August	1.55%	1.47%	0.09%	1.38%
July (2020)	1.62%	1.62%	0.10%	1.52%

^{*}The Australian Financial Market Association (AFMA)

Understanding Ratings:

Credit ratings are one tool used by Council when making decisions about purchasing fixed income investments. Credit ratings are opinions about credit risk.

Standard & Poor's ('S&P') is considered one of the Big Three credit-rating agencies, which also include Moody's Investors Service and Fitch Ratings. S&P publishes financial research and analysis on stocks, bonds and commodities. S&P is known for its stock market indices such as the U.S. based S&P 500, the Canadian S&P/TSX, and the Australian S&P/ASX 200. S&P ratings express their opinion about the ability and willingness of an issuer, such as a corporation, to meet its financial obligations in full and on time. Credit ratings are not absolute measure of default probability. Since there are future events and developments that cannot be foreseen, the assignment of credit ratings is not an exact science.

Credit ratings are not intended as guarantees of credit quality or as exact measures of the probability that a particular issuer will default. S&P issues both short-term and long-term credit ratings. Below is a partial list based, on Council's Investment Register.

Short-term credit ratings (term less than 1 year)

S&P rates the issuer on a scale from A1 to D. Within the A1 category it can be designated with a plus sign (+). This indicates that the issuer's commitment to meet its obligation is very strong.

A1: obligor's (a person or corporation who owes or undertakes an obligation to another by contract or other legal procedure) capacity to meet its financial commitment on the obligation is strong.

A2: is susceptible to adverse economic conditions however the obligor's capacity to meet its financial commitment on the obligation is satisfactory.

Long-term credit ratings (term greater than 1 year)

S&P rates the issuer on a scale from AAA to D. Intermediate ratings are offered at each level between AA and CCC (for example; BBB+, BBB).

AA: has very strong capacity to meet its financial commitments. It differs from the highest-rated obligors (rated AAA) only to small degree. Includes AA-.

A: has strong capacity to meet its financial commitments but is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligors in higher-rated categories.

BBB: has adequate capacity to meet its financial commitments. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitments.

Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

Source: S&P Global Ratings

4. Civic Leadership

In accordance with Regulation 212 of the Local Government (General) Regulation 2005, a report setting out details of money invested must be presented to Council in the following month.

Council's Fund Management Reporting exceeds minimum regulatory requirements and demonstrates a commitment to accountability and transparent leadership. It provides the Council, Executive and Community with timely, accurate and relevant reports on which to base decisions.

9.1.3 SNOWY RIVER HOLIDAY PARK LEASE

Record No:

Responsible Officer: Chief Operating Officer

Author: Coordinator Community Facilities

Key Theme: 1. Community Outcomes

CSP Community Strategy: 1.1 Quality health and well-being services that support the

changing needs of the community through all stages of the lifecycle are provided through government and non-government

organisations

Delivery Program Objectives: 1.1.1 Regional health and wellbeing services have been planned

through community consultation and partnerships with other

levels of government

Attachments: Nil

Cost Centre WO121.1.0135

EXECUTIVE SUMMARY

Council has received formal notification from the current lessees of the Snowy River Holiday Park (Crown Reserve Number 97831) advising that they have sold the lease. To follow correct procedure and to facilitate this sale Council will need to approve the Assignment of Lease over this reserve and authorise the Chief Executive Officer (CEO) to execute the Assignment of Lease to the new owner.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council:

- A. Approve the Assignment of Lease over Crown Reserve 97831 being Lot 7003 DP1057226 Snowy River Holiday Park; and
- B. Authorise Council's Chief Executive Officer to execute the Assignment of Lease to Mr Christopher Lloyd May.

BACKGROUND

Council is the Crown Reserve Manager for the Snowy River Holiday Park at Dalgety, Reserve Number: 97831, comprising Lot 7003, DP1057226. On 8 September 2020, formal notice to Council was provided to advise that the current lessee's Mr Colin and Mrs Sue Fabbish had sold the lease pertaining to Snowy River Holiday Park to Mr Christopher May.

Mr and Mrs Fabbish have operated the park in an exemplary manner, investing an estimate of \$20,000 of their funds, to undertake improvements.

A short settlement was negotiated amongst both parties independent of Council, and as such, the CEO executed the Assignment of Lease to the new lessee, Mr Christopher May on 1 October 2020. To note, the park could not operate beyond this date without the CEO's conditional approval, which was provided pending Council's decision at the 15 October 2020 meeting.

QUADRUPLE BOTTOM LINE REPORTING

1. Social

There are no social impacts through Council authorising the Assignment of the Lease or authorising the CEO to execute the Assignment of Lease over Crown Reserve 97831, also known as Snowy River Holiday Park.

2. Environmental

There are no environmental impacts through Council authorising the Assignment of the Lease or authorising the CEO to execute the Assignment of Lease over Crown Reserve 97831, also known as Snowy River Holiday Park.

3. Economic

Estimated Expenditure	Amount	Financial year	Led	ger	Ac	col	ınt	stri	ng					
Legal Fees for Lease	\$1641.95	2020	W	0	1	2	1							

4. Civic Leadership

Council is demonstrating civic leadership to our community by observing legislative requirements in the approval and execution of the Assignment of Lease over Crown Reserve 97831.

9.1.4 MINUTES - COMMUNITY SERVICES ADVISORY COMMITTEE 7 SEPTEMBER 2020

Record No:

Responsible Officer: Chief Operating Officer

Author: Executive Assistant (Strategy)

Attachments: 1. Minutes - Community Services Advisory Committee 7

September 2020

EXECUTIVE SUMMARY

The Community Services Advisory Committee meeting was held on 7 September 2020 in Cooma and via Zoom. The Minutes are presented for Council's information.

Note, the Draft Minutes will be presented to the next meeting of the Community Services Advisory Committee on 2 November 2020 for adoption.

The following officer's recommendation is submitted for Council's consideration.

COMMITTEE RECOMMENDATION

That Council receive the Minutes of the Community Services Advisory Committee meeting held on 7 September 2020.



Minutes

Community Services Advisory Committee Meeting

7 September 2020

COMMUNITY SERVICES ADVISORY COMMITTEE MEETING HELD IN HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW 2630 AND VIA ZOOM

ON MONDAY 7 SEPTEMBER 2020

MINUTES

Notes: 1. OPENING OF THE MEETING2 2. 3. ADOPTION OF MINUTES OF PREVIOUS MEETING2 4. Community Services Advisory Committee Meeting 6 July 20202 4.1 5. 5.1 6. ACTION SHEET3 6.1 Community Services Advisory Committee Action Sheet as at 3 September 7. RESIDENTIAL AGED CARE UPDATE......4 Yallambee Lodge and Snowy River Hostel as at 31 August 20204 8. REPORTS......4 Community Support Services Update4 8.1 8.2 Residential Aged Care Quality Assurance as at 31 August 20205 Staff Education as at 31 August 2020......6 8.3 9. GENERAL BUSINESS6 9.1 9.2 9.3 9.4 9.5 10. MATTERS OF URGENCY8 NEXT MEETING8 11.

HELD ON MONDAY 7 SEPTEMBER 2020

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MINUTES OF THE COMMUNITY SERVICES ADVISORY COMMITTEE MEETING HELD IN HEAD OFFICE, 81 COMMISSIONER STREET, COOMA NSW 2630

ON MONDAY, 7 SEPTEMBER 2020 COMMENCING AT 9.37AM

PRESENT: Kevin Dunne, Community Representative (from 10.02am)

Angie Ingram, Community Representative Joanne Jeanes, Community Representative Maria Linkenbagh, Community Representative

Councillor John Castellari, SMRC (*Chair*)

Bianca Padbury, Manager Community Services, SMRC

Susannah Chapman, Registered Nurse and A/g Clinical Support Lead, SMRC Marcela Escosteguy, Coordinator Quality Assurance and Education, SMRC Tabitha Williams, Coordinator Community Support Services, SMRC Sandra McEwan, Executive Assistant (Strategy), SMRC (Secretariat)

APOLOGY: Nick Elliott, Community Representative

Caroline Lucas, Registered Nurse and A/g Manager Snowy River Hostel, SMRC

OPENING OF THE MEETING

The Chair opened the meeting at 9.37AM with the Acknowledgement of Country.

Council wishes to show our respect to the First Custodians of this land the Ngarigo, Walgalu, Ngunnawal and Bidhawal people and their Ancestors past and present.

2. APOLOGIES

An apology for the meeting was received from Mr Elliott and Ms Lucas.

3. DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST

Nil.

4. ADOPTION OF MINUTES OF PREVIOUS MEETING

4.1 COMMUNITY SERVICES ADVISORY COMMITTEE MEETING 6 JULY 2020

COMMITTEE RECOMMENDATION

CSAC16/20

THAT the minutes of the Community Services Advisory Committee Meeting held on 06 July 2020 are confirmed as a true and accurate record of proceedings.

Moved Ms Ingram Seconded Ms Linkenbagh CARRIED

HELD ON MONDAY 7 SEPTEMBER 2020 Page 3

BUSINESS ARISING 5.

COMMUNITY SERVICES ADVISORY COMMITTEE - PURPOSE

Ms Ingram requested that in order to advise and make recommendations to Council, the Committee be consulted about issues and processes in advance.

Ms Padbury read out the Purpose of the Committee from the Charter. She is in discussions regarding this request with the Chief Operating Officer, also pointing out that:

- It is up to Council's discretion what is provided to the Committee.
- On occasions there is a tight deadline to circulate information to Councillors.

Ms Linkenbagh requested that the PWC Report be publicised/disseminated to the community in the appropriate way by the Communications team.

Ms Padbury commented that the PWC Report is complex and the outcomes could easily be misinterpreted. She suggested a further discussion be held at the next meeting.

COMMITTEE RECOMMENDATION

Moved Councillor Castellari

CSAC17/20

That the Community Services Advisory Committee communicate to Council that the Committee has a strategic function and its role is to make recommendations to Council regarding the future of Aged Care services in the region.

Mr Dunne arrived at the meeting at 10.02am during discussion on Item 5.1.

Seconded Ms Ingram

CARRIED

ACTION SHEET 6.

COMMUNITY SERVICES ADVISORY COMMITTEE ACTION SHEET AS AT 3 SEPTEMBER 2020

Record No:

Responsible Officer: **Manager Community Services** Author: **Executive Assistant (Strategy)**

Attachments: 1. CSAC Action Sheet as at 3 September 2020

EXECUTIVE SUMMARY

The Community Services Advisory Committee Action Sheet as at 3 September 2020 is attached for information.

9.1.4 MINUTES - COMMUNITY SERVICES ADVISORY COMMITTEE 7 SEPTEMBER 2020 ATTACHMENT 1 MINUTES - COMMUNITY SERVICES ADVISORY COMMITTEE 7 SEPTEMBER 2020 Page 42

MINUTES OF THE COMMUNITY SERVICES ADVISORY COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL

HELD ON MONDAY 7 SEPTEMBER 2020

Page 4

COMMITTEE RECOMMENDATION

CSAC18/20

That the Community Services Advisory Committee receive and note the information in the Action Sheet as at 3 September 2020.

Moved Mr Dunne Seconded Ms Jeanes CARRIED

7. RESIDENTIAL AGED CARE UPDATE

7.1 YALLAMBEE LODGE AND SNOWY RIVER HOSTEL AS AT 31 AUGUST 2020

Record No:

Responsible Officer: Manager Community Services
Author: Executive Assistant (Strategy)

Attachments: Nil

EXECUTIVE SUMMARY

The report on Yallambee Lodge and Snowy River Hostel as at 31 August 2020 is presented for information.

Discussion points on the report as follows:

- New software has been implemented. Future reports will include analytical data, trends and graphs.
- Suspected gastro outbreak. Standard precautions were put in place immediately and the Public Health Unit notified. Investigation showed no outbreak, procedures were followed with a good outcome.
- New call bell system has been implemented. A request was received from residents to silence the call bell system. For residents safety, call bells need to be audible at all times.

COMMITTEE RECOMMENDATION

CSAC19/20

That the Community Services Advisory Committee receive and note the report on Yallambee Lodge and Snowy River Hostel as at 31 August 2020.

Moved Ms Ingram Seconded Ms Jeanes CARRIED

8. REPORTS

8.1 COMMUNITY SUPPORT SERVICES UPDATE

Record No:

Responsible Officer: Manager Community Services

Author: Coordinator Community Support Programs

Attachments: 1. Community Transport Survey Summary Attachments A, B, C

EXECUTIVE SUMMARY

The report on community Support Programs as at 31 August 2020 is presented for information.

HELD ON MONDAY 7 SEPTEMBER 2020

Page 5

Discussion points on the report as follows:

- To maintain the requirements under Covid-19 restrictions:
 - o There have been no outings. First one planned for September a picnic in Bombala.
 - Activities small groups only with a maximum of 10 people, tables strategically placed and no-one is allowed to move around the room.
 - Community transport requirements are being adhered to.
- Survey dissatisfaction issues are followed through if a name is provided.
- Graphs in future reports output statistics can be entered into a spreadsheet to present the information in a graph format.
- Non-accompanied shopping the consumer stays at home and we do the shopping and chores on their behalf.
- NDIS receive a small monetary amount. Consumers with a NDIS package are not eligible for public funded transport.
- Workforce resources conducting a further recruitment drive so that we can provide more services.

COMMITTEE RECOMMENDATION

CSAC20/20

That the community Services Advisory Committee receive and note the report of community Support Programs as at 31st August 2020.

Moved Ms Linkenbagh

Seconded Ms Ingram

CARRIED

8.2 RESIDENTIAL AGED CARE QUALITY ASSURANCE AS AT 31 AUGUST 2020

Record No:

Responsible Officer: Manager Community Services
Author: Executive Assistant (Strategy)

Attachments: Nil

EXECUTIVE SUMMARY

The report on Residential Aged Care Quality Assurance as at 31 August 2020 is presented for information.

Discussion points on the report as follows:

- Meals ongoing area of feedback. Have developed progress groups to better meet the expectations
 of the food service area. Part of the Continuous Improvement Plan to look at the nature of the
 concerns and improve the satisfaction levels. A balance is required between resident's choice,
 clinical and dietary needs.
- Communication to staff via staff meetings and education sessions. A cultural diversity exists between staff and the residents, training has also been undertaken in this space. Restricted with face to face training but hope to revisit this in the next couple of months.
- Residents receive feedback in the monthly Newsletter. An additional weekly Newsletter includes the weather and what is happening in the area.
 - o Ms Ingram requested a copy of the monthly Newsletter.
- Resident survey 20% of residents are interviewed. Random sampling with a different group each month provides a range of views.

HELD ON MONDAY 7 SEPTEMBER 2020

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Resident Relative meeting:

- Residents had complained about at times the delivery of care services. Any resident of
 concern is interviewed so that they have a voice. The Quality Assurance officer works with
 the residents every week and the Chief Operating Officer has also visited the residents. A
 Pastoral Care person is commencing shortly. The Commission expect to see feedback and
 complaints and also expect to see how we manage expectations and behaviours.
- Call bell response time 8 minutes is acceptable. The new software will indicate what happened on each shift.
- Advocating for Mental Health assistance as we don't receive funding for this. Hard to find these services within the region.

COMMITTEE RECOMMENDATION

CSAC21/20

- A. That the Community Services Advisory Committee receive and note the report on Residential Aged Care Quality Assurance as at 31 August 2020.
- B. That all Committee members receive a copy of the monthly Newsletter.

Moved Ms Ingram

Seconded Councillor Castellari

CARRIED

8.3 STAFF EDUCATION AS AT 31 AUGUST 2020

Record No:

Responsible Officer: Manager Community Services
Author: Executive Assistant (Strategy)

Attachments: Nil

EXECUTIVE SUMMARY

The report on Staff Education as at 31 August 2020 is presented for information.

COMMITTEE RECOMMENDATION

CSAC22/20

That the Community Services Advisory Committee receive and note the report on Staff Education as at 31 August 2020.

Moved Ms Linkenbagh Seconded Mr Dunne CARRIED

9. GENERAL BUSINESS

9.1 ASSESSMENT CONTACT JULY 2020

Ms Padbury gave the following update:

- Following on from re-accreditation, the Commission did a follow up visit to assess on progress.
- Standards 11 areas not met, 7 not met areas now overturned. The Commission saw a significant improvement within the three month period. 3 areas not met we are aware of these and addressing them.

HELD ON MONDAY 7 SEPTEMBER 2020

Page 7

Implementing change with new systems and processes.

9.2 COVID-19 UPDATE

Ms Padbury gave the following update:

- Working closely with the Southern Health District regarding management of Covid-19, assistance with data, supplies, policies and procedures.
- Put our hand up to be a 'test site' for real time scenario planning, a 'virtual clinic' opportunity.
- GPs have the discretion as to whether a resident is to be hospitalised.
- Confident that staff have worked hard to put the best plans in place in case we have a Covid-19 outbreak. Revisit these plans every week.
- National level organisations are major players they will send assistance including people with strong nursing and clinical skills. This program is funded by the Federal Government.

Ms Jeanes commented that a very good job is being done at Snowy River Hostel in that everyone is following the necessary requirements.

9.3 PERSON CENTRED SOFTWARE AND ALEXY'S

Ms Padbury gave the following update.

Person Centred Software:

- · Works with Android Mobile Phones.
- The new software captures care in real time, however each task must be documented. Statistics provide information on our residents every day. This will enable us to deliver better care.
- Management and residents see what care looks like differently, there needs to be a shift in
 perception. The Commission is satisfied that there is evidence on paper that we are delivering
 quality care that is meeting the resident's requirements.
- Care Plans can be updated immediately.

Alexy's

- Call bell system that records all the care and is documented evidence of everything that occurred during each shift.
- Complaints can be actioned and why/how an incident happened can be determined. Strategies can then be put in place to ensure it does not happen again.

Both Person Centred Software and Alexy's are robust systems, offering a vast improvement in our procedures.

9.4 STAFFING AND RECRUITMENT

Ms Padbury gave the following update:

- Staff restructure process and consultation completed.
- Staff are satisfied with the new Position Descriptions, letters of permanent employment offer have been issued.
- Once staff have accepted the permanent roles, true vacancies will be known. Any vacant positions will then be advertised.
- Team Leaders there will be acting opportunities before these roles are advertised to give staff experience in leading the team.

HELD ON MONDAY 7 SEPTEMBER 2020

Page 8

- Manager role two unsuccessful advertisement runs for this position, now referred to an Agency to
 assist in attracting the right person.
- Interactions with the Commission have been traumatic and stressful for the staff. If the Government
 want to deliver reform and change, the Commission needs to look at how they are working with
 providers. Working together at both a State and Federal level will achieve better outcomes.

9.5 ADVERTISEMENT - VACANCIES ON THE COMMITTEE

Ms Padbury advised that in accordance with the Community Services Advisory Committee Charter, a report will be presented to the Council meeting in October 2020. We will then proceed with the advertisement and interviews for vacancies on the Committee.

10. MATTERS OF URGENCY

Nil.

11. NEXT MEETING

The next meeting will be held on Monday, 2 November 2020 commencing at 9.30am.

There being no further business the Chair declared the meeting closed at 11.56am

CHAIRPERSON

The above minutes of the Community Services Advisory Committee Meeting of Snowy Monaro Regional Council held on 7 September 2020 were confirmed by Committee at a duly convened meeting on at which meeting the signature hereon was subscribed.

9.1.5 MINUTES OF THE CEMETERY ADVISORY COMMITTEE MEETING HELD ON 18 AUGUST 2020

Record No:

Responsible Officer: Chief Operating Officer

Author: Environmental Management Administration

Attachments: 1. Minutes of the Cemetery Advisory Committee held on 18

August 2020

EXECUTIVE SUMMARY

The Snowy Monaro Regional Cemetery Advisory Committee met on 18 August 2020 at Berridale Council Chambers, Myack Street, Berridale.

The minutes are presented for Council's consideration and adoption.

OFFICER'S RECOMMENDATION

That Council:

- A. Adopt the Minutes of the section 355 Cemetery Advisory Committee Meeting held on 18 August 2020; and
- B. Is presented with a further report on the proposed SMRC Cemetery Reservation Fees Policy and SMRC Cemetery Operations Policy.



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SNOWY MONARO REGIONAL COUNCIL

Minutes

Cemetery Advisory Committee Meeting 18 August 2020

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CEMETERY ADVISORY COMMITTEE MEETING HELD IN COUNCIL CHAMBERS, 2 MYACK STREET, BERRIDALE NSW 2628

ON TUESDAY 18 AUGUST 2020

MINUTES

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4.	4.1 Cemetery Advisory Committee Meeting 10 March 2020	
3.	DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST	
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MINUTES OF THE CEMETERY ADVISORY COMMITTEE MEETING HELD IN BERRIDALE COUNCIL CHAMBERS ON TUESDAY, 18 AUGUST 2020 COMMENCING AT 10.00 AM

PRESENT: Councillor Sue Haslingden (via Zoom)

Christine Parkes Debbie Schubert Greta Jones Noelene Whiting

Ria Hrasky Belinda Cuzner Michele Rogers

1. OPENING OF THE MEETING

The Chair opened the meeting at 10.15am.

Due to Clr Haslingden attending via Zoom, Noelene Whiting conducted the meeting.

2. APOLOGIES

Stewart Hood Maureen Wallace Vickie Pollard

3. DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST

Nil

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4. ADOPTION OF MINUTES OF PREVIOUS MEETING

4.1 CEMETERY ADVISORY COMMITTEE MEETING 10 MARCH 2020

COMMITTEE RECOMMENDATION

CAC111/20

That the minutes of the Cemetery Advisory Committee Meeting held on 10 March 2020 as circulated to the committee be accepted as a true and accurate record of proceedings.

Moved Mrs Schubert Seconded Mrs Parkes CARRIED

5. BUSINESS ARISING

Nil – Just the Action Sheet

6. QUESTIONS WITH NOTICE

Christine Parkes

- Cooma Jewish Cemetery has been looking at old records that mention a Cooma Jewish
 Cemetery and looking at possible locations. Council records are incomplete and not much help, if
 there is no headstone there is likely to be no council records. If burial information is found then
 we can add those burial records to our registers.
- Burials on Private Property question related to burial on private land in Snowy Valleys Shire, not a question we can answer as it depends on the LEP and Council policy. In General a DA will be needed as certain requirements in regards to land size and location will need to be met.

7. QUESTIONS TAKEN ON NOTICE

Ria Hrasky – request for creation of new row at Adaminaby General Cemetery, as long as it fits in before the reserved grass land no objections to the creation of a new row

8. ACTION SHEET

Action	Status	Opened	Follow-up	Closed
Jindabyne Gates	Contractor engaged/works carried out	Feb 2020	April 2020	Awaiting completion of works
Christ Church	Rabbit warren work	March 2020	April 2020	Still outstanding
Policy – Funeral Directors	To be developed	March 2020	Provided to Committee for review	Will go to Council with Minutes
Procedure – Works within Cemetery by individuals	To be developed	March 2020	Provided to Committee for review	Will go to Council with Minutes
Natural Burials	Investigation to be undertaken	March 2020	CCA NSW Guidelines attached	

Debbie Schubert - Natural Burials – has done some research into this, has looked at what Canberra

Cemeteries are doing.

Possible locations in our region are Craigie, Jindabyne and New Cooma Cemeteries.

Question: - what do we need to do to start doing natural burials in our region/

Cr. Haslingdon may be able to get Canberra Cemeteries to attend next Committee meeting via Zoom.

8.1 Procedural Motion

POLICY - SMRC CEMETERY RESERVATIONS AND POLICY - SMRC CEMETERY OPERATIONS

COMMITTEE RECOMMENDATION

CAC112/20

That the Policies related to legacy Cemetery Reservations and Cemetery Operations be accepted by Council

Moved R Hrasky Seconded B Cuzner CARRIED

9. CORRESPONDENCE

NIL

10. GENERAL BUSINESS

10.1 Old Adaminaby - Trees

Large pine tree came down 2 weeks ago, damaged the fence and minor damage to some graves. Now looking to find relatives of the damaged graves so that we can do restorative works to repair the damage

The removal of the tree was undertaken by the Civic Maintenance Unit within Council. As our budget is limited the units have worked together to cover the costings and keep them at a minimum.

10.2 Council fees and charges unchanged for 2020

No changes to Cemetery fees for this Financial Year

10.3 Boloco Cemetery Fencing - update

Back and sides of the cemetery have been re-fenced in exclusion fencing by the neighbouring farmer 50/50 share of costs with Council, front section of fence was not done.

We have since discovered that the pines and hawthorn are heritage listed so we cannot remove them, this makes removing the old fence and installing the new one very expensive. Noelene is organizing for the prison works crew to remove the old fence, we will then install the new fence in about 1m from the old to make installation easier and more cost effective.

A request was put to Pip Giovenelli – Council's Heritage Advisor in relation to the bushes and trees. Pip advised that as the hawthorn are shrubs to remove the shrubs affecting the fence but not all of the shrubs. If there is some replacement necessary to maintain the hedge that will be undertaken when funds allow.

10.4 Gegedzerick Gates

Internal gates at Gegedzerick that lead into the Presbyterian section are missing, Ria has called around and spoken to a lot of people including the local Parish Committee but no one knows anything about where the gates may be.

Next option is to place a post up on Facebook and in the paper (sent to communications team 18/8/2020)

When Media Release is approved we will send to Debbie Schubert to go out to Monaro Pioneers.

10.5 Bombala Maintenance Works

Car Park and beams

The car park at Bombala was created with grant funding, works are now required to beautify the area around the carpark with topsoil and seeding.

Beams – beams have been layed and require the headstones mould to be added, this will give Bombala about 8 to 10 years of lawn burials.

Prayer Room work which was undertaken with grant funding has been finalised.

10.6 Delegate Beams

Beams have been laid, will give about 8 years of lawn burials.

10.7 Signage for cemeteries - No planting or glass

Signs have been developed to place in the cemeteries that need them

A policy is to be developed in relation to this to cover areas when there is no sign and ensure that council is able to remove glass and planted shrubs from grave sites where necessary.

10.8 Cemetery Improvements

Cooma Rotary have offered \$2000 for trees for Section 3 of the Cooma Lawn Cemetery

- money available when we require it,
- the section is not yet developed and is currently being used a car park by Monaro High School during the renovation works
- rotary are going to hold on to the funds until needed.

Cooma Rotary have also applied for grant funding from Boco Rock with a plan to install a Gazebo and memorial walk in the Cooma Lawn Cemetery area. Council is not opposed to the idea in Principal.

Concerns have been raised with the current plans which include

- who will maintain the area
- possible graffiti in the gazebo
 - The school has given in principal support to the idea of students maintaining the gardens which may in giving them ownership may save damage and graffiti.

Nimmitabel Cemetery Volunteer Committee have also applied for Boco Rock funding for a Gazebo, Council also gives in principal support to this idea but has no funds to build one at this time.

10.9 MOU Round Plain Cemetery - update

The issues of access have been resolved between Round Plain Church and Local Land Services and Crown Lands.

An MOU between the Church and Council must be formalised if the Church wishes Council to continue to maintain records of the cemetery and maintain the cemetery grounds. Round Plain Cemetery would be considered a standard Council managed cemetery and all fees and charges would be in line with arrangements of existing cemeteries.

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ATTACH	HMENT 1 MINUTES OF THE CEMETERY ADVISORY COMMITTEE HELD ON 18 AUGUST 2020	Page
9.1.5	MINUTES OF THE CEMETERY ADVISORY COMMITTEE MEETING HELD ON 18 AUGUST 2020	

There is no current formal agreement for this.

11. MATTERS OF URGENCY

Nil

NEW PROJECTS FOR THE ACTION SHEET

- Policies Develop policy regarding placement of glass and other objects in Council Cemeteries.
- Round Plain MOU

12. NEXT MEETING

Next meeting is to be scheduled for Tuesday 10th November 2020 at 10 am. (Tentative)

There being no further business the Chair declared the meeting closed at 11.30am

CHAIRPERSON

The above minutes of the Cemetery Advisory Committee Meeting of Snowy Monaro Regional Council held on 3 December 2019 were confirmed by Committee at a duly convened meeting on at which meeting the signature hereon was subscribed.

9.2.1 SNOWY MONARO REDS BUSHFIRE IMPACT REVIEW

Record No:

Responsible Officer: Chief Communications Officer

Author: Economic Development Officer

Key Theme: 2. Economy Outcomes

CSP Community Strategy: 4.1 Attract diverse businesses and industries to the region,

supporting their establishment and retention

Delivery Program Objectives: 4.1.1 Council's Regional Economic Development Strategy provides

a framework that fosters and grows the Region's diverse

businesses

Attachments: 1. Snowy Monaro REDS Bushfire Impact Review

EXECUTIVE SUMMARY

Following the unprecedented 2019-20 bushfires, the Department of Regional NSW undertook a review of the Snowy Monaro Regional Economic Development Strategy (REDS) to identify the economic impacts, how strategic priorities in the REDS have been affected, plus key levers and focus areas for economic recovery across the Snowy Monaro region.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council receive the information in the report on the Snowy Monaro REDS Impact Review.

BACKGROUND

The Snowy Monaro REDS Impact Review serves as a fire impact addendum to the REDS for the Snowy Monaro. Its purpose was to identify potential short, medium and long-term focus areas for Local, State and Commonwealth Government to consider when prioritising industry and place-based economic recovery funding in response to the 2019-2020 bushfire crisis.

The Impact Review does not replace the REDS and as the Impact Review was prepared in response to the 2019-2020 bushfire crisis, it does not factor in the economic impact of COVID-19, providing only a bushfire economic impact baseline.

A copy of the Impact Review has been published with the REDS on Council's website: snowymonaro.nsw.gov.au/768/Economic-Development

QUADRUPLE BOTTOM LINE REPORTING

1. Social

The Snowy Monaro REDS Impact Review was developed in collaboration with regional staff and Local Government Area (LGA) representatives, and utilised input from fire affected engine industry experts. The priorities within the document were identified and are owned by Local Government.

9.2.1 SNOWY MONARO REDS BUSHFIRE IMPACT REVIEW

2. Environmental

Nil.

3. Economic

Funding of the Impact Review actions will need to be sought from State and Commonwealth Government as suitable funding rounds become available.

4. Civic Leadership

The Snowy Monaro REDS Impact Review will help prioritise Local, State and Commonwealth Government lead bushfire recovery activities.

REDS Impact Review

Snowy Monaro REDS fire impact addendum May 2020





Executive summary

This document serves as a fire impact addendum to the Regional Economic Development Strategy (REDS) for Snowy Monaro. Its purpose is to identify potential short, medium and long-term focus areas for Local, State and Commonwealth Government to consider when prioritising industry and place-based economic recovery funding in response to the 2019-2020 bushfire crisis.

This document was developed in collaboration with regional staff and Local Government Area (LGA) representatives, and utilised input from fire affected engine industry experts. The priorities within this document were identified and are owned by Local Government.

The original REDS for Snowy Monaro highlighted a number of industries such as forestry, tourism, and agriculture as core to the regional economy. The direct fire impact within this Functional Economic Region (FER) is limited with approximately 100 properties damaged or destroyed and limited fire burn across the FER. Despite limited damage, engine industries are both directly and indirectly fire affected. For example, forestry has had plantation burnt but does not anticipate production decline for approximately 5 years, and tourism has lost both assets such as Selwyn snowfields and lost revenue due to tourist evacuations and ongoing perception issues.

Example priorities to address fire impact identified in this document relate to, but are not limited to, infrastructure investment, industry skills and transition support, and diversification and professionalisation of the tourism industry.

These materials are based on preliminary data available as of May 2020.





Note to reader: COVID-19 context and considerations

This document has been prepared in response to the 2019-2020 bushfire crisis. It does not factor in the economic impacts from COVID-19, providing only a bushfire economic impact baseline. As a result: this document and any impact estimates within do not take into account any additional economic impacts which arise from COVID-19 and consider only the economic impact of bushfires.

In response to COVID-19 the Commonwealth and NSW Governments have put in place restrictions on business trade and personal movement to combat the spread of disease. It is anticipated that these restrictions will further impact regional economies and engine industries.

- Industries analysed within this document likely to experience additional impact include tourism related industries such as retail, food and beverage and accommodation services.
- Other regional industries not directly affected by fire are also likely to experience impact including, but not limited to, construction, defence and manufacturing.

The timing of short/medium/long-term priorities and initiatives outlined in this addenda have been adjusted for COVID-19 restrictions known as at May 2020. This includes delays to tourism recovery initiatives such as marketing campaigns. As the length and impact from COVID-19 becomes clearer, the timing of some initiatives may need to be adjusted further.

Any measures put in place by the Commonwealth and NSW Government to support businesses and industries in response to bushfire impact should be viewed in the context of broader recovery measures.



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9.2.1

Snowy Monaro REDS addendum Table of Contents

Cummory	Slide 4 High level summary of impacts and integrity of underlying REDS
Summary	Slide 5 REDS summary
	Slide 6 Map of impacts
Impacts on	Slide 7 Magnitude of impact on industries
region and economy	Slide 8 Impact on endowments
	Slide 9 Assessment of impact on strategic priorities
	Slide 10 Summary of initiatives and changes to strategic priority focus areas
Focus	Slide 11 Deep dive: Detailed view of short-term focus areas
areas	Slide 12 Deep dive: Detailed view of medium-term focus areas
	Slide 13 Deep dive: Detailed view of long-term focus areas
Region NSW NSW	onal



Impact summary

- Fire within Snowy Monaro has affected economy engine industries
- 2 Tourism summer revenue significantly impacted by evacuations and access issues however large portion of revenue earned in winter
 - Minimal winter asset damage, with exception of destroyed asset Selwyn snowfields
- 3 Softwood forestry impacted by fire, however, supply impact not expected to be significant for 5 years



Key takeaways





Recap: Snowy Monaro REDS



Regional endowments

- 1 Mountain and lake amenities
- 2 Agricultural land and commercial forests
- 3 Location
- 4 Built endowments
- 5 Road and highway infrastructure
- 6 Specialised skill sets
- 7 Snowy Hydro scheme
- 8 Local institutions
- 9 Snowy Monaro council





Agriculture, Forestry and Fishing

^aElectricity, Gas, Water and Waste Services

"Tourism:

- · Accommodation and Food Services
- · Arts and Recreation Services
- · Rental, Hiring and Real Estate Services

Strategic Priorities

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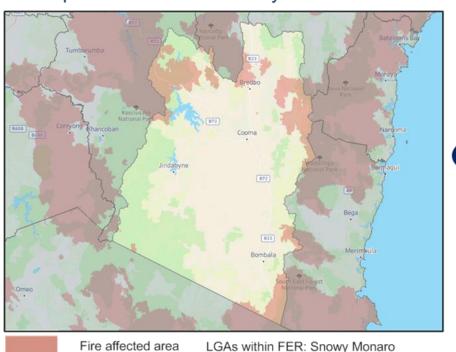
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ATTACHMENT 1 SNOWY MONARO REDS BUSHFIRE IMPACT REVIEW

2,053 km² of the FER is physically impacted by fire, approximately 14% of the entire FER

Fire impacted area within Snowy Monaro



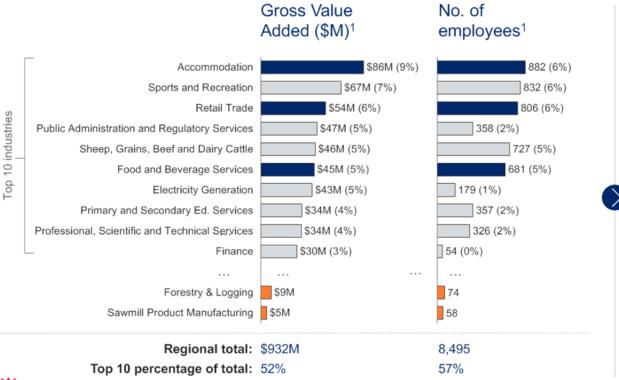
Key physical impacts

- Area burnt¹: 2,053 km² burnt by bushfires (14% of total FER area—15,163 km²)
- Property damage²: ~100 properties damaged or destroyed
- Forestry³: 287km² of forestry land in burn scar – 45% of total (634km²)
- Tourism⁴: Selwyn Snowfields destroyed and Kosciuszko National Park damaged in bushfires





Snowy Monaro overall economy has limited exposure to impacted industries





Impacted focus industries

- Tourism: Tourism is broadly a subset of tourism-related industries such as Retail Trade, Food and Beverage Services, Accommodation etc; CERD analysis indicates that tourism contributes \$200M in GVA and ~21% of FTE employment
- Forestry: Industries along the forestry value chain account for ~15M in GVA



1. 2015-16 CERD Input-Output tables | Note: excludes 'Ownership of Dwellings' from Top 10 as this category is often excluded from lists of GVA-driving industries |Source: CERD Input-Output tables; BCG analysis

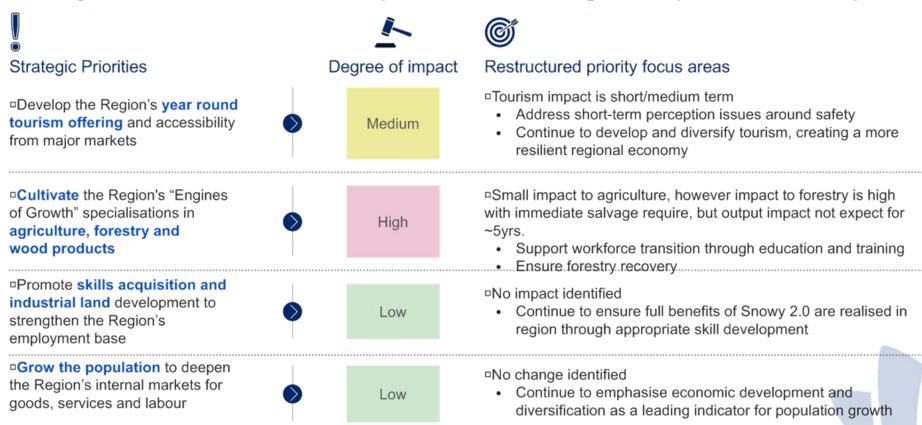
Impacted focus industries leverage endowments, some of which are impacted

Focus industries Dependent endowments Impacted Mountain and lake amenities · Yes—National parks and natural amenity impacted 3 Location · Yes-Impacted by tourism evacuation period **Tourism** 5 Road and highway infrastructure No Agricultural land and commercial forests · Yes-Forest and access assets damaged 3 Local institutions No Forestry and logging 8 Road and highway infrastructure No





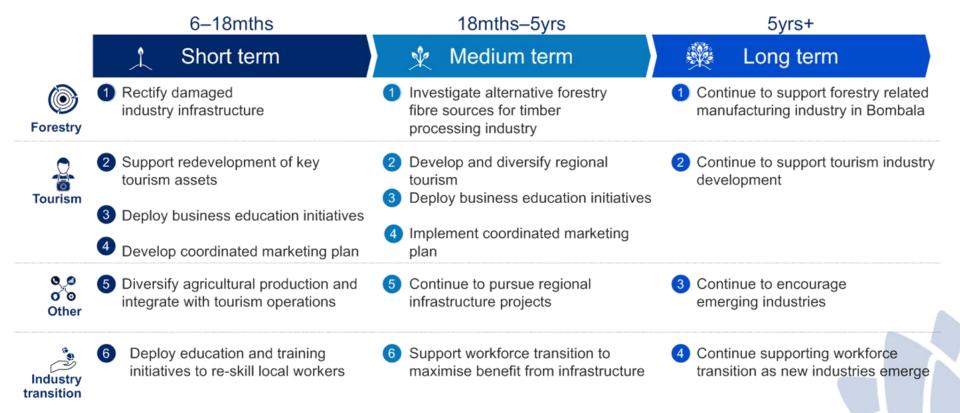
Snowy Monaro focus areas require restructuring to respond to fire impact





9

Snowy Monaro potential priorities and initiatives





ATTACHMENT 1 SNOWY MONARO REDS BUSHFIRE IMPACT REVIEW



Deep dive: Snowy Monaro short-term focus areas

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ocus areas	Description	Rationale	Relevant industry		
Repair damaged industry infrastructure	Ensure rapid repair of state, local government and forestry infrastructure such as roads, bridges, fire trails	Enables forestry recovery and ongoing harvest, supporting processing operations	Forestry and agriculture		
Support redevelopment of key tourism assets	 Support redevelopment of assets such as Selwyn snowfields, walking trails etc Promote new product development 	Essential contributors to regional economy with large multiplier benefits	• Tourism		
Deploy business education initiatives	 Upskill tourism industry operators by providing access to business planning and management skills training Ensure operators are aware of and have access to entrepreneurial skills training 	Professionalising and educating tourism operators will help maximise tourism opportunity and improve resilience for future crisis	• Tourism		
Develop coordinated tourism marketing plan	Develop coordinated message that identifies region is open for business. Tap into likely pent-up demand for domestic travel	Accelerate return of tourism industry where possible	• Tourism		
Diversify agricultural production and integrate with tourism industry	 Realise full value of agricultural production by adding value and connecting to provenance e.g. farm-gate and micro-industry aligned to tourism 	Capture value added GVA and integrate offering with tourism opportunities	Tourism and agriculture		
Deploy education and training initiatives	Provide in region information on available training to transition affected workers e.g. recovery and construction skills	 Prepare workforce for transition and ensure sufficient skills required for recovery Ensure skills exist for emerging industries 	Forestry, agriculture, other		



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ATTACHMENT 1 SNOWY MONARO REDS BUSHFIRE IMPACT REVIEW

Short term | Medium term | Long term

Deep dive: Snowy Monaro medium-term focus areas

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Focus areas	Description	Rationale	Relevant industry
1 Investigate alternative fibre sources	Investigate sourcing additional sawmill logs from out of region to ensure sufficient supply to support workforce as best as possible	Sawmill is main economic driver of Bombala and continued operation will be key to preventing de-population	• Forestry
Develop and diversify regional tourism	Develop tourism initiatives focused on endowments e.g., provenance based food initiatives, and value adding agriculture connected to tourism initiatives such as. micro industry and farm gate sales	Reduce dependence on key assets to insulate and diversify tourism income	• Tourism
3 Deploy business education initiatives	 Professionalise tourism industry operators by providing access to business planning and management skills training Ensure operators are aware of and have access to BEC entrepreneurial skills training 	Professionalising and educating tourism operators will help maximise tourism opportunity and improve resilience for future crisis with appropriate business planning	• Tourism
Implement coordinated marketing plan	When appropriate, implement coordinated message that identifies region is open for business, focusing on region's right to win and targeting focus tourism segments. Tap into likely pent-up demand for domestic travel	Accelerate return of tourism industry where possible	Tourism, other
Continue to pursue regional infrastructure projects	Develop regional infrastructure to improve connectivity and productivity within market e.g., Snowy 2.0, roads, etc	 Infrastructure will provide positive economic activity, improve productivity and improve connectivity to market for key industries such as tourism, agriculture and forestry 	• All
Support ongoing workforce transition Regional NSW	Conduct in region training to ensure local workforce has skills to capitalise on large infrastructure construction	Maximise benefit from large capex state infrastructure e.g., Snowy 2.0	Construction and other

Short term Medium term Long term

Deep dive: Snowy Monaro long-term focus areas

8 = 8 = 8 = 8 = 8 = 8 = 8 = 8 = 8 = 8 =					
Focus areas	Description	Rationale	Relevant industry		
Continue to support forestry related manufacturing industry	 Source logs where possible from out of region to maintain viability of Bombala sawmill Support initiatives that drive long-term productivity and innovation in forestry industry 	Maximise GVA and employment provided by globally significant industry	• Forestry		
Continue to support tourism industry development	 Provide assistance such as professional, entrepreneurial business skills training Ensure cohesive regional tourism message that promotes diversified tourism opportunity Specific opportunities to be reviewed as they become evident 	Promoting emerging tourism industry and integration with existing operatiors to increase regional GVA and maximise tourism activity within region	Tourism		
Continue to encourage emerging industry	 Guide new business initiatives and provide assistance where required such as business skills advice, targeted investments as appropriate— Specific opportunities to be reviewed as they become evident 	Promoting emerging industry will increase regional GVA, diversify industry risk and promote additional employment	• All		
Continue supporting workforce transition as new industries emerge Regional NSW	 Provide in region information on available training to transition affected workers. The nature of this support will change as the economy evolves 	Ensures local employees are equipped to fully leverage opportunities available to them	• All		

9.2.2 BUSHFIRE AND COVID-19 IMPACTS ON SNOWY MONARO ECONOMY

Record No:

Responsible Officer: Chief Communications Officer

Author: Coordinator Economic Development

Key Theme: 2. Economy Outcomes

CSP Community Strategy: 4.1 Attract diverse businesses and industries to the region,

supporting their establishment and retention

Delivery Program Objectives: 4.1.4 Strategic projects undertaken that grow the local economy

Attachments: Nil

EXECUTIVE SUMMARY

This report provides information on the impacts of the bushfires and COVID-19 on the Snowy Monaro regional economy. It highlights the fact that impacts in the region are proportionally greater than many other local government areas in Australia, mainly due to some of our industry sectors having a relatively high exposure to fluctuations in the broader tourism industry.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council note the information in the report detailing the economic impact of the bushfires and COVID-19 on the local economy.

BACKGROUND

The impact of the 2019-20 summer bushfires, coupled with the COVID-19 pandemic, has resulted in unprecedented economic circumstances globally, nationally and locally ie. relevant to Snowy Monaro, locally. What makes these events especially difficult to deal with is how quickly they occurred, contributing to the well-publicised economic 'shock' and its resultant impact on jobs, government spending, revenue and policy, business and consumer confidence, and the general climate of uncertainty within society at present.

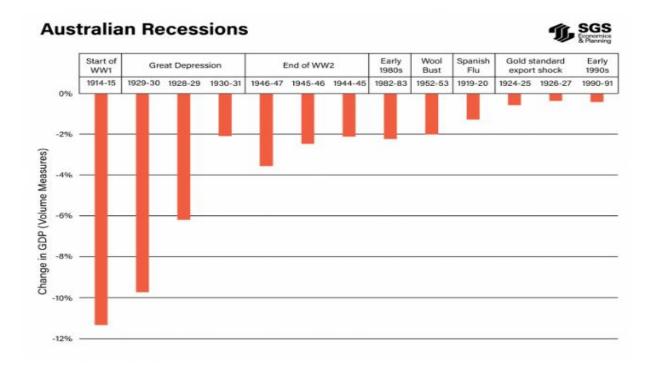
This shock is well demonstrated by the information below produced by the NSW Treasury Corporation (TCorp) showing the impact of the COVID-19 crisis on a key US market index – the S&P500, which measures the stock performance of the top 500 largest companies on US stock exchanges. The table and graph in figure 1 shows that although the COVID-19 impact hasn't been the largest overall fall in value, it has been the largest fall within the shortest period of time (in other words the most intense fall) in the history of that index.

Decline Period	Name	Peak-to-Trough \$&P500 Decline (%)	Peak-to-Trough Period (Days)	Intensity (% Drawdown/Days) (x 1000)
2020	COVID-19	-34%	33	10.28
1929	Wall Street Crash	-45%	71	6.27
1930-32	Great Depression 1	-83%	815	1.01
1937-38	Great Depression 2	-53%	395	1.34
1973-74	1973 Oil Crisis	-47%	636	0.73
1987	Black Monday	-34%	101	3.32
2000-02	Tech Crash	-48%	766	0.63
2007-09	GEC	-56%	525	1.07

		Intensity: (% Drawdown/Days) (x 1000)					
10 -							
8 -							
6 -		_					
4 -		_					
2 -							
0 -	001/10 40					7 10 1	
Source: TCorp analysis	COVID-19	Wall Street Crash	Great Depression 1 Great Depressi	on 2 1973 Oil Crisis	Black Monday	Tech Crash	GFC

Figure 1: Table and graph demonstrating the intensity of the COVID-19 economic shock compared to other major historical declines impacting the US.

At the beginning of May 2020, SGS Economics and Planning produced materials analysing the impacts likely on the Australian economy from the current circumstances. Their estimate was that the Australian economy was expected to decline by 6.7% in the 2019-20 financial year. How this compares to other historical declines in Australia's economy is shown in Figure 2 below. Note that this shows the current expected decline is comparable to some years of the Great Depression.



SOURCE: SGS ECONOMICS & PLANNING AND ABS AUSTRALIAN SYSTEM OF NATIONAL ACCOUNTS

Figure 2: Graph showing other significant historical declines in Australia's economy.

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SGS also produced a map showing the predicted change to the economic production of most local government areas in Australia for the 2019-20 financial year. Snowy Monaro Region was predicted to have an economic decline of between -10% to -12.5% for the year. This places it in the 3rd worst bracket of impacted Councils Australia-wide. The adjoining East Gippsland LGA to the south of Snowy Monaro was among those LGAs listed in the highest impacted bracket of Council areas, with a predicted -15% plus contraction expected in their local economy.

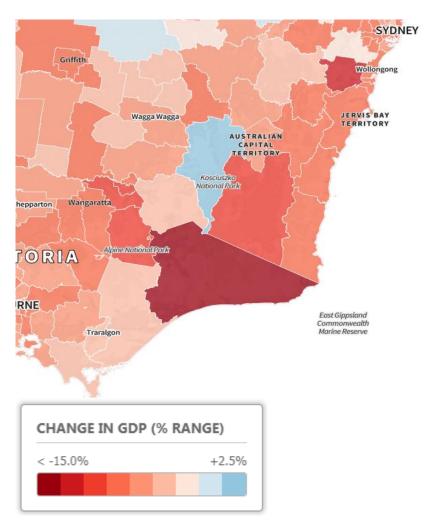


Figure 3: SGS Economics & Planning map showing relative expected declines in local government areas. Snowy Monaro is predicted to have a decline of between -10% to -12.5% in the 2019-20 financial year.

The SGS report highlights that the unprecedented circumstances are meaning that the federal and state governments may consider a variety of methods, some of which may be unorthodox or nonstandard, of potential intervention in the economy to try and reduce the potential economic damage and promote recovery. The measures suggested include nationalising key services (e.g. airlines), providing emergency equity to selected critical companies, and more relevantly for local government – a local infrastructure building program and/or boost to the local government projects pipeline. The motivation behind any of these potential measures is to protect, safeguard and/or create local jobs.

Whilst none of the more extreme examples have been enacted as yet, it seems possible that in due course the federal and state governments may seek to provide funds to local government to assist in jobs creation via specific project undertakings.

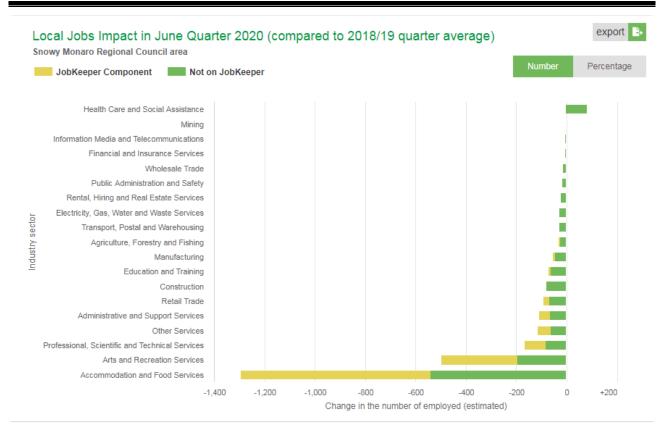
A prudent course of action may be to prepare now for a possible Council response to such a circumstance should it arise. This is important from an economic risk perspective.

The Regional Economic Development Strategy, Destination Management Plan and Local Strategic Planning Statement (among others) are examples of recent strategic documents that contain a number of unfunded strategic projects that would improve different facets of our region. The opportunity future stimulus funding may present to Council will be required to be balanced against the current projects task and Council's long term financial outlook.

Some more detailed modelling of the potential economic impact of current circumstances on the Snowy Monaro economy has been conducted by ID Consulting. Their methodology compared predicted impacts in the June quarter of 2020 to the quarterly average from the 2018-19 financial year. Their forecast is a sobering read, with the forecasts including the following:

- a -19.9% contraction in the Snowy Monaro gross regional product (annual GRP about \$1.2b)
- a fall in local jobs of -11.9% (1256 local jobs, Snowy Monaro total jobs about 10,500)
- that if JobKeeper recipients are included, the number of impacted jobs rises to 2,532 across the region
- a -9.6% change in employed local residents, up to -18.2% if JobKeeper recipients are included.

The graphs below illustrate these changes and highlight that most of the impact is being felt by those industry sectors most heavily exposed to tourism. Of note also is that the bushfire impact on the local timber industry in Bombala was expected to be problematic moving towards the end of the year. However anecdotally this does not appear to be as bad as first thought. A Softwoods Recovery Study Council has commenced using a local industry expert that will shed further light on the state of this local industry sector in due course.



Source: National Institute of Economic and Industry Research (NIEIR) Version 1.1 (May 2020). ©2020 Compiled and presented in economy.id by .id the population experts. Impacts have been split into: (1) not on JobKeeper – unemployed as defined by the ABS; and (2) JobKeeper – performing reduced hours or not working (i.e. 0 hours). Many will not be contributing to economic activity.



Figure 4: Graph showing the forecast change in local jobs across various industry sectors in Snowy Monaro and the impact of JobKeeper.

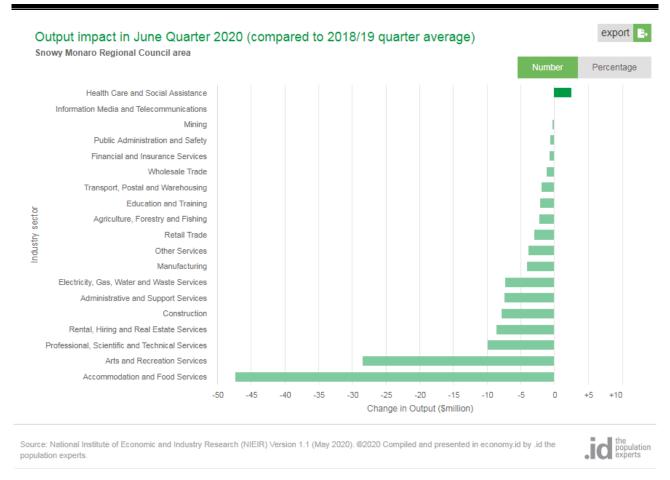


Figure 5: Graph showing the forecast change in total sales for the June quarter across industry sectors in Snowy Monaro.



Figure 6: Graph showing that Snowy Monaro COVID-19 impacts are worse that the general regional NSW, NSW and Australian community.

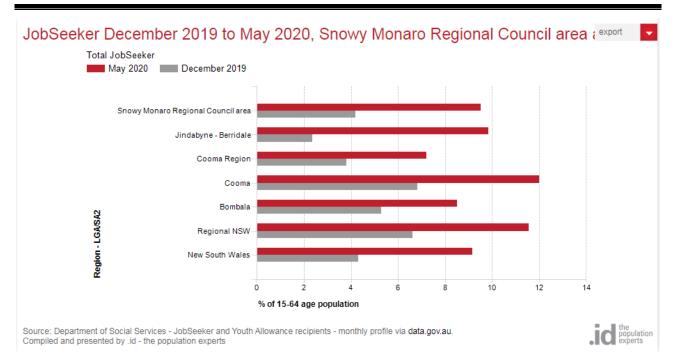


Figure 7: Graph showing there has been a dramatic rise in eligible recipients of JobSeeker and youth allowance payments across the region since December last year, most particularly in the Jindabyne-Berridale sub-region.

QUADRUPLE BOTTOM LINE REPORTING

1. Social

This report highlights various economic issues which are likely to have social impacts, although there may be a longer lag time before these are fully understood.

2. Environmental

There are no immediate environmental impacts from the issues raised in this report.

3. Economic

A number of predicted economic impacts on the SMRC region have been highlighted in this report.

4. Civic Leadership

During difficult times being incurred now and into the foreseeable future the Council could potentially play an important role in providing community advocacy and leadership.

9.3.1 INVESTIGATION OF A HEAVY VEHICLE ALTERNATIVE ROUTE - COOMA

Record No:

Responsible Officer: Coordinator Strategy Development

Author: Senior Strategic Land Use Planner

Key Theme: 3. Environment Outcomes

CSP Community Strategy: 9.1 Transportation corridors throughout the region are improved

and maintained

Delivery Program Objectives: 9.1.3 Land use and transportation corridor planning is integrated

to improve decision making and outcomes

Attachments: Nil

Cost Centre WO47

Project Snowy Monaro Local Strategic Planning Statement

EXECUTIVE SUMMARY

This report has been requested to provide an update on action 10.7 of the Snowy Monaro Local Strategic Planning Statement 'Council will investigate heavy vehicle alternative route options for Cooma, Bombala and Berridale'. This is an action designed to achieve Council's Planning Priority to Identify and integrate transport corridors and connections with the right types and levels of development.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council receive the update on the Snowy Monaro Local Strategic Planning Statement Action.

BACKGROUND

On 20 February Council endorsed the draft Snowy Monaro Local Strategic Planning Statement (LSPS) to go out for public exhibition. Throughout the public exhibition period 33 submissions where received, 22 surveys were completed, and over 300 comments were made on the draft LSPS. Two submissions were received on the bypass. These submissions were from the Cooma Monaro Progress Association (CMPA) and a member of the CMPA.

On 21 May Council adopted the LSPS with investigations in the Cooma bypass as a medium to long term priority.

Rationale for timeframes

The LSPS is an overarching strategic document for the region over the next 20 years. As such it contains 83 actions to be completed across this timeframe. All actions have been categorised into the following five categories:

- Immediate: 0-1 years following the adoption of the LSPS;
- Short: 1-5 years following the adoption of the LSPS;
- Medium: 5-10 years following the adoption of the LSPS;
- Long: 10-20 years following the adoption of the LSPS; and

Ongoing: Action required when the item arises.

A clear and concise methodology was developed to prioritise the actions in the LSPS. This approach has been informed by priorities identified by the community throughout the 2019 discussion paper consultation, the recent public exhibition of the draft LSPS, the priorities and directions in the South East and Tablelands Regional Plan, relevant ministerial directions and internal council priorities including input from councillors.

Two submissions, with related origins, identified the bypass as a high priority for the community. No other comments, surveys or submission identified the bypass action as a high priority for the community. Due to the significant number of Council and community priorities identified in the LSPS by the community, Councillors, and NSW Government feedback, a medium to long term timeframe was applied based on the above methodology. It is noted that this is a part-funded action; the Bombala investigations have received funding; however, the Cooma and Berridale components remain unfunded.

Impact of changing timeframe

The timeframe identified in the Snowy Monaro Local Strategic Planning Statement (LSPS) for action 10.7 'Council will investigate heavy vehicle alternative route options for Cooma, Bombala and Berridale' is medium - long. The LSPS defines medium to long term timeframes as projects to be completed within 5 to 20 years of the adoption of this document. The subject action should be delivered between 2025 and 2040.

The primary constraint to expediting timeframes is a lack of resources and funding, resulting in no capacity to accelerate a specific project without an impact on other projects. The acceleration of one project will be at the expense of others; this may result in essential projects being delayed or abandoned.

An action can be delivered ahead of its timeframe without amendment to the LSPS. However, resourcing elements such as staff time and funding would need to be addressed for this to be achieved. Amending the timeframe in the LSPS would require an amendment to the document which would need to be publically exhibited for a minimum of 28 days under the Environmental Planning and Assessment Act 1979 and sent to NSW Government Department of Planning Industry and Environment for endorsement. Amendment to the timeframe in LSPS would not necessarily result in the project being delivered sooner. Resourcing and funding would be required for further technical studies to determine feasibility of the project.

Other Related Matters

Action 10.1 of the LSPS is that 'Council will develop a Regional Integrated Transport and Access Strategy' this is identified as a medium-term priority and should be undertaken before further investigations of heavy vehicle alternative routes. Action 10.1 will assist in determining the need for such studies and identify priority transport improvements across the Local Government Area.

Should Council wish to expedite the bypass investigations, it will also need to expedite that project, also having an impact on the other projects required to be carried out.

Implications

Amending the LSPS would be a significant resource burden on Council and would likely result in an undesirable outcome. Delivery of this action in a short timeframe would be at the expense of other short term strategic planning priorities that Council has, including:

A comprehensive Local Environmental Plan

- A Koala Plan of Management
- A comprehensive Development Control Plan
- Snowy Monaro Heritage Strategy
- Snowy Monaro Rural Land Use Strategy
- Snowy Monaro Settlements Strategy
- Detailed Plan for Polo Flat

Should Council seek to amend the LSPS, it should be outlined what project would be reduced in priority to medium-long term delivery. A comprehensive review of the LSPS will occur every 5-7 years; this action can be reconsidered as part of this review, based on community views and data.

QUADRUPLE BOTTOM LINE REPORTING

1. Social

The LSPS identified several social issues, priorities, and actions to be achieved. Diverting resources to projects that are a lower priority, based on community input and have not been identified as having a greatly positive social impact, compared to the projects identified as short term actions is likely to have a negative social impact. The comprehensive LEP, Development Control Plan Rural Land Use Strategy, and settlement strategy are considered to provide better social outcomes at this stage than the bypass investigations.

2. Environmental

The LSPS identified several environmental issues, priorities and actions to be achieved, these should be implemented as per the identified timeframes. A number of these projects are considered to provide more environmental benefits than the bypass, such as the comprehensive LEP and DCP, Koala Management Plan, Heritage Strategy, Rural Land Use Strategy and Settlement Strategy.

3. Economic

Action 10.7 in the LSPS is partly funded as funding has been received for investigations to take place in Bombala. The Cooma and Berridale elements remain unfunded, and it is expected approximately \$200,000 would be needed to progress this project further. This is currently unfunded in Councils forward budget.

Equally, there has been no indication that an actual bypass of Cooma will be funded. This limits the economic value of an investigation into the route as the actual project will not progress until funding has been allocated. The other projects will provide ongoing benefits as they will directly impact on the community once in place.

4. Civic Leadership

Council has shown strong leadership in working with the community to create and publish the Snowy Monaro LSPS. This document was adopted unanimously by Council and identified one clear vision for the region that can be achieved by the delivery of 12 planning priorities and 83 actions. The document and appendices set out how each action can be delivered when it will be delivered and how it will be delivered, including potential funding sources and key performance indicators.

Record No:

Responsible Officer: Chief Operating Officer

Author: Coordinator Biosecurity

Attachments: 1. Minutes of the 20 August 2020 Snowy Monaro Region

Biosecurity (Weeds) Advisory Committee meeting

2. Corrowong, Wallendibby, Tombong Landcare Group Weeds

Plan

EXECUTIVE SUMMARY

The Snowy Monaro Region Biosecurity (Weeds) Advisory Committee met on 20 August 2020 in Cooma and via teleconference. The Committee's recommendations are presented for Council's consideration and adoption.

OFFICER'S RECOMMENDATION

That Council adopt the Recommendations of the Snowy Monaro Region Biosecurity (Weeds) Advisory Committee held on 20 August 2020 to write to the Corrowong, Wallendibby, Tombong Landcare group commending the group on their initiative and committing staff resources to the successful implementation of the weed plan.

RECOMMENDATION OF THE SNOWY MONARO REGION BIOSECURITY (WEEDS) ADVISORY COMMITTEE – 20 AUGUST 2020

That Council writes to the Corrowong, Wallendibby, Tombong Landcare group commending the group on their initiative and committing staff resources to the successful implementation of the weed plan.



Minutes

Snowy Monaro Region Biosecurity (Weeds) Advisory Committee Meeting

20 August 2020

ATTACHMENT 1 MINUTES OF THE 20 AUGUST 2020 SNOWY MONARO REGION BIOSECURITY (WEEDS)

ADVISORY COMMITTEE MEETING

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SNOWY MONARO REGION BIOSECURITY (WEEDS) ADVISORY COMMITTEE MEETING HELD ELECTRONICALLY

ON THURSDAY 20 AUGUST 2020

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3.	DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST				
4.	ADOPTION OF MINUTES OF PREVIOUS MEETING				
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7.	CORRE	SPONDENCE	. 3		
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ATTACHMENT 1 MINUTES OF THE 20 AUGUST 2020 SNOWY MONARO REGION BIOSECURITY (WEEDS)

ADVISORY COMMITTEE MEETING

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MINUTES OF THE SNOWY MONARO REGION BIOSECURITY (WEEDS) ADVISORY COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL

HELD ONTHURSDAY 20 AUGUST 202020 AUGUST 2020

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MINUTES OF THE SNOWY MONARO REGION BIOSECURITY (WEEDS) ADVISORY COMMITTEE MEETING HELD IN ELECTRONICALLY ON THURSDAY, 20 AUGUST COMMENCING AT 10.30AM

PRESENT: Councillor, Bob Stewart

Brett Jones, Coordinator Biosecurity (SMRC) Angela Sharp, Biosecurity Extension Officer (SMRC) Sammy-Jo Robinson – Biosecurity officer (SMRC)

Jenny Crowe, Snowy Hydro

Mark Chaplin, Snowy River Interstate Landcare Lachlan Ingram – Upper Snowy Landcare John Alcock – Nimmitabel Advancement Group

Bronwen Wicks – Local Land Services

Susannah Harper, Biosecurity Administration/Secretary BAC (SMRC)

1. OPENING OF THE MEETING

The Chair opened the meeting at 10.37am

2. APOLOGIES

An apology for the meeting was received from Anna Vincent Snowy River Interstate Landcare, Margaret Ning Friends of Grasslands, Howard Charles Monaro Landholders Lovegrass Taskforce, Jo Powells Local Land Services, Luke Pope Local Land Services, Michael Michelmore, NSW DPI, Sander van Tol Environmental Advisor Snowy Hydro, Luke Pope Local Land Services

3. DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST

Nil

4. ADOPTION OF MINUTES OF PREVIOUS MEETING

• 4.1 Snowy Monaro Region Biosecurity (Weeds) Advisory Committee Meeting 21 May 2020

RECOMMENDATION

THAT the minutes of the Snowy Monaro Region Biosecurity (Weeds) Advisory Committee Meeting held on 21st May 2020 are confirmed as a true and accurate record of proceedings.

Moved Bob Stewart Seconded Brett Jones

ATTACHMENT 1 MINUTES OF THE 20 AUGUST 2020 SNOWY MONARO REGION BIOSECURITY (WEEDS)

ADVISORY COMMITTEE MEETING

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MINUTES OF THE SNOWY MONARO REGION BIOSECURITY (WEEDS) ADVISORY COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL

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5. BUSINESS ARISING

NIL

6. ACTION SHEET

NIL

7. CORRESPONDENCE

- The committee noted an email from Councillor Sue Haslingdon regarding The Daily Telegraph Bush Summit being held in Cooma On August 28th. Councillor Haslingdon suggested finding an opportunity to raise Biosecurity issues at the Summt, however it was noted the event was closed and invitation only.
- Letter from Dr Tein McDonald advising the Committee of her interest in starting a Bushcare group
 for the North Ridge Reserve, focussing on African lovegrass over Winter 2020, with the goal of
 conducting bush regeneration activities to control weeds in the reserve. Letter included in the
 Biosecurity Coordinator's report to Council.

8. GENERAL BUSINESS

• 8.1 Snowy Monaro Regional Council Activity Report

Responsible Officer: Coordinator - Biosecurity
Key Theme: 3. Environment Outcomes

CSP Community Strategy: 7.1 Protect, value and enhance the existing natural environment

Delivery Program Objectives: 7.1.1 The Region's natural environment remains protected through

delivery of a range of Council programs and regulatory compliance

Attachments: Nil

EXECUTIVE SUMMARY

Council provides an activity report to the quarterly Section 355 Biosecurity (Weeds) Advisory Committee. The report summarises Council's biosecurity activities throughout the reporting period. The report is for the information of the Committee and highlights and recommendations for its consideration.

- All points in the report provided by the Coordinator Biosecurity were discussed by the committee members.
- New Biosecurity officer to commence in a few weeks time, most likely based out of Cooma.
- Open tender process for roadside weed spraying contracts awarded tonight at Council with the Southern region still to be awarded
- Landholders are currently discouraged from attending inspections in the same vehicle as the Biosecurity officers, over the fence is fine.
- Parthenium weed follow up —Parthenium weed has been detected throughout northern NSW as a
 result of contaminated fodder and chicken feed. Anybody purchasing commercial chicken feed
 from Queensland is encouraged to be on the lookout for this highly invasive weed. Fodder
 movements from infested properties in Queensland have been traced to two local properties.
 Council staff have been in contact with the property owners and will monitor for the weed as
 paddocks recover from drought.
- Corrowong, Wallendibby, Tombong Landcare Group Weeds Plan
 - o Arising from the 21 May 2020 Biosecurity Advisory Committee meeting was a

ATTACHMENT 1 MINUTES OF THE 20 AUGUST 2020 SNOWY MONARO REGION BIOSECURITY (WEEDS)

ADVISORY COMMITTEE MEETING

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MINUTES OF THE SNOWY MONARO REGION BIOSECURITY (WEEDS) ADVISORY COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL

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recommendation that Council adopts the Corrowong, Wallendibby, Tombong Weed plan as a sub plan of the Snowy Monaro Region Local Weed Management Plan. While Council supports the initiative of the Landcare group and will commit staff resources to the successful implementation of the weed plan, it did not consider this recommendation as the plan had been omitted from the business paper.

RECOMMENDATION

That Council writes to the Corrowong, Wallendibby, Tombong Landcare group commending the group on their initiative and committing staff resources to the successful implementation of the weed plan.

MOVED: Bob Stewart SECONDED: Brett Jones

- 8.2 LIAM O'DUIBHIR (2PI SOFTWARE) AND NEIL MURDOCH (SMRC BIOSECURITY OFFICER) PRESENTATION
- The problem: African lovegrass it degrades pastures, reduces productivity and biodiversity, even to a monoculture in some instances.
- With the recent rains we are bracing for a pulse in weed growth this spring/summer after previous drought years.
- · The established range is always increasing. New solutions needed
- Create a central hub for data storage of drone images that can be utilised for machine learning/Artifical intelligence for weed detection purposes. Machine learning is data hungry, cloud platform allows for infinitely scalable secure data storage that is pay as you go.
- Facilitate collaboration between landholders, community organisations and local Councils and Government departments
- Using drones for imagery and being able to use Artificial Intelligence for weed identification
 means a service could be provided to landholders to fly their own drones and send the images to
 the server then provide georeferences IDing the ALG and, in the future, other priority weeds.
- Historical data storage allows for restrospective analysis of the landscape.
- Grand vision of a national shared services weed portal.

Recording available upon request to Committee members

- 8.3 UPDATE ON AFRICAN LOVEGRASS PHD PROGRESS by Lachy Ingram
- Due to Covid19, Jed's focus has needed to change.
- Jed is now looking at records of properties who are managing African lovegrass well by controlling the soil seed bank.
- Jed isn't looking at genetics, as that is a whole PHD in itself.
- Jed is collecting soi Isamples to check seed load in 1m² plots amongst native grass and lovegrass.
- In the 1960's it was thought there were 7 types of African lovegrass, realistically there are probably only 2 types, tall and short.

Lachy noted that Charles Sturt University are undertaking a similar project to Neil with artificial intelligence and drone imagery/machine learning.

ATTACHMENT 1 MINUTES OF THE 20 AUGUST 2020 SNOWY MONARO REGION BIOSECURITY (WEEDS)

ADVISORY COMMITTEE MEETING

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MINUTES OF THE SNOWY MONARO REGION BIOSECURITY (WEEDS) ADVISORY COMMITTEE MEETING OF SNOWY MONARO REGIONAL COUNCIL

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MATTERS OF URGENCY

NIL

10. NEXT MEETING

Thursday, 19 November 2020 12pm. Location: Online and limited space in the Cooma office meeting room, Ground floor

There being no further business the Chair declared the meeting closed at 11.34am

CHAIRPERSON

The above minutes of the Snowy Monaro Region Biosecurity (Weeds) Advisory Committee Meeting of Snowy Monaro Regional Council held on 20 August 2020 have been confirmed by circular resolution.

Moved: Lachy Ingram Seconded: Brett Jones

ATTACHMENT 2 CORROWONG, WALLENDIBBY, TOMBONG LANDCARE GROUP WEEDS PLAN Page 88



Vision

"Working together to keep our clean area clean"

Aim

- Target Priority Weeds in the Landcare area
 - o **Emerging** Prevent and eradicate
 - o African Lovegrass by 2030, reduce infested area to 95% to 100% clean
 - o Serrated Tussock by 2030, reduce infested area to 98% clean

Weeds Plan

Situational Analysis 2019

Strengths

- Connected community
- Relatively clean
- Great working relationship with Snowy Monaro Regional Council staff
- Isolated

Opportunities

- Have a plan that everyone works towards
- Compliance action
- Understanding base line data
- Coordinated approach (contractors, resources)
- Improved communication
- Funding

Weaknesses

- No baseline
- Absentee landholders
- Lack of knowledge with some landholders
- Communication between Landholders and Snowy Monaro Council

Threats

- Fodder/livestock coming in
- Lack of Knowledge emerging weeds
- Plant coming in
- · Infestations in surrounding landscapes

Objectives of the Plan

- Have a coordinated approach to weed control
- All landholders clearly understand their General Biosecurity Duty
- Maintain a good working relationship with all stakeholders
- Have open communication between all stakeholders
- Annual meetings
- Bi-annual report and evaluation for continuous improvement
- Reduce the area of infestation of Serrated Tussock & African Lovegrass
- Halt emerging weeds "hard and fast"
- Enforce the Biosecurity act when needed

Weeds Plan

Reporting to the Plan

- Snowy Monaro Regional Council's Local Biosecurity officer will provide a Bi-annual report, outlining the last two years work plus KPI's and where improvement can be made in future years.
- First report will be made in winter 2020 with baseline data.
- An annual meeting will be held to review the plan and the action register

Coordination of the Plan

 The coordination of the plan will be the responsibility of the local Landcare group representative working closely with the Snowy Monaro Regional Council's Local Biosecurity Officer.

Communication and Extension

Communication will be key in the plan success. The following will be the modes of communication:

- A Landcare group roadside sign to inform landholders of important notices
- Best practice weed control activities calendar for Serrated Tussock & African Lovegrass
- Strategic emails throughout the year from Snowy Monaro Biosecurity team
- An annual meeting to review the plan and the action register
- Letter from the Landcare Group to absentee Landholders
- A weeds pack from Snowy Monaro Biosecurity team to absentee landholders
- Media interaction to promote the plan

Restricting weed seed entering the plan area

Farm stock feed

- Landholders encouraged to have a farm biosecurity plan
- Restrict feeding out fodder to small areas of the farm
- When possible purchase quality assured weed free fodder

Farm Livestock

- Landholders encourage to have a farm biosecurity plan
- All introduced livestock guarantined to empty out in yards (24-48 hours)

Weeds Plan

Farm Contractor Plant

- Landholders encouraged ask two questions. Where has your plant been? Is your plant washed down?
- Landholders encourage to have designated wash down areas

Forestry Plant

 Snowy Mountains Forests to consult with the Landcare group on their plant hygiene policy and uphold that policy.

Utilities Plant

- Whilst Utilities do have a responsibility for plant hygiene "as far as is reasonably practicable", landholders are encouraged to inspect along power and telecom lines seasonally.
- Landholders encouraged to have a front gate Biosecurity sign with contact number.

Snowy Monaro Regional Council Plant

- Snowy Monaro Regional Council has an adopted Biosecurity Policy with an operating procedure in draft. (due for implementation by June 2020)
- SMRC to consult the group on their plant hygiene policy, procedure and enforce that policy.

Quarry operations

 Snowy Monaro Regional Council's Local Biosecurity officer will have an annual inspection of local quarries for weed incursion.

Key Performance Indicators

- Landcare Group and Stakeholder Satisfaction with the plan (1-10)
- weed control / year (days)
- % of participation with the plan (% of total ha- > 80%)
- Ha infested (ha AL ST)
- Number of inspections/years

CORROWONG, WALLENDIBBY, TOMBONG LANDCARE GROUP Weeds Plan

Map of Planned Area



African Lovegrass (Eragrostis Curvula)

African lovegrass was accidentally introduced into Australia before 1900. It has since been deliberately introduced for experiments. African Lovegrass thrives on acidic, sandy soils with low fertility. It is heat and drought tolerant. Frost can damage it, but it regrows in warmer weather.

Seed spreads;

- short distances by wind
- between paddocks by livestock
- along roads by machinery and vehicles
- in hay and fodder
- by water

Control

Successful weed control requires follow up after the initial efforts. This means looking for and killing regrowth or new seedlings. Using a combination of control methods is usually



more successful. Control mature plants year round, with extra effort in spring before flowering. Look for flushes of seedlings after rain when temperatures are over 10°C (most seeds germinate in autumn and spring) kill the seedlings before they are six weeks old. Keep looking for new plants each year as some seed remains viable for up to 17 years. Spot spraying may be better than disturbing a large patch of African lovegrass.

Prevention

To reduce the chance of African lovegrass establishing you can:

- avoid bringing in livestock, hay, grain, or silage from known African lovegrass areas
- limit animal movement from infested areas into clean paddocks
- check the coats of new stock for weed seeds
- quarantine new stock for at least 10 days and monitor quarantine area for 12 months.
- clean vehicles and machinery before coming onto your property
- inspect hay or fodder for weed seeds
- Inspect and monitor feeding out areas for weed germinations
- broadcast seed of desirable species in disturbed pastures.
- Monitor farm tracks, parking areas and utility servitudes for new weeds.

Serrated Tussock (Nassella Trichotoma)

It was first introduced to Australia in the early 1900s and first identified in 1935. Serrated tussock is native to South America.

Serrated tussock prefers to grow on the tablelands of NSW, although it can be found on the coast and slopes. The optimum temperature range is 10 - 15 degrees C.

Serrated tussock seeds can spread long distances by wind and water. Wind is the main mechanism of



spread. The ripe seed heads break of at the base and are carried long distances by wind - 10 km or more if conditions are favorable. Seeds have been known to move 60 km downstream from the nearest infestation.

Seeds also spread with feed, animals and machinery. Animals can pick up seeds in hooves, fleeces or coats. Serrated tussock seeds remain viable passing through an animal's gut.

Serrated tussock quickly colonises bare areas. Drought causing bare ground favors serrated tussock. Sandy, nutrient poor soils are at most risk.

- seed heads take about 10 weeks to develop
- seeds develop early to mid-summer
- seeds germinate year round, but most germinate in Autumn following rain
- most seeds germinate
- some seeds remain viable in the soil for over 3 years
- seeds buried deeper than 1.8 cm are unlikely to germinate
- plants produce seeds from around 18 months old

Prevention and Control:

- Control plants as soon as they appear and before they set seed.(chip out or spray)
- Limit animal movement from infested areas into clean paddocks.
- Quarantine livestock from infested areas for at least 10 days (or to best practice) to allow seed to pass through the gut before releasing them to clean paddocks.
- Monitor livestock quarantine area for at least 12 months
- Avoid bringing hay, grain, or silage from known serrated tussock areas onto your property.
- Inspect hay or fodder (even from clean areas) for weed seeds.
- Clean vehicles and machinery before moving into clean areas
- Monitor farm tracks, parking areas and utility servitudes for new weeds.

Weeds Plan

Action Register

Action	Who	When	Comments
Bi-annual report to the plan	Colin Groves	First meeting – Winter 2020	
Base line data reported	Colin Groves	Winter 2020	% of infected ha of total for Serrated Tussock and African Lovegrass
Develop best practice weed control activities calendar for AL and ST	Angela Sharp	Winter 2020	
Annual landcare group weeds meeting	Chair	Winter 2020	
Strategic emails throughout the year (create email group)	Snowy Monaro Biosecurity team	As needed 4-6 /year	
Establish a sign entering the Landcare group area for important notices.	Angela Sharp / Toni MacLeish	Winter2020	
Develop Absentee landholder package (create postal group)	Angela Sharp / Toni	To be sent out Winter 2020	
Email out - high risk weeds info	Angela Sharp trough the chair	March 2020	
Find best practice livestock quarantine procedures	Angela Sharp	March 2020	
Contact Snowy Forests on their plant hygiene policy	Dave Mitchell	March 2020	
Base Line KPI's	Colin Groves / Dave Mitchell	Winter 2020	
Media to promote the plan	Angela Sharp/ Dave Mitchell	Winter 2020	

Weeds Plan

Online Resource List:

Snowy Monaro Regional Council - Weeds Web Page

https://www.snowymonaro.nsw.gov.au/140/Biosecurity-and-Weeds

Council's responsibility for weeds under the Biosecurity Act 2015

https://www.dpi.nsw.gov.au/biosecurity/weeds/local-government-responsibility-for-weeds

Weed Identification and Control

https://weeds.dpi.nsw.gov.au/

https://www.snowymonaro.nsw.gov.au/769/Get-to-Know-Weeds

Landholders Responsibility under the Biosecurity Act 2015

https://www.snowymonaro.nsw.gov.au/591/Legal-Obligations

https://www.snowymonaro.nsw.gov.au/219/Information-For-Landholders

Preventing Weeds

https://www.snowymonaro.nsw.gov.au/1409/Preventing-weeds

Develop your own Integrated Weed Management Plan using this guide and template

https://www.snowymonaro.nsw.gov.au/1314/Planning-for-Effective-Weed-Control

Farm Biosecurity

https://www.snowymonaro.nsw.gov.au/1478/Farm-Biosecurity

Download the NSW Weed Control Handbook for recommended Herbicide selection.

https://www.dpi.nsw.gov.au/biosecurity/weeds/weed-control/management-guides/noxious-enviro-weed-control

Weeds and Drought

https://www.dpi.nsw.gov.au/biosecurity/weeds/weed-and-drought

Grow Me Instead (suggested alternatives to invasive exotic plants)

http://www.growmeinstead.com.au/

9.3.3 AWARD OF CONTRACT - 2020-21 WEED CONTROL SERVICES - SOUTHERN REGION

Record No:

Responsible Officer: Chief Operating Officer

Author: Manager Built & Natural Environment

Key Theme: 3. Environment Outcomes

CSP Community Strategy: 7.1 Protect, value and enhance the existing natural environment

Delivery Program Objectives: 7.1.1 The Region's natural environment remains protected

through delivery of a range of Council programs and regulatory

compliance

Attachments: 1. Tender Evaluation Report - Southern Region (Under Separate

Cover) - **Confidential**

EXECUTIVE SUMMARY

At its 20 August 2020 meeting Council resolved (Resolution 156/20) to:

A. Award 2020-21 Weed Control Services contracts as per the following recommendations and attached tender evaluation reports:

Eastern region Rural – Riparian Weed Control
 North West region Byrne Rural Contracting Services

Northern region
 Buckleys Weedspraying & Contract Fencing

South east region Rippers Rural Services
 South West region Buckleys Rural Services

- B. Readvertise the 2020-21 Weed Control Services Southern region;
- C. Authorise Chief Executive Officer to determine the contract for the Southern region based on Council's Purchasing and Tendering Policy.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council note the award of the 2020-21 Weed Control Services – Southern Region Contract to Stone's Forestry Contracting Pty Ltd.

BACKGROUND

On 21 August 2020 Council invited tenders for the supply of weed control services on the network of roads, reserves and operational lands under its control within the Southern Contract Region.

A selective tender process was adopted in accordance with Council's Purchasing and Tendering Policy. Tenders were invited from eleven candidates, being those who responded to the initial tender process. Tenders closed at 4pm 4 September 2020, providing a 14 day response period.

Five submissions were received and were assessed by an evaluation panel on Monday 7 September 2020.

The recommended candidate, Stone's Forestry Contracting Pty Ltd of Bombala, were able to demonstrate a skilled, dedicated workforce and ample resources to meet contractual needs. The submission detailed significant contract management experience in the weed control field, a thorough understanding of the contract requirements, familiarity with Council's network of roads, reserves and operational lands in the Southern region and close proximity to the project site, enabling Council to achieve value for money and efficiency in delivering this service.

In its submission to the initial tender process conducted during July/August, Stone's Forestry Contracting Pty Ltd provided a tender submission which failed to address mandatory criteria and was subsequently dismissed as a non-compliant tender. During the current tender process Stone's Forestry Contracting Pty Ltd satisfactorily addressed the mandatory criteria.

The 2020-21 Weed control Services – Southern Region Contract was executed on 15 September 2020.

QUADRUPLE BOTTOM LINE REPORTING

1. Social

Council has a General Biosecurity Duty to prevent, eliminate, minimise or manage the biosecurity risk associated with weeds on land that it owns and manages. The broader community look to Council for leadership and guidance on effective weed control and hold the expectation that Council will lead by example in this field. In maintaining a high standard of weed control on its own lands Council inspires its constituents to do the same. It also enables Council's Biosecurity Officers to promote and enforce effective weed control without retribution from the community.

2. Environmental

Weeds are known to impact significantly on the environment and are identified as key threatening processes to the natural temperate grasslands that are endemic to the Snowy Monaro region. The award of this Contract will result in positive environmental outcomes.

3. Economic

The 2020-21 Weed Control Services – Southern Region Contract is based on Australian Standard AS 4905—2002 minor works contract conditions (Superintendent administered). The Australian standards define the conditions of the contract and ensure strict compliance from both parties.

The maximum value of this Contract is \$100,000 exclusive of GST, which is allocated within the 2020-21 budget.

4. Civic Leadership

The award of this Contract enables Council to fulfil its statutory obligations in relation to the *Biosecurity Act 2015* and to show civic leadership to a community that has strong expectations that its Council will lead by example, in achieving a high standard of weed control on the lands to which it is responsible.

9.3.4 DRAFT RURAL LAND USE STRATEGY

Record No:

Responsible Officer: Coordinator Strategy Development

Author: Strategic Land Use Planner

Key Theme: 3. Environment Outcomes

CSP Community Strategy: 8.1 Plan for rural, urban and industrial development that is

sensitive to the region's natural environment and heritage

Delivery Program Objectives: 8.1.2 Land use is optimised to meet the social, environment and

economic needs of the region

Attachments: 1. Appendix A - Draft Snowy Monaro Rural Land Use Strategy

(Under Separate Cover)

2. Appendix B - Snowy Monaro Employment Lands and Rural

Lands Analysis (Under Separate Cover)

3. Appendix C - Snowy Monaro Biodiveristy Study (Under Separate

Cover)

4. Appendix D - Bombala Shire Area Heritage Study Inventory

(Under Separate Cover)

5. Appendix E - Bombala Shire Area Heritage Study Report (Under

Separate Cover)

EXECUTIVE SUMMARY

The purpose of this report is to provide a draft Rural Land Use Strategy (RLUS) to Council for endorsement to place on public exhibition. The recommendation is to place the RLUS on public exhibition for a period of 40 days in consideration of the lengthy and complex nature of the document.

The RLUS reviews the rural landscape in a land use planning context, reviewing the existing planning provisions under each of the Bombala, Cooma-Monaro and Snowy River Local Environmental Plans (LEPs) and making recommendations in light of drivers, influences, the current policy framework and best practice.

The RLUS makes recommendations concerning minimum lot size, appropriate land use zoning, scenic protection and rural industry protection, amongst other relevant considerations.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council:

- A. Endorse the following for public exhibition;
 - i. Appendix A Draft Snowy Monaro Rural Land Use Strategy (provided separately)
 - ii. Appendix B Snowy Monaro Employment Lands and Rural Lands Analysis
 - iii. Appendix C Snowy Monaro Biodiversity Study
 - iv. Appendix D Bombala Shire Area Heritage Study Inventory
 - v. Appendix E Bombala Shire Area Heritage Study Report; and

B. Endorse a 40 day public exhibition period.

BACKGROUND

The review of Councils land use planning framework is well underway.

The project began in earnest in February 2019 when the Snowy Monaro Planning and Land Use Discussion Paper was placed on public exhibition.

Feedback received during the public exhibition on the discussion paper established the direction of the new Snowy Monaro planning framework. It ultimately informed the 12 planning principles of the inaugural Snowy Monaro Local Strategic Planning Statement (LSPS) which Council adopted at its ordinary meeting on 21 May 2020.

The Rural Land Use Strategy has been developed with a clear line of sight to the LSPS as well as the South East and Tablelands Regional Plan. The RLUS and the Settlements Strategy (separate report) are the final strategic document to inform the consolidated Snowy Monaro LEP.

The document canvasses important matters which are relevant to rural lands, such as minimum lot size and land use zoning. The RLUS makes the recommendation to increase the minimum lot size in the Bombala area and the eastern portion of the Cooma-Monaro area to 250ha to reflect the actual holding size and better reflect the nature and requirements of the dominant agricultural industries in the LGA.

The RLUS also recommends that the suite of rural zones be better utilised and justifies the inclusion of the RU2 Rural Landscape, RU4 Primary Production Small Lots and E3 Environmental Management Zone.

The RLUS makes recommendations in relation to the zoning of Council's infrastructure, consistent with best practice. Additional heritage items are recommended consistent with the Bombala Shire Area Heritage Study Inventory (Appendix C) and Report (Appendix D).

CONSULTATION

The RLUS is an important strategic planning policy document for the region, and as such community consultation is required. The *Environmental Planning and Assessment Act 1979* does not prescribe minimum exhibition periods for rural land use strategies. Strategic planning documents are usually exhibited for 28 days; however, considering the length and complexity of the RLUS and the Settlements Strategy (separate report), it is proposed (if Council resolves in the affirmative) the draft RLUS be placed on public exhibition for 40 days from Wednesday 21 October 2020 until 30 November 2020.

Drop-in sessions are proposed in the five key locations of Cooma, Jindabyne, Bombala, Berridale and Michelago. Strategic planning staff will undertake targeted consultation with rural interest groups. Interested people or groups will also be able to schedule zoom meetings with strategic planning staff. As always, members of the community can phone or attend Council's offices in person to discuss the RLUS.

The draft RLUS will be placed on Council's 'Your Say' website, and an exhibition notice will appear in the Monaro Post and the Bombala Times for the duration of the exhibition period.

Councillors have received a briefing in relation to the content of the RLUS and as a result, Councillor feedback has been incorporated into the document, including:

- Additional detail on the Monaro Rail Trail
- Additional landscape protection considerations
- Further information on rural lot averaging provisions

CONCLUSION

The draft RLUS provides direction for the rural lands of the Snowy Monaro region and makes recommendations based on trends, influences, land use planning policy and best practice. The draft RLUS links directly to Council's Community Strategic Plan, South East and Tablelands Regional Plan and the recently adopted LSPS.

It is recommended that Council endorse the public exhibition of the draft RLUS for a period of 40 days from 21 October 2020 to 30 November 2020. At the conclusion of the public exhibition period, submissions will be reviewed and the draft RLUS amended if required ahead of a final RLUS being presented to Council for adoption.

Once the final RLUS and Settlements Strategy is adopted, a preliminary draft LEP will be prepared.

QUADRUPLE BOTTOM LINE REPORTING

1. Social

Placing the RLUS on public exhibition will not have any adverse social outcomes. The public exhibition of the document allows for social inclusion, whereby any member of the public can access and provide comment on the document.

2. Environmental

Placing the RLUS on exhibition will have no impact on the environment.

3. Economic

The public exhibition will require notification in regional newspapers which will be a cost. However, the remaining public consultation will be undertaken by internal strategic planning staff. Staff will travel across the LGA to meet with members of the public who would like additional information or to ask questions.

This project will require the assistance of the Communications team in setting up the 'Your Say' website and ticketing of zoom meetings with the public, but this is likely to be minimal.

4. Civic Leadership

The public exhibition of the Rural Land Use Strategy is an important step in establishing the land use planning direction for the Snowy Monaro region. The RLUS and Settlements Strategy are the final pieces of strategic work which will inform a consolidated Snowy Monaro LEP. The Snowy Monaro LEP will become a significant guiding document for development within the LGA and is identified as a Change Action within the 2020-2021 Operational Plan.

9.3.5 MINUTES OF THE SNOWY MONARO REGIONAL COUNCIL TRAFFIC COMMITTEE MEETING - HELD ELECTRONICALLY 24 SEPTEMBER 2020

Record No:

Responsible Officer: Chief Operating Officer

Author: Roads Safety Officer

Attachments: 1. Minutes of the Local Traffic Committee meeting held Thursday

24 September 2020

EXECUTIVE SUMMARY

Due to the COVID-19 Pandemic, the Local Traffic Committee held their meeting on Thursday 24 September 2020 electronically. Meetings are currently held electronically due to COVID-19. NSW Police are not able to participate in meetings held via ZOOM.

Members on the Committee submitted their approval and comments for each item via e-mail. Resolutions and comments from the Committee members are included in the minutes attached to this report.

The Committee's recommendations and comments are presented for Council's consideration and adoption.

COMMITTEE RECOMMENDATION

That Council adopt the Recommendations of the Local Traffic Committee meeting held on 24 September 2020:

A. LTC166/20 – Bombala Sub Branch RSL 11 November Commemoration

That Council approve the request from Bombala Sub Branch RSL for the temporary road closures associated with the commemoration of Remembrance Day – 11 November 2020. The roads involved are:

- i. Maybe Street from Forbes Street to Caveat Street, and
- ii. Forbes Street from Therry Street to Maybe Street.

Approval dependant on submission of:

- i. Certificate of Currency for Public Liability Insurance of at least \$20 million and names Snowy Monaro Regional Council as a named party; and
- ii. An up-dated Traffic Control Plan.

B. LTC167/20 - Bombala Late Night Shopping

That Council approve the request from Bombala and District Chamber of Commerce for the temporary road closure associated with a Late Night Shopping Event on Thursday 10 December 2020. This involves the closure of Maybe Street from Caveat Street to Forbes Street with the following documents are provided:

- i. That an up-dated Traffic Control Plan, and
- ii. A Certificate of Currency for Public Liability Insurance for a minimum of \$20 million and naming Snowy Monaro Regional Council as an interested party;

C. LTC168/20 - Berridale War Memorial 85th Anniversary

HELD ON THURSDAY 15 OCTOBER 2020

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9.3.5 MINUTES OF THE SNOWY MONARO REGIONAL COUNCIL TRAFFIC COMMITTEE MEETING - HELD ELECTRONICALLY 24 SEPTEMBER 2020

That Council approve the road closure associated with the commemoration of the dedication of Berridale War Memorial, with the condition that the following documentation is provided:

- i. An up-dated Traffic Control Plan, and
- ii. Certificate of Currency for Public Liability Insurance for a minimum of \$20 million and naming Snowy Monaro Regional Council as an interested party.

RECOMMENDATIONS OF THE LOCAL TRAFFIC COMMITTEE – HELD ELECTRONICALY ON THURSDAY 24 SEPTEMBER 2020

4.1 LOCAL TRAFFIC COMMITTEE MEETING HELD ON 23 JULY 2020

COMMITTEE RECOMMENDATION

LTC165/20

That the minutes of the Local Traffic Committee Meeting held on 23 July 2020 are confirmed as a true and accurate record of proceedings.

Adopted Electronically

CARRIED

NSW Police Representative: No objections received.

(TfNSW) Transport NSW Representative: No objections received.

Local MP Representative: No objections received. **Councillor Lynley Miners:** No objections received.

7.1 BOMBALA SUB-BRANCH RSL 11 NOVEMBER COMMERATION

COMMITTEE RECOMMENDATION

LTC166/20

That Council approve the request from Bombala Sub Branch RSL for the temporary road closures associated with the commemoration of Remembrance Day – 11 November 2020. The roads involved are:

- i. Maybe Street from Forbes Street to Caveat Street, and
- ii. Forbes Street from Therry Street to Maybe Street.

With the following the submitting of:

An up-dated Traffic Control Plan, and

i. A Certificate of Currency for Public Liability Insurance of at least \$20 million and names Snowy Monaro Regional Council as a named party.

Adopted Electronically

CARRIED

Note 1 Bombala Sub-Branch RSL 11 November Commeration

Members of the Local Traffic Committee submitted their comments electronically for item 7.1 – Bombala Sub-Branch RSL 11th November Commeration.

NSW Police Representative: No objections received.

ADOPTION OF COMMITTEE RECOMMENDATIONS REPORT TO ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL

HELD ON THURSDAY 15 OCTOBER 2020

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9.3.5 MINUTES OF THE SNOWY MONARO REGIONAL COUNCIL TRAFFIC COMMITTEE MEETING - HELD ELECTRONICALLY 24 SEPTEMBER 2020

(TfNSW) Transport NSW Representative: No objections received.

Local MP Representative: No objections received. **Councillor Lynley Miners:** No objections received.

7.2 BOMBALA LATE NIGHT SHOPPING

COMMITTEE RECOMMENDATION

LTC167/20

That Council approve the request from Bombala and District Chamber of Commerce for the temporary road closure associated with a Late Night Shopping Event on Thursday 10 December 2020. This involves the closure of Maybe Street from Caveat Street to Forbes Street with the following documents are provided:

- i. That an up-dated Traffic Control Plan, and
- ii. A Certificate of Currency for Public Liability Insurance for a minimum of \$20 million and naming Snowy Monaro Regional Council as an interested party.

Adopted Electronically

CARRIED

Note 2 Bombala Late Night Shopping

Members of the Local Traffic Committee submitted their comments electronically for item 7.2 – Bombala Late Night Shopping.

NSW Police Representative: No objections received.

(TfNSW) Transport NSW Representative: No objections received.

Local MP Representative: No objections received. **Councillor Lynley Miners:** No objections received.

7.3 BERRIDALE WAR MEMORIAL 85TH ANNIVERSARY

COMMITTEE RECOMMENDATION

LTC168/20

That Council approve the road closure associated with the commemoration of the dedication of the Berridale War Memorial, with the condition that the following documentation is provided:

- iii. An up-dated Traffic Control Plan, and
- iv. Certificate of Currency for Public Liability Insurance for a minimum of \$20 million and naming Snowy Monaro Regional Council as an interested party.

Adopted Electronically

CARRIED

Note 3 Berridale War Memorial 85th Anniversary

Members of the Local Traffic Committee submitted their comments electronically for item 7.3 – Berridale War Memorial 85th Anniversary

NSW Police Representative: No objections received.

(TfNSW) Transport NSW Representative: No objections received.

Local MP Representative: No objections received. **Councillor Lynley Miners:** No objections received.



Minutes (DRAFT)

Local Traffic Committee Meeting

24 September 2020

9.3.5 MINUTES OF THE SNOWY MONARO REGIONAL COUNCIL TRAFFIC COMMITTEE MEETING - HELD **ELECTRONICALLY 24 SEPTEMBER 2020**

ATTACHMENT 1 MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING HELD THURSDAY 24 SEPTEMBER 2020

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LOCAL TRAFFIC COMMITTEE MEETING **HELD ELECTRONICALLY**

ON THURSDAY 24 SEPTEMBER 2020

MINUTES

Notes:						
1.	OPENING OF THE MEETING					
2.	APOLOGIES					
3.	DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST					
4.	ADOPTION OF MINUTES OF PREVIOUS MEETING					
	4.1	Local Traffic Committee Meeting 23 July 2020	2			
5.	BUSINESS ARISING					
6.	ACTION SHEET					
7.	CORRESPONDENCE					
	7.1	Bombala Sub-Branch RSL 11th November Commeration	3			
	7.2	Bombala Late Night Shopping	4			
	7.3	Berridale War Memorial 85th Anniversary	5			
8.	GENERAL BUSINESS					
9.	MATTERS OF URGENCY					
10.	NEXT MEETING					

ATTACHMENT 1 MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING HELD THURSDAY 24 SEPTEMBER 2020

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MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING HELD ELECTRONICALLY

ON THURSDAY, 24 SEPTEMBER 2020

PRESENT: Mr Graham Hope Chair, SMRC Road Officer

Sgt Adam Kite NSW Police Force Representative

Councillor Lynley Miners Councillor Representative

Michael Travers (TfNSW) Transport for NSW Representative

Mrs Judie Winter Local MP Representative

Amanda Shepherd Secretary Council & Committees

1. OPENING OF THE MEETING

The Local Traffic Committee Meeting held on Thursday 24 September 2020 was held electronically. Members on the Committee submitted their comments and approval for each item via e-mail.

2. APOLOGIES

Nil.

3. DECLARATIONS OF PECUNIARY INTERESTS/CONFLICT OF INTEREST

Nil.

4. ADOPTION OF MINUTES OF PREVIOUS MEETING

4.1 LOCAL TRAFFIC COMMITTEE MEETING 23 JULY 2020

COMMITTEE RECOMMENDATION

LTC165/20

THAT the minutes of the Local Traffic Committee Meeting held on 23 July 2020 are confirmed as a true and accurate record of proceedings.

Adopted Electronically

CARRIED

5. BUSINESS ARISING

Nil.

6. ACTION SHEET

Nil.

ATTACHMENT 1 MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING HELD THURSDAY 24
SEPTEMBER 2020
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7. CORRESPONDENCE

7.1 BOMBALA SUB-BRANCH RSL 11TH NOVEMBER COMMERATION

Record No:

Responsible Officer: Roads Safety Officer

Key Theme: 1. Community Outcomes

CSP Community Strategy: 2.1 Our culturally diverse heritage is preserved and celebrated for the

richness it brings to our regional identity

Delivery Program Objectives: 2.1.2 Council celebrates and enriches the heritage fabric throughout the

region

Attachments: 1. NOICE

Special Event Details
 Risk Assessment

4. Schedule 1 and Traffic Management Plan

Project Snowy Monaro Local Traffic Committee

EXECUTIVE SUMMARY

Bombala Sub-Branch RSL is requesting temporary road closures associated with the commemoration of Remembrance Day -11^{th} November 2020. The roads involved are:

- Maybe Street from Forbes Street to Caveat Street, and
- Forbes Street from Therry Street to Maybe Street.

Traffic will be detoured from 10:30 – 11:30 am.

The following officer's recommendation is submitted for Council's consideration.

COMMITTEE RECOMMENDATION

LTC166/20

That Council approve the request from Bombala Sub Branch RSL for the temporary road closures associated with the commemoration of Remembrance Day -11^{th} November 2020. The roads involved are:

- i. Maybe Street from Forbes Street to Caveat Street, and
- ii. Forbes Street from Therry Street to Maybe Street.

With the following the submitting of:

An up-dated Traffic Control Plan, and

i. A Certificate of Currency for Public Liability Insurance of at least \$ 20 million and names Snowy Monaro Regional Council as a named party.

Adopted Electronically

CARRIED

ATTACHMENT 1 MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING HELD THURSDAY 24 SEPTEMBER 2020

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Representative of the NSW Police	Representative of the TfNSW

Representative of the State MP

Representative of the Council

Note 1 Bombala Sub-Branch RSL 11th November Commeration

Members of the Local Traffic Committee submitted their comments electronically for item 7.1 – Bombala Sub-Branch RSL 11th November Commeration

NSW Police Representative: No objections received.

(TfNSW) Transport NSW Representative: No objections received.

Local MP Representative: No objections received. **Councillor Lynley Miners:** No objections received.

7.2 BOMBALA LATE NIGHT SHOPPING

Record No:

Responsible Officer: Roads Safety Officer

Key Theme: 2. Economy Outcomes

CSP Community Strategy: 4.1 Attract diverse businesses and industries to the region, supporting

their establishment and retention

Delivery Program Objectives: 4.1.4 Strategic projects undertaken that grow the local economy

Attachments: 1. NOICE

2. Schedule 1

3. Police Traffic Management Plan

4. Risk Assessment

Project Snowy Monaro Local Traffic Committee

EXECUTIVE SUMMARY

Bombala & District Chamber of Commerce are requesting temporary road closure associated with a Late Night Shopping event to be held in the Bombala CBD on the evening of 10th December 2020.

The event would run from 4:45 to 9:15 pm. Only Maybe Street would be closed from Forbes Street to Caveat Street. Forbes Street would remain open.

The aim is to promote Christmas Shopping in Bombala by offering late night shopping to celebrate the local business and festive season after such an uncertain year between bushfires and Covid19.

The following officer's recommendation is submitted for Council's consideration.

ATTACHMENT 1 MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING HELD THURSDAY 24
SEPTEMBER 2020 Page 110

COMMITTEE RECOMMENDATION

LTC167/20

That Council approve the request from Bombala & District Chamber of Commerce for the temporary road closure associated with a Late Night Shopping Event on Thursday 10th December 2020. This involves the closure of Maybe Street from Caveat Street to Forbes Street with the following documents are provided:

- i. That an up-dated Traffic Control Plan, and
- ii. A Certificate of Currency for Public Liability Insurance for a minimum of \$ 20 million and naming Snowy Monaro Regional Council as an interested party.

Adopted Electronically CARRIED

Representative of the NSW Police	Representative of the TfNSW	
Representative of the State MP	Representative of the Council	

Note 2 Bombala Late Night Shopping

Members of the Local Traffic Committee submitted their comments electronically for item 7.2 – Bombala Late Night Shopping.

NSW Police Representative: No objections received.

(TfNSW) Transport NSW Representative: No objections received.

Local MP Representative: No objections received. **Councillor Lynley Miners:** No objections received.

7.3 BERRIDALE WAR MEMORIAL 85TH ANNIVERSARY

Record No:

Responsible Officer: Roads Safety Officer

Key Theme: 1. Community Outcomes

CSP Community Strategy: 2.1 Our culturally diverse heritage is preserved and celebrated for the

richness it brings to our regional identity

Delivery Program Objectives: 2.1.2 Council celebrates and enriches the heritage fabric throughout the

region

Attachments: Nil

Project Snowy Monaro Local Traffic Committee

EXECUTIVE SUMMARY

A request has been received from a group of residents wishing to commemorate the dedication of the

ATTACHMENT 1 MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING HELD THURSDAY 24 SEPTEMBER 2020

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Berridale War Memorial. The aim is to provide a re-enactment and recreation of the opening ceremony of the Berridale War Memorial that took place 9th November 1935.

This request would involve the temporary closure of Park Street from 1:00 pm to 6:00 pm.

The following officer's recommendation is submitted for Council's consideration.

COMMITTEE RECOMMENDATION

LTC168/20

That Council approve the road closure associated with the commemoration of the dedication of the Berridale War Memorial, with the condition that the following documentation is provided:

- i. An up-dated Traffic Control Plan, and
- ii. Certificate of Currency for Public Liability Insurance for a minimum of \$ 20 million and naming Snowy Monaro Regional Council as an interested party.

Adopted Electronically

CARRIED

Representative of the NSW Police	Representative of the TfNSW
Representative of the State MP	Representative of the Council

Note 3 Berridale War Memorial 85th Anniversary

Members of the Local Traffic Committee submitted their comments electronically for item 7.3 – Berridale War Memorial 85th Anniversary

NSW Police Representative: No objections received.

(TfNSW) Transport NSW Representative: No objections received.

Local MP Representative: No objections received. **Councillor Lynley Miners:** No objections received.

8. GENERAL BUSINESS

Nil.

9. MATTERS OF URGENCY

Nil.

10. NEXT MEETING

Thursday, 26 November 2020.

ATTACHMENT 1 MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING HELD THURSDAY 24 SEPTEMBER 2020

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There being no further business the Chair declared the meeting closed.

CHAIRPERSON

The above minutes of the Local Traffic Committee Meeting of Snowy Monaro Regional Council held on 24 September 2020 were confirmed by Committee at a duly convened meeting on 26 November 2020 at which meeting the signature hereon was subscribed.

9.3.6 DRAFT SETTLEMENTS STRATEGY FOR PUBLIC EXHIBITION

Record No:

Responsible Officer: Coordinator Strategy Development

Author: Senior Strategic Land Use Planner

Key Theme: 3. Environment Outcomes

CSP Community Strategy: 8.1 Plan for rural, urban and industrial development that is

sensitive to the region's natural environment and heritage

Delivery Program Objectives: 8.1.2 Land use is optimised to meet the social, environment and

economic needs of the region

Attachments: 1. Draft Settlement Strategy

2. Combined Appendices (Under Separate Cover)

Cost Centre WO - 47

Project Draft Snowy Monaro Settlements Strategy

EXECUTIVE SUMMARY

The purpose of this report is to provide a Draft Settlements Strategy (the document) to Council for endorsement to place on public exhibition. The recommendation is to place the document on public exhibition for a period of 40 days in consideration of the lengthy and technical nature of the document.

The document seeks to outline a strategic land use planning direction for towns and villages across the Snowy Monaro LGA. The document includes recommendations regarding appropriate controls required as part of a Local Environmental Plan or Development Control Plan. These controls include but are not limited to recommendations regarding land zonings, minimum lot size, height of buildings, floor space ratio and heritage protection. These recommendations are proposed to inform a new planning framework for the Snowy Monaro Region, including a new Snowy Monaro Local Environmental Plan and new Snowy Monaro Development Control.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council:

- A. Endorse the public exhibition of the draft Settlements Strategy (provided separately) and all relevant supporting information; and
- B. Endorse a 40 day public exhibition period of the Draft Settlements Strategy.

BACKGROUND

In February 2019 Council began a review of its strategic planning framework with the release of the Snowy Monaro Planning and Land Use discussion paper. The accompanying 10-week community consultation period saw significant feedback from the community on planning and land use issues across the Snowy Monaro region.

Feedback received during the public exhibition on the discussion paper established the direction of the new Snowy Monaro planning framework. It ultimately informed the 12 planning principles of the inaugural Snowy Monaro Local Strategic Planning Statement (LSPS) which Council adopted at its ordinary meeting on 21 May 2020.

A core deliverable of the LSPS is the Settlements Strategy which has been developed with a clear line of sight to the LSPS and the South East and Tablelands Regional Plan (SETRP). The Settlements Strategy and the Rural Land Use Strategy (separate report) are the final strategic document to inform the consolidated Snowy Monaro LEP.

The document makes many significant recommendations relating to the growth and development of towns in the region. The document outlines the potential of future urban release areas along with rezoning of land to meet the short to medium-term growth needs of communities. The document seeks to work with the Rural Land Use Strategy to better utilise rural residential and environmental protection land zonings to provide better planned rural residential areas in close proximity to towns and villages while protecting areas of high biodiversity values.

The document recommends a consistent methodology for the use of land zones to reflect desired community character and objectives outlined in the LSPS. The document recommends specific directions for relevant LEP clauses which will provide consistency across the three former Council areas.

CONSULTATION

The document is an essential strategic planning policy document for the region, and as such community consultation is required. The Environmental Planning and Assessment Act 1979 does not prescribe minimum exhibition periods for this land-use strategy. Strategic planning documents are usually exhibited for 28 days. Considering the length and complexity of the Settlements Strategy, it is proposed that the draft document and supporting information be placed on public exhibition for 40 days from Wednesday 21 October 2020 until 30 November 2020.

Drop-in sessions are proposed in the five critical locations of Cooma, Jindabyne, Bombala, Berridale and Michelago. Strategic planning staff will undertake targeted consultation with specific interest groups such as farmers associations and community groups. Interested people or groups will be able to schedule zoom meetings with strategic planning staff. As always, members of the community can phone or attend Council's offices in person to discuss the Settlements Strategy.

The draft document will be placed on Council's 'Your Say' website, and an exhibition notice will appear in the Monaro Post and the Bombala Times for the duration of the exhibition period.

Internal consultation has been undertaken with relevant Council staff and Councillors. Internal consultation has resulted in changes to proposed land zoning at Berridale and Bombala along with the investigation of an expanded village zone at Numeralla.

Following feedback from the Snowy SAP master planning team, content relating to Jindabyne in the document has been amended to avoid conflict or inconsistencies with the SAP planning process.

CONCLUSION

The draft document provides direction for the towns and villages of the Snowy Monaro region and makes recommendations based on trends, influences, land use planning policy and best practice. The draft document links directly to Council's Community Strategic Plan, South East and Tablelands Regional Plan and the recently adopted LSPS.

It is recommended that Council endorse the public exhibition of the draft Settlements Strategy for 40 days from 21 October 2020 to 30 November 2020. Following the public exhibition period, submissions will be reviewed and the draft document amended if required ahead of a final Settlements Strategy being presented to Council for adoption.

Once the final Settlements Strategy and Rural Land Use Strategy are adopted, a draft LEP will be prepared for Council's consideration.

QUADRUPLE BOTTOM LINE REPORTING

1. Social

Placing the draft document on public exhibition will not have any adverse social outcomes. The public exhibition of the document allows for social inclusion, whereby any member of the public can access and provide comment on the document.

2. Environmental

Placing the draft document on exhibition will have no impact on the environment.

3. Economic

The public exhibition will require notification in regional newspapers which will be a cost. However, the remaining public consultation will be undertaken by internal strategic planning staff. Staff will travel across the LGA to meet with members of the public who would like additional information or to ask questions.

This project will require the assistance of the Communications team in setting up the 'Your Say' website, ticketing of zoom meetings with the public and ongoing promotion of the draft document via social media, newspaper and radio, but this cost is likely to be minimal.

4. Civic Leadership

The public exhibition of the Settlements Strategy is an important step in establishing the land use planning direction for towns and villages across the Snowy Monaro region. The Settlements and Rural Land Use Strategies are the final pieces of strategic work which will inform a consolidated Snowy Monaro LEP. The Snowy Monaro LEP will become a significant guiding document for development within the LGA and is identified as a Change Action within the 2020-2021 Operational Plan.





Snowy Monaro Draft Settlements Strategy

A vision for a sustainable high quality lifestyle in a beautiful environment

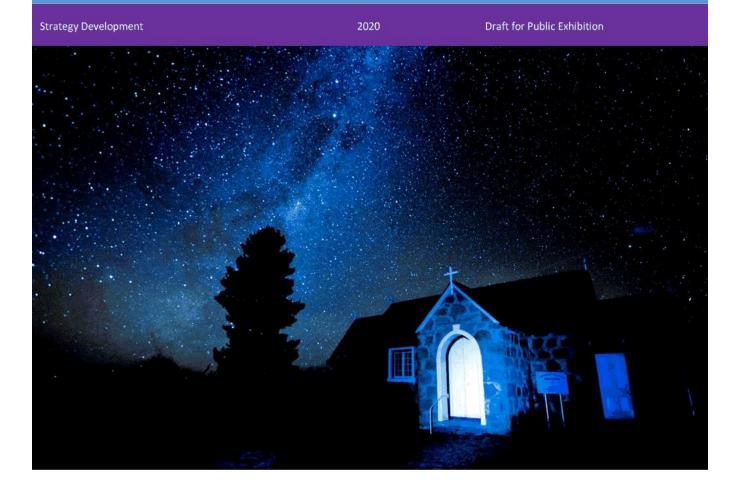


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Executive Summary

The Snowy Monaro Settlements Strategy (the document) is an essential deliverable of the Snowy Monaro Local Strategic Planning Statement (LSPS). The document seeks to provide a strategic land use planning framework for all towns and villages across the Snowy Monaro. The document integrates with the broader regional and statewide planning policy. This strategy is consistent and gives effect to the South East and Tablelands Regional Plan and Snowy Monaro LSPS.

The document seeks to outline a planning framework moving forward, such as appropriate controls required as part of a Local Environmental Plan or Development Control Plan. These controls include but are not limited to recommendations regarding land zonings, minimum lot size, height of building, floor space ratio and heritage protection. These recommendations are proposed to inform a new planning framework for the Snowy Monaro Region, including a new Snowy Monaro Local Environmental Plan and new Snowy Monaro Development Control.

The document is split into 12 sections; section 1 'Preliminary' covers the overarching context of the document. Section 2 'Strategic and Legislative Context integrates this document with state and regional planning policy and consistency with relevant legislation. Sections 3 -9 set out the local context of towns and villages across the Snowy Monaro and focus on the five strategic growth centres identified in the LSPS. Sections 10 and 11 are the Strategic sections setting out where future growth should go and why. Section 12 sets out the recommendations and the implementation of the recommendations.

Strategic Context

- Section 1 Preliminary
- •Section 2 -Regional and State Planning Policy and Direction
- Section 2 Legislative Context

Local Context

- •Section 3 LSPS 5 Town
- •Section 4 Cooma
- Section 5 Jindabyn
- •Section 7 Berridale
- •Section 7 Berridale
- •Section 9 Villages

Strategy

- Section 10 -Employement Lands Strategy - Future Industrial and Buisness Land Requirements
- Section 11 Housin Strategy - Future Housing Needs.
- •Section 12 Implementation and

Cooma is identified in the LSPS as the business and services hub of the region, and this document reinforces that by maintaining existing employment hubs. There is a need for industrial land across the region. Cooma will need to provide much of the land supply to meet this demand. More efficient and effective use of land in and around Polo Flat is proposed to meet short term needs. However, a longer-term solution would need to be strategically assessed between the expansion of Polo Flat east or use of the land around Snowy Mountains Airport, pending SAP Master Plan Findings.

Cooma is surrounded by many essential biodiversity values which should be protected. As such, it is recommended that infill development be focused on providing for the residential needs with more effective use of zonings and land uses within 800m radius of the Cooma CBD. Outside of this area, undeveloped areas in Cooma North can be zoned to accommodate short to medium-term housing needs. Long-term west of Cooma is likely to be the most viable option as there the land is less constrained. Further investigation of serviceability and biodiversity values is required, and it is recommended a staging plan is developed.

Jindabyne presents excellent opportunities to generate and enhance year-round tourism in the region. The Snowy Mountains Special Activation Precinct (SAP) has been established to create an effective and efficient cluster of tourism uses which generate investment and growth to the region. The Snowy Mountains SAP is expected to provide detailed planning for the future growth and development of Jindabyne, and it is recommended that Council work closely with the NSW Government on preparing and implementing this plan.

While the SAP's focus is tourism, there needs to be a consideration of employment opportunities outside of or complementary to tourism to create a diverse and resilient economy. Education and research are likely to play an important role, given the unique environment surrounding Jindabyne. Employment lands to reflect this diverse economy must be identified and provided along with ground for residential growth. It is recommended that infill development forms a focus with a more structured use of land zonings. While future growth areas can be identified on disturbed areas of low biodiversity value surrounding the town and small amounts of rural residential development could be facilitated linking the existing communities in the south while protecting important environmental values.

Bombala, while not experiencing as much growth as other towns in the region presents many opportunities. Bombala's strategic location and established primary industries such as agriculture and forestry present opportunity to provide for employment lands which leverage on its road connections and comparatively low land values. This presents startup opportunities and established business to complement the existing industry and generate employment.

The nominal growth which has occurred around Bombala has predominantly been of the Rural Residential variety. Rural residential housing often appeals for lifestyle factors; however, it is often expensive to service and inefficient to supply. A carefully identified area minimizing the impact on biodiversity values while utilizing existing road connections has been recommended to provide rural residential growth for Bombala. It is also recommended that Council monitor large undeveloped parcels of land in Bombala and rezone land for future development if required.

Berridale has outgrown its village zoning, and more formal zoning is recommended to promote growth and limit land use conflict. It is essential that flexibility is still promoted and that's why effective use of zone B4 Mixed Use is recommended to reinforce the town centre while promoting business growth and infill development. Berridale has experienced significant growth in recent years as such new growth areas have been identified. These areas include the previously identified urban release area to the east and a newly identified area to the south of the township. The new growth areas are recommended to be zoned R2 Low-Density Residential. In contrast, existing residential areas are proposed to be zoned R1 General Residential to reinforce to provide flexibility in residential densities.

The LSPS identified that Council undertakes a Masterplan for Michelago which will inform the future growth and development of Michelago. This Masterplan will take place following the completion of the Michelago Water and Waste Water Options Study currently being undertaken by Council. Other Villages across the region are essential to provide a slower paced village lifestyle option. It is considered essential to protect the character and historical values of these areas through the appropriate use of planning controls.

1 - Preliminary

1.1 Introduction

The Snowy Monaro Region is a diverse region which spans a large portion of the South East Region of NSW. The Local Government Area (LGA) is approximately 15,000sq km if it were a country it would be larger than the 43 smallest countries in the world. The significant size of the area is matched by its stunning landscape which varies significantly from town to village and has a unique alpine nature not commonly seen throughout NSW or Australia. This vast area and unique landscapes attract people to visit, live work and play in such a dynamic region.

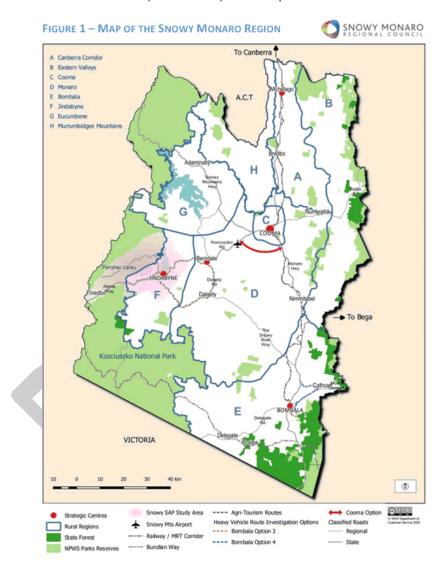
The region has four (4) towns, expected to grow to five (5) regional service towns in the next 20years. The Snowy Monaro also has many unique villages which vary in size from large rural villages like Adaminaby to small hamlets such as Craigie. There are also many rural localities. The table below provides a summary of the intended settlement hierarchy this plan intends to promote. This is reflected in the structure of the document.

TABLE 1 SETTLEMENTS HIERARCHY

Settlement Hierarchy	Locality Name
Service Towns	Cooma (including Polo Flat), Jindabyne (including Tyrolean Village and East
	Jindabyne), Bombala, Berridale and Michelago
Villages	Adaminaby, Bredbo, Dalgety and Delegate
Alpine	Blue Cow, Guthega, Kiandra, Perisher, Smiggin Holes and Thredbo
Villages/Localities	
Small	Anglers Reach, Bibbenluke, Braemar Bay, Burra (part), Cathcart, Craigie,
Villages/Hamlets	Eucumbene Cove, Kalkite, Numeralla, Old Adaminaby and The Angle
	(Smiths Road)
Rural Localities	Ando, Anembo, Arable, Avonside, Badja, Beloka, Billilingra, Binjura,
	Bobundara, Bolaro, Buckenderra, Bumbalong, Bungarby, Bunyan,
	Carlaminda, Chakola, Clear Range, Colinton, Coolringdon, Cootralantra,
	Corrowong, Countegany, Crackenback, Creewah, Dairymans Plains,
	Dangelong, Dry Plains, Eucumbene, Frying Pan, Glen Allen, Glen Fergus,
	Greenlands, Grosses Plain, Hill Top, Ingebirah, Ironmungy, Jerangle,
	Jimenbuen, Jingera, Kybeyan, Lords Hill, Maffra, Merriangaah, Middle Flat,
	Middlingbank, Mila, Moonbah, Murrumbucca, Myalla, Nimmo, Numbla
	Vale, Palarang, Paupong, Peak View, Pine Valley, Quidong, Rhine Falls,
	Rock Flat, Rockton, Rocky Plain, Rose Valley, Rosemeath, Shannons Flat,
	Snowy Plain, Springfield, Steeple Flat, Tantangara, The Brothers, Tinderry,
	Tolbar, Tombong, Tuross, Wambrook, Williamsdale (part) and Yaouk
	rollar, rolladig, raidas, vvalinardok, vvillarisadic (part) and raddk

This document provides a clear plan for growth and change in the service towns of the region while maintaining the significant environmental values, heritage and character. This document also considers the existing villages and hamlets scattered throughout the LGA and provides clear parameters and considerations for development. The rural localities will be examined as part of the Rural Land Use Strategy, and small villages/hamlets may also be considered in the rural land use strategy along with the rural fringe of towns and larger villages.

The Snowy Mountains SAP Masterplan will provide strategic guidance for development in and around Jindabyne and the regions alpine villages. This document will seek to provide strategic direction for Jindabyne in a local context best to inform a comprehensive Snowy Monaro Local Environment Plan. At the completion of the SAP Masterplan, this strategic approach may require review and amendments to the LEP may also be required. Council staff will continue to work closely with the NSW Government to help minimise duplication of process.



1.2 Methodology

The Snowy Monaro Settlement Strategy has adopted an evidence-based and rigorous approach to directing sustainable growth in the region. The development of the Strategy has been undertaken collaboratively with Council's Strategic Planning staff, with input from other key stakeholders, including over two months of community engagement. The strategy reviews and analyses the current regional planning context to inform and guide recommendations for the growth of

settlements in the Snowy Monaro Regional Council area and the formation of principles for settlement patterns. The South East and Tablelands Regional Plan 2036 provide the strategic directions for the region. The settlement strategy is also significantly informed by the Go Jindabyne Masterplan technical reports, Adaminaby and Surrounds Village Plan, Berridale Village Plan, Dalgety Village Plan, Polo Flat Structure Plan, Bombala and Delegate Town Centre Masterplan, the ACT Planning Strategy and the Snowy Monaro Planning and Land Use Discussion Paper.

The Discussion Paper also provided insights into community perceptions and preferences which informed this strategy. The strategy undertakes a comprehensive desktop review of the population projections for the Snowy Monaro LGA, including data from the ABS, NSW Department of Planning and Environment, projections from Council's population target document and the ACT Government growth projections. The review analyses these projections identify drivers of growth and clarify the expected population and demographic profile.

Based on the understanding of the regional planning context and the population projections, a more comprehensive review of individual potential growth areas was undertaken. A comprehensive analysis of the role of settlements and the opportunities and challenges including physical constraints such as infrastructure (water and sewerage), services, flooding and habitat, proposed infrastructure, mooted land releases and development intentions allowed for further refinement of suitable growth areas.

Based on community consultation, the following 10 principles were developed to guide this Strategy. Council and the community are supportive of these principles to guide planning decision making in the region, as outlined in the Local Strategic Planning Statement (LSPS).

- 1. Protect and enhance the cultural and built heritage of the Snowy Monaro Region
- 2. Protect and enhance the scenic landscape of the Snowy Monaro Region
- Identify protect and encourage restoration of environmental value in the Snowy Monaro Region
- 4. Move towards a carbon-neutral future
- 5. Promote, grow, and protect agricultural production and industry
- 6. Provide for employment lands in appropriate locations that maximise the potential for business growth and efficiency
- Support development of the Snowy Mountains as Australia's premier year-round alpine destination
- 8. Provide a variety of housing options throughout the Snowy Monaro Region
- Use appropriate localised and evidence-based planning controls to respond to a diverse
 Snowy Monaro Region and provide for the recreational needs of the community
- 10. Foster resilient, enduring and safe local communities using land use planning controls which address natural hazards in the Snowy Monaro Region
- 11. Identify and integrate transport corridors and connections with the right types and levels of development
- 12. Capitalise on Growth and Change by preparing for new business and population

1.3 Vision

By 2040 the Snowy Monaro will be a region of five key growing towns and many villages all of which will have their own distinct character reflected in their diverse landscape settings, architecture, community and recreation facilities and main streets.

Tourism, agriculture and forestry will continue to provide the foundation for the region's prosperity supported by the protection of our unique scenic landscape and biodiversity. Innovation and forward-thinking will characterise our community as we adapt to the changing world through nurturing new and emerging industries and capitalising on renewable energy generation championed by Snowy 2.0. Our region will be better connected and more accessible than ever before and will enhance the benefits of broader regional connections, especially to surf, snow and city.

The Snowy Monaro will be a desirable region for people of all ages to live, offering an unmatched regional lifestyle in a picturesque and unique landscape.



1.4 Recommendations

Action	Action	Timeframe	Timeframe Relationship to Strategic Documents			Relationship to Delivery Plans				
			LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies	
1.	Undertake a review of heritage controls to ensure adequate protection of built and cultural heritage values in Cooma.	Medium	Action 1.3	Action 23.3	6.2.2	1	√		√	
2.	Develop a staging plan for greenfield development on the urban fringe of Cooma	Medium	Action 9.1	Action 25.1	8.3.1				1	
3.	Council work with DPIE to deliver the Snowy Mountains SAP Masterplan.	Immediate	Action 7.4	Direction 3	6.1.1				√	
4.	Council advocate for the SAP Masterplan to be informed by evidence and the local community.	Short	Action 7.4	Action 25.1	6.1.1				√	
5.	Work with the Department of Planning, Industry and Environment (Biodiversity Conservation Division) to investigate biodiversity values around Bombala.	Short	Action 3.1	Action 14.5	7.1.2				√	
6.	Implement recommended heritage listings identified in table 27 in section 6	Short	Action 1.2	Action 23.3	6.2.3	1			1	
7.	Investigate Planning controls that incentivise low impact moveable structures between Maybe Street and the Bombala River.	Medium	Action 6.2	Action 12.2	6.3.1		√		1	
8.	Work with Snowy Mountains SAP team and Councils Water and Waste Water team to ensure sufficient infrastructure is provided to Berridale to Support Growth	Medium	Action 12.7	Action 25.2	7.2.2				√	
9.	Work with essential energy to increase electricity infrastructure capacity in Berridale.	Medium	Action 12.6	Action 25.2	6.2.2			1	1	
10.	Undertake Council wider Aboriginal Cultural Heritage Study.	Short	Action 1.1	Action 23.1	2.1.2	1	1		1	

Action	Action		eframe Relationship to Strategic Documents			Relationship to Delivery Plans			
			LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
	Implement recommendations from the flood risk management plan.	Medium	Action 11.2	Action 16.2	7.1.1	1	√	√	1
	Implement recommendations from Councils Landscape Masterplan for Berridale Town Centre.	Medium	Action 6.7	Action12.3	6.2.1			1	√
:	Develop a masterplan for Michelago and site specific development control plan in accordance with relevant planning principles and objectives.	Short	Action 8.7	Action 22.1	8.2.1		√	√	✓
	Amend Minimum Lot Size (MLS) for all land zoned RU5 Village with reticulated water and waste water to 700sqm.	Short	Action 8.3	Action 25.1	8.1.1	1			
	Amend MLS for all land zoned RU5 Village without reticulated sewer to 1800sqm.	Short	Action 8.3	Action 25.1	8.1.1	1			
	Investigate rural residential land options between Adaminaby and Old Adaminaby	Short	Action 8.3	Action 25.1	8.1.1	1	√		
1	Rezone Pt lots 38 & 39 DP 635407, Bredbo from RU1 Primary Production to R5 Large Lot Residential. Amend MLS from 80ha to 8ha.	Short	Action 8.3	Action 25.1	8.1.1	√	√		
	Rezone lot 1 DP 703710, lot 1 DP 1233031, lot 2 DP 261057, lots 5 & 7 DP 832997, Lot 3 DP 1233031 and lots 1 & 2 DP 777716 from zone R5 Large Lot Residential to zone RU2 Rural Landscape. Amend MLS to 80ha.	Short	Action 5.3	Action 28.3	8.1.2	√			
19.	Rezone Lots 6 & 7 DP 4259 from zone R5 Large Lot Residential to RU5 Village and amend MLS to 1800sqm.	Short	Action 8.3	Action 24.2	8.1.1	√			

Action	Timeframe		Relationship to Strategic Documents			Relationship to Delivery Plans				
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies		
20. Standardise MLS of land zoned R5 Large Lot Residential around Dalgety to 2ha and 8ha respectively based on proximity to the village and biodiversity values.	Short	Action 8.3	Action 28.2	8.1.1	√					
21. Rezone land around Adaminaby from zone R5 Large Lot Residential to RU2 Rural Landscape and amend MLS to 80ha	Short	Action 5.3	Action 28.3	8.1.2	1					
Further investigate land identified as a village expansion area Nummeralla.	Medium	Action 8.3	Action 28.2	8.1.1	1	1	1			
23. Rezone land at the northern end of Smiths Road from E3 Environmental Management to E4 Environmental Living and amend MLS to 16ha to reflect development pattern.	Short	Action 8.3	Action 28.1	8.1.1	1	√	√			
24. Amend MLS at Eucumbene Cove to 250ha to reflect bushfire risk.	Short	Action 11.3	Action 16.1	8.1.3	1					
25. Provide appropriate protections for heritage items in Delegate, Bibbenluke and Cathcart as per recommendation in Appendix D Bombala Area Heritage Study	Short	Action 8.3	Action 23.3	8.1.1	1	√				
26. Work with the NSW Government on the completion of the SAP Masterplan and use the findings from this master planning process to inform future allocation of Industrial land.	Short	Action 6.1	Action 4.2	8.1.1	1		√	✓		
27. Following the completion of the SAP Masterplan, Council undertake an options study to compare industrial land sights between Snowy Mountains Airport and Polo Flat for the long-term provision of employment lands.	Short	Action 6.1	Action 4.2	8.1.1	√		√	√		

Action	Timeframe	Relationship to Strategic Documents			Relationship to Delivery Plans				
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies	
28. Rezone lot 1 of DP 550951 from zone RU1 Primary Production to IN1 General Industrial to provide for the short to medium term industrial needs in Cooma and allow for the logical and orderly expansion of Polo Flat.	Immediate	Action 6.1	Action 4.2	8.1.1	√				
29. Council undertake a detailed structure plan for Polo Flat that provides at a minimum an outline of the orderly staged expansion of polo flat, details road hierarchy and future road layout and details the requirements for appropriate signage and wayfinding.	Short	Action 6.3	Action 4.2	8.1.1		1	√	√	
30. Work with the NSW Government to facilitate related technical studies including airport studies relating to Snowy Mountains SAP. Consider land use implication of these studies.		Action 6.1	Action 4.2	8.1.1	1	1	√	√	
31. Council remediate lot 184 of DP 750535 to a standard suitable to support industrial development. Following remediation lot 184 of DP 750535 is rezoned from SP2 Infrastructure to IN1 General Industrial.	Medium/ Long	Action 6.4	Action 4.2	8.1.1	√			√	
32. It is recommended land uses in zone B5 Business Development are reviewed with the intent of prohibiting uses that will undermine Cooma's CBD and prohibiting all types of residential accommodation to avoid land use conflict.	Immediate	Action 6.2	Action 12.4	6.3.1	√			√	
33. Rezone lots 1, 2 and 4 of DP 390856, lot 23 of DP 631276 and lot 4 of DP 232738 from zone B4	Short	Action 6.4	Action 12.1	8.1.1	1				

Action	Timeframe	Relationship to Strategic Documents			Relationship to Delivery Plans				
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies	
Mixed Use to zone B5 Business Development to support complimentary business opportunities and development around the Birdsnest site.									
34. Undertake a Masterplan for Cooma's CBD. This should consider at a minimum the use of planning controls including heritage conservation, height of building and active Street frontage maps.	Medium	Action 6.5	Action 12.3	4.2.1	√	√		√	
35. Council review permissible uses for the Alpine way corridor in the Rural land Use Strategy.	Immediate	Action 7.1	Action 5.2	8.1.1	1				
36. Council work with the SAP team to create a site-specific development control plan section for the Alpine Way Corridor which provides clarity for tourism related development in this area.	Short	Action 7.1	Action 5.2	8.1.1		√			
37. Council to work with NSW Government to establish agritourism as part of the Snowy Mountains SAP investigations.	Immediate	Action 5.3	Action 5.1	8.1.2				√	
38. Council liaise with Forestry Corporation and Transport for NSW to facilitate significant upgrades to Imlay Road to support greater freight and tourist movements.	Medium	Action 10.5	Action 11.1	9.1.3				√	
39. Council monitor development applications for industrial land uses in Bombala and review land zoning if required.	Immediate	Action 6.1	Action 4.2	8.1.1	1				
40. Council pursue the rezoning of lot 27 DP 1061792, lot 2 DP 1016573 and lot 4 DP 1118146 from zone RU1 Primary Production to zone IN1 General Industrial.	Ongoing	Action 6.1	Action 4.3	8.1.1	√				

Action	Timeframe		Relationship to Strategic Documents			Relationship to Delivery Plans			
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies	
41. Council rezone lot A and part lot B of DP 201851 from zone IN2 Light Industrial to zone R1 General Residential.	Immediate	Action 9.2	Action 25.1	8.3.1	1				
42. Council rezone the remaining land in Bombala zoned IN2 Light Industrial to zone B5 Business Development.	Immediate	Action 6.5	Action 4.1	8.1.1	1				
43. Rezone Lots A & B DP 359655, lot 1 DP 568718, lot 141 DP 546880, lot 151 DP 524185, lot 10 DF 1023017, lot 4 DP 1087752, lot 1 DP 770930, lot 1 DP 986832, lot 1 DP 209505, lot 21 DP 706813, lot 1 DP 518206 and lot 1 DP 137435 from zone B2 Local Centre to zone R1 General Residential.		Action 9.2	Action 25.1	8.3.1	√				
44. Encourage adaptive re-use of heritage building through DCP controls.	Short	Action 1.2	Action 23.3	6.2.3		1			
45. Actively engage with landowners for targeted redevelopment of lots and potentially offer incentives for land to be dedicated back to the public realm in the form of laneways or a town square precinct.	Medium - Long	Action 8.3	Action 22.3	8.1.1		√		√	
46. Introduce a height of building control over land zoned B2 Local Centre of 12 meters.	Immediate	Action 8.3	Action 24.3	8.1.1	1				
47. Council pursue the rezoning of lots 1 and 2 of DP 1236130 and lot 3 of DP 1258041 from zone R5 Large Lot Residential to zone IN1 General Industrial.	Immediate	Action 6.1	Action 4.2	8.1.1	1				
48. Rezone Berridale Town Centre from zone RU5 Village to zone B2 Local Centre as shown in figure 83 in section 10.	Immediate	Action 8.6	Action 12.3	8.1.1	1				

Action	Timeframe	Relation: Docume	ship to Strategi	С	Relationship to Delivery Plans			
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
49. Rezone surround complimentary areas from zone RU5 Village to zone B4 Mixed Use as shown in figure 83 in section 10.	Immediate	Action 8.6	Action 12.2	8.1.1	1			
50. Undertake a Land Use Plan for Michelago which considers at a minimum the need and location of employment lands to respond to changing population. This should also consider ways to attract potential industries and employment opportunities to Michelago.	Immediate	Action 8.7	Action 12.2	8.1.1		√	√	√
 Council Prepare an Affordable Housing Strategy. 	Short	Action 9.1	Action	8.3.1			1	\checkmark
52. Council work with DPIE to ensure BASIX requirements meet community expectations. Council explore additional Energy Efficiency Controls in its DCP.	Ongoing	Action 4.2	Action 4.2	7.1.2	1	1		
53. Council work with the Snowy SAP team to regulate STRA in the SAP Study Area.	Immediate	Action 7.4	Action 4.2	6.1.1	1			1
54. Include a local provision in LEP providing residential development buffer from sewerage services such as STP and pump stations.	Short	Action 12.4	Action 4.2	8.1.1	1			
55. Rezone lot 101 DP 1183622 from R5 Large Lot Residential to R2 Low-Density Residential and reduce the minimum lot size accordingly.	Short	Action 9.1	Action 12.3	8.3.1	1	1		√
56. Work with Land Owners on lots 100 DP 1183622, lot 1 & 3 DP 242762 and lot 1 DP 1074550 to create a structure plan which limits access to the Monaro Highway and rezone land to R2 low density residential.	Short	Action 9.1	Action 5.2	8.3.1	√	√		√

Action	Timeframe Relationship to Strategic Documents		C	Relationship to Delivery Plans				
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
57. Rezone lots 1 & 2 of DP595926, lot 76 of DP1098505 and lot 77, 78 & 79 of DP750535 to zone E4 Environmental Living as part of the new LEP.	Short	Action 9.5	Action 5.2	8.1.2	\			
58. Rezone lots 190, 191, 192, 194, 195, 196, 197, 198 & 343//750535 and 2//1023087 to E3 Environmental Management. Amend minimum lot size from 4000sqm to 80ha	Short	Action 3.1	Action 5.1	7.1.2	1			√
59. Amend minimum lot size on lot 1 DP595926 from 1200sqm to 4000sqm.	Short	Action 9.1	Action 11.1	8.3.1	1			
60. Rezone land identified to RU2 Rural Landscape with a Minimum Lot Size not less than 80 hectares to prevent fragmentation. If demand justifies, develop a Structure Plan for Dairyman's Plains area.	Short	Action 9.1	Action 4.2	8.3.1	√			
61. Introduce a clause for the SM LEP addressing subdivisions relating to split zones.	Short	Action 3.1	Action 4.3	7.1.2	1			
62. Amend minimum lot size of lots 77, 78 & 79 DP750535 from 400ha to 8ha	Short	Action 9.1		8.3.1	1			
63. Rezone land zoned R5 Large Lot residential in the Dairymans Plains Area to E4 Environmental Living. Maintain existing MLS.	Short	Action 3.1	Action 25.1	7.1.2	1			
64. Review lot averaging clause in LEP to ensure environmental protection is afforded.	Short	Action 3.1	Action 4.1	7.1.2	√			

Action	Timeframe	Relations Documen	nip to Strategion	Relationship to Delivery Plans			S	
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
65. Work with landowners to investigate the zoning of rural land south of Cooma and consider appropriate use of Environmental Protection Zones to protect biodiversity values well providing for limited development potential.	Immediate	Action 9.1	Action 25.1	8.3.1	√			
66. Work with the SAP Master Planning Team to ensure use of land zones is consistent to provides for desired community character while achieving relevant infill objectives.	Short	Action 9.1	Action 22.1	8.3.1	1	1	✓	✓
67. Council develop a list of large undeveloped lots in Bombala and monitor the development of these.	Short	Action 9.1	Action 25.1	8.3.1				√
68. Rezone land between Monaro Hwy and Cathcart Road identified in figure 91 of section 11 from zone RU1 Primary Production to R5 Large Lot Residential.	Short	Action 9.1	Action 28.2	8.3.1	√			√
69. Review and refine land zoned R5 Large Lot Residential to provide a consistent well planned area for rural residential development.	Short	Action 9.5	Action 28.2	8.1.2	1			
70. Review land zoned RU5 Village in Berridale. Zone established residential areas R1 General	Immediate	Action 8.5	Action 25.1	8.1.1	1			

Action	Timeframe Relationship to Strategic Documents		Relationship to Delivery Plans			S		
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
Residential and new growth areas R2 Low Density Residential.								



The top three priorities for the community are:

1.5 Consultation

The draft Settlements Strategy has been informed by recent discussions with the community and relevant stakeholders. This includes consultation undertaken as part of the LSPS and consultation on the Snowy Monaro Planning and Land Use Discussion Paper across 2019 and early 2020. The community consultation process saw Council engage with over 300 community members face to face at community consultation meetings and drop-in sessions. This was a mammoth effort with over 1,400 km covered by the team within two months.

In early 2019 Council released the Land Use Discussion Paper for comment over a 10-week period to prompt discussion in relation to the





GROWTH AND EFFICIENCY IN BUSINESS AND INDUSTRY



PLANNING APPROACH

LSPS and future land use planning in the Snowy Monaro region. At the same time, a 'YourSay' page went live with supporting material including the discussion paper, a survey, interactive maps and an idea's board. The discussion paper was also circulated to community groups, government agencies, industry and other key stakeholders.

FACE TO FACE: 300 COMMUNITY MEMBERS

1400KM OVER 2 MONTHS

10 DROP IN SESSIONS

100 YOUNG PEOPLE

The draft Settlements Strategy will be publicly exhibited for 40 days. Feedback received in this time will be incorporated into the final version of this document.

2. Planning Policy and Regional Context

State and regional planning policy sets out a framework in which planning delivery must function within. State Government Planning policy seeks a consistent approach across the State while promoting local planning to shape nuances in specific areas. State government planning policy takes the form of State Environmental Planning Policies, Standard Instrument Local Environmental Plan and Ministerial Directions made under section 9.1 of the EP&A Act. Regional Planning Context is framed by the regional plans created by the NSW Government and the Local Strategic Planning Statement created by Council. Other local strategic plans also assist in informing local planning policy, and this is further outlined below.

2.1 State Environmental Planning Policies

The NSW Government provides several State Environmental Planning Policies which influence land use planning across the Snowy Monaro Region. A brief analysis of these policies and potential influence on the Snowy Monaro Region are outlined below.

Exempt and complying development Codes SEPP

The State Policy for exempt and complying development is contained within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the State Policy). Exempt development means low impact works not requiring a full merit assessment by Council. Complying development is development that meets all of the relevant development standards in the Code.

Of particular note is the State Environmental Planning Policy (Exempt and Complying Development Codes) (Codes SEPP), including the Greenfield Housing Code Amendment, Low Rise Medium Density Code Amendment and the recently published State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Inland Code) 2018 (Inland Code).

What is Complying Development?

Complying development is a fast track approvals process that does not require public notification of the proposal and can be signed by the relevant licensed/certified professionals, including those in the private sector. To be classed as complying development, the proposal must meet all of the criteria of the relevant code. A Development Application (DA) is not required for this type of development.

Complying development under the Low-Rise Medium Density Housing Code must meet the development standards and criteria of the code as well as meeting the requirements of the Low-Rise Medium Density Design Guide (see link earlier in report). The proposal must be assessed and signed off by a licensed building certifier and an accredited building designer.

Inland Code

Released by the Department of Planning and Environment in September 2018, the Inland Code will simplify the planning process for homeowners in regional NSW. The Code applies to development for new dwellings, renovations and farm buildings. It brings together and simplifies the planning rules for fast-track complying development approvals previously dealt with under the Housing Code and Rural Housing Code. The new Code will be included in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) and aim to:

- make it easy for new one and two storey homes and home renovations to be approved in rural and residential zones in 20 days or less
- · simplify and tailor development standards to suit development in rural and regional inland NSW
- increase the use of complying development in inland NSW to help achieve faster housing approvals

 allow rural landholders to construct a greater range of farm buildings without development consent and obtain faster approvals for large farm buildings to support the agricultural use of their land

New one and two storey homes and home renovations can be undertaken as complying development in inland NSW where the proposal meets all of the relevant development standards in the new Code. These standards have been developed following consultation with the community, councils and industry.

Low Rise Housing Diversity Code

The Low-Rise Housing Diversity Code will allow for three (3) types of development to be conducted as complying development; these are dual occupancies, terrace houses and manor houses. Dual occupancies are defined as per the Standard Instrument Local Environmental Plan:

Dual occupancy means two dwellings on one lot of land that are attached or detached but does not include a secondary dwelling.

For the purposes of the Code, dual occupancies can be attached or detached and can include where one dwelling is located above part of another dwelling.



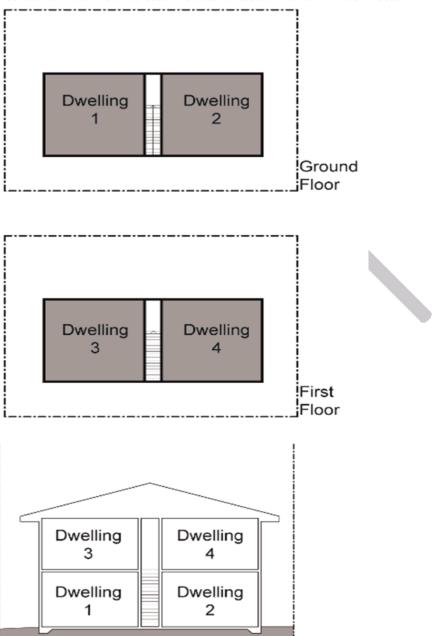


FIGURE 2 - EXTRACT FROM THE CODE PROVIDES AN ILLUSTRATION OF A 'MANOR HOUSE':

Manor houses are permitted in zones R1 General Residential, R2 Low Density Residential and RU5 Village where the relevant Environmental Planning Instrument (EPI) permits residential flat buildings, multi dwelling housing (or both). Manor houses are defined in the Low-Rise Medium Density Design Guide as being:

- 1. A building containing 3 or 4 dwellings, where:
 - Each dwelling is attached to another dwelling by a common wall or floor, and

- · At least 1 dwelling is partially or wholly located above another dwelling, and
- The building contains no more than 2 storeys (excluding any basement).

'Terrace housing' is defined as 'multi dwelling housing' as per the definition in the standard instrument LEP.

Further clarity is provided to this definition in the design guide. Multi dwelling housing and multi dwelling housing (terraces) are defined for the Code's purposes as:

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Multi-dwelling housing (terraces) – means 3 or more dwellings on one lot of land where:

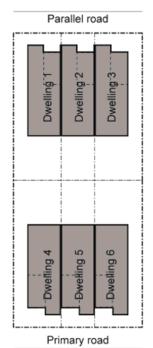
- · Each dwelling as access at ground level
- No part of a dwelling is above any part of any other dwelling, and,
- dwellings face and generally follow the alignment of one or more public roads.

TABLE 3 - MINIMUM LOT SIZE REQUIREMENTS FOR LOW RISE HOUSING DIVERSITY CODE LAND USES

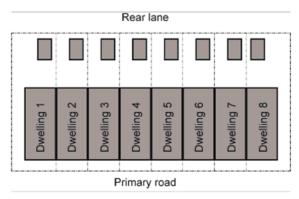
Type of Development	Low Rise Housing Diversity Code
Dual Occupancies	The greater of 400sqm or the MLS under relevant Environmental Planning Instrument
Terrace Houses	The greater of 600sqm or the MLS under relevant
Terrace frouses	Environmental Planning Instrument
Manor Houses	The greater of 600sqm or the MLS under relevant Environmental Planning Instrument

Dwelling Dwelling **Dwelling Dwelling Dwelling** Dwelling Dwelling Dwelling Primary road Multi dwelling housing (terraces) on a standard lot

FIGURE 3: EXTRACT FROM THE CODE PROVIDES AN ILLUSTRATION OF TERRACE



Multi dwelling housing (terraces) on a parallel lot



Multi dwelling housing (terraces) with a rear lane

Potential Impact on the Snowy Monaro Region

Complying development under the Low-Rise Medium Density Housing Code can only be undertaken in zones R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and RU5 Village. All three Local Environmental Plans (LEPs) for the former shires have zones R1 General Residential and RU5 Village. Snowy River and Cooma Monaro also have R2 Low Density Residential.

The Low-Rise Medium Density Housing Code does state that if the use is prohibited by a relevant Environmental Planning Instrument (EPI), which includes LEPs, that type of development cannot be undertaken using the Code. The table below shows what types of development can be undertaken as complying development in relevant zones and what the applicable minimum lot size (MLS) will be.

All types of development under this Code are permitted in zones R1 General Residential and RU5 Village. Dual occupancies will be able to be undertaken as complying development in zone R2 Low Density Residential from when the Code takes effect. It is worth noting the Standard Instrument Principal Local Environmental Plan mandates that all of the uses under the Low-Rise Medium Density Housing Code are permitted with consent in zone R1 General Residential.

The minimum lot sizes applying to these types of development vary dependent on LEPs. None of the existing LEPs provides specific MLS for Manor Houses nor for Multi-dwelling houses (terraces) it is recommended that the new LEP provides MLS for these uses. The recommended MLS for these uses are as follows:

TABLE 4 – PROPOSED MLS FOR LOW RISE HOUSING DIVERSITY USES

Land Uses	Zone	Proposed Minimum Lot Size (MLS)		
Dual Occupancy	R1 General Residential	600 square meters		
	R2 Low Density Residential	1,000 square meters		
	RU5 Village	1,000 square meters		
Multi Dwelling	R1 General Residential	1,000 square meters		
Housing (Terraces)	R2 Low Density Residential	Prohibited		
	RU5 Village	1,500 square meters		
Manor Houses	R1 General Residential	1,000 square meters		
	R2 Low Density Residential	Prohibited		
	RU5 Village	1,800 square meters		

The area likely to be of most concern is the impact that these changes could have in Jindabyne. Of particular note is the introduction of Manor houses which coupled with potential changes to the regulation of short-term rental accommodation (STRA) could be a popular type of development into the future. A manor house is three (3) - four (4) units which present to the street as one large house. As of 1 July 2020, in the R1 General Residential and RU5 Village zones on lots 600sqm or larger, a manor house could potentially be built as complying development and the units rented out as exempt development via AirBnB (or other short term holiday rental services) through potential changes to STRA regulations.

Given Jindabyne's recent trend towards more STRA type development, there is potential for impacts on the community and streetscape from this development once the Code takes effect. For example, as Complying Development, the requirements of Council's Development Control Plan in relation to matters such as the minimum number of on-site car parking spaces, are circumvented. The car parking requirements specified in the Code are less stringent than the requirements in Council's DCPs.

Zone R1 General Residential in the SR LEP has the following zone objectives.

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage residential development that has regard to local amenity and in particular public and private views.
- To provide for a range of tourist and visitor accommodation compatible with the surrounding residential character.

It is considered in broad terms the types of development proposed by the Low-Rise Medium Housing Diversity Code is consistent with the zone. The Code and Design Guides focus on providing a variety of housing types and densities in a design style which has regard for local amenity.

Tyrolean Village, Kalkite, Berridale and potentially Michelago are areas currently zoned RU5 Village that could see this type of development having an impact on its village character. However, it is considered that these areas do require more diverse housing stock to deal with future challenges such as an ageing population, and this code could be beneficial in achieving positive outcomes.

The potential impact to the Snowy Monaro Region overall is considered negligible as the requirements of the Low-Rise Medium Housing Diversity Code and Design Guide are extremely stringent. It is considered most likely that the majority of these types of development will continue

through the development assessment (DA) process, as is currently the case because of the complexity and specific requirements of the Code.

No amendment to any of the LEPs for the region is recommended at this time. Council cannot prohibit any of these uses in zone R1 General Residential. Council can prohibit dual occupancies from zone R2 Low Density Residential; however, this is a type of development broadly considered consistent with neighbourhood character in these areas and may not be a development type Council wishes to discourage. There is the ability to prohibit these uses in zone RU5 Village, but potentially these types of development should be encouraged in these areas to promote development, growth and provide housing diversity to an ageing population. An alternative approach could be to amend the minimum lot size; however, this will not affect manor houses. Council has not yet considered as part of a strategy the appropriate minimum lot size for these development types as such it is considered appropriate that this is assessed as part of the Snowy Monaro Settlements Strategy and incorporated in the new LEP.

Greenfield Housing Code

Introduced in 2018 as an amendment to the Codes SEPP, the new Greenfield Housing Code (the Code) will speed up the delivery of new homes in greenfield areas (new release areas) across NSW to meet the needs of the State's growing population and improve housing affordability.

The new Code aims to:

- simplify the standards in the State Policy for greenfield areas
- tailor development standards to suit market demand, housing types and lot sizes typically delivered in greenfield areas; and
- increase the take up of complying development to help achieve faster housing approvals.

The Greenfield Housing Code has been simplified by:

- presenting the Code in plain English and including tables and diagrams to clearly explain the planning rules (similar to the Housing Code);
- reducing and simplifying development standards; and
- simplifying and aligning certain standards so they match the standards under the Growth Centres DCPs.

In Snowy Monaro, the Code applies to land that is also identified as an Urban release Area (URA) and will allow 1-2 storey homes, alterations and additions to be carried out under the fast–track complying development approval pathway.

The Code requires a tree to be planted in the front and rear yard of each new home approved under complying development. The landscaping requirements in the new Code will ensure new release areas are leafier and more sustainable.

Although applicable to the URAs, the Code in itself does not replace the need for a Development Control Plan under clause 6.2A of the Local Environmental Plan.

Activation Precinct State Environmental Planning Policy

The Activation Precinct SEPP sets out the pathways for development in Special Activation Precincts. The NSW Government states that Special Activation Precincts bring the Department of Regional NSW, the Department of Planning Industry and Environment and the Regional Growth NSW

Development Corporation, together to plan, coordinate and deliver successful precincts. Five key elements create a Special Activation Precinct, these are:

- Fast track planning Streamlined planning and approval processes to provide certainty and confidence to businesses and investors.
- 2. Infrastructure investment Tailored investment in enabling infrastructure to support local and business needs, which may include roads, utilities, waste management and digital connectivity.
- Government-led studies To ensure strategic land use and infrastructure planning for the precinct.
- 4. Government-led development To coordinate each precinct's development in line with the social, economic and environmental requirements for each region.
- Business concierge Targeted business and concierge services to attract investment and support businesses to establish and grow in each precinct,

The Activation Precinct SEPP is the delivery mechanism for SAPs across the State. The SEPP allows for a streamlined planning approvals process by 'frontloading' much of the technical information (including but not limited to biodiversity and heritage, hydrology, etc.). It is accepted that the Snowy Mountains SAP will require an amendment to the SEPP to respond to the unique nature of this area. However, it is not known at this stage what this will look like in the local context. It is expected that the Snowy Mountains SAP will 'turn off' local planning controls to some degree, such as the LEP and DCP. It is anticipated that the SAP may also 'turn off' SEPPs either wholly or in part. As such, it is important that the community and Council views are well represented in the Masterplan. The Masterplan, currently being developed, will inform any amendment to the SEPP and subsequent planning controls for development.

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) aims to promote the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. SEPP 55 seeks to achieve this by:

- a. specifying when consent is required, and when it is not required, for remediation work, and
- specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- c. requiring that a remediation work meet certain standards and notification requirements.

SEPP 55 and the accompanying guidelines outline what activities may result in contamination and the relevant development controls relating to the investigation and remediation of sites. While this strategy does apply to land that is identified as potentially contaminated, land zones have been strategically chosen to limit risk of harm to human health. Site specific investigations will be required as part of any development application to establish extent of contamination and recommended remediation measures.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegatation in Non-Rural Areas) 2017 (Vegetation SEPP) provides a framework to regulate the removal of vegetation in non-rural areas. 'Non Rural Areas' are defined by the SEPP and includes all zones except RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production and RU6 Transition, vegetation removal in these zones is regulated by LLS.

The vegetation SEPP provides a framework for Councils to regulate the removal of vegetation in non-rural areas below the Biodiversity Offset Scheme (BOS) threshold.

Draft Short-Term Rental Accommodation State Environmental Planning Policy

The NSW Government publicly exhibited draft regulations for short term rental accommodation (STRA). This included a draft State Environmental Planning Policy to regulate STRA. In summary, these proposed regulations seek to:

- the introduction of a land use definition and permissibility for 'short-term rental accommodation'
- the introduction of exempt and complying development criteria for STRA which will include a maximum number of days that STRA can operate in a calendar year
- allowing councils outside Greater Sydney to set the number of days that a dwelling can be used for STRA without development consent or with a complying development certificate, to no lower than 180 days per year, to meet the needs of their communities, and
- the introduction of minimum fire safety and evacuation requirements for premises used for STRA

This will have significant implications for some areas across the region, particularly in and around the Township of Jindabyne. These issues are further explored in section 11.2.3 of this Strategy.

Draft Housing Diversity State Environmental Planning Policy

The housing diversity seeks to rationalise and consolidate three State Environmental Planning Policies. The housing diversity SEPP is seeking to consolidate the State Environmental Planning Policy (Affordable Rental Housing) 2009, State Environmental Planning Policy No 70-Affordable Housing (Revised Scheme) and State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. At the time of this Strategy, the NSW Government had only released an explanation of intended effects (EIE) for the draft SEPP.

The EIE seeks to examine the potential introduction of three new land use definitions and proposes amending the land use definition of boarding houses. The three new land use terms offered are Build-to-rent housing (BTR), Purpose-built student housing and Co-living (new generation boarding houses). It is considered unlikely that student housing would be a suitable land use definition to include in land use zones throughout the Snowy Monaro due to a lack of large-scale educational establishments. This may need to be reviewed following the completion of the Snowy Mountains SAP Master planning Process.

Build to rent housing proposes a definition in which dwellings are held in single ownership. It is not clear how the land use is different from a 'residential flat building' or 'multi-dwelling housing' other than the properties tenure. Ability to regulate the strata subdivision has been an ongoing challenge in the NSW Planning System and land uses and land use zones would benefit from the flexibility in local planning instruments to regulate when strata subdivision can occur.

The EIE outlines that BTR definition would have to be different for regional areas as a minimum of 50 dwellings is unlikely to be a scale of development seen in rural towns across the state. In the regions, build to rent would look likely look like terrace houses, multi-dwelling housing or small scale apartment/unit buildings of at least four dwellings. It is considered that this smaller-scale BTR development should be complying development if consistent with Low Rise Housing Diversity Code in the complying development SEPP.

Appropriate incentives should also be considered for BTR for developers to develop BTR rather than traditional RFB's which are then strata titled. Incentives should be considered from an all of government approach rather than just land-use planning, such as current land tax incentives available. SMRC is supportive of the potential use of BTR in zone B3 Commercial Centre; however, further information would be required as to how strata subdivision can be prohibited in perpetuity.

Co-living land use definition raises both concern and opportunity for the Snowy Monaro Region. The concern centres on the potentially illegal use of this type of development for STRA and the compliance burden this will place on Council, this is particularly of concern in high tourism areas such

FIGURE 4 – COMPARISON OF PROPOSED LAND USES IN HOUSING DIVERSITY SEPP

priately imple

	Build-to-rent housing	Co-living	Student housing	Boarding houses
Tenant	No restriction for market rent dwellings	No restriction	Students	Eligibility based on income
Affordable	Local provisions apply	No minimum requirement	No minimum requirement	Yes - 100%
Tenancy	3 years or more	Minimum 3 months	No minimum	Minimum 3 months
Communal living area	New design guidance will be developed	Required	Required	Required
Room/Apartment size	New design guidance will be developed	30 - 35 m²	10 m ²	12 - 25 m²
Minimum car parking provision	0.5 spaces per dwelling	0.5 spaces per room	No minimum requirement	0.5 spaces per room, or 0.2 spaces for social housing providers

The EIE proposes an amendment to the definition of boarding houses; this will provide a clear avenue for community housing provides (CHPs) to deliver a diverse range of affordable rental housing options. It is noted that the EIE proposes changing the definition of 'accessible area' outside of the Sydney Region to include the definition for the Sydney Region. It is Councils view that the 400 meters from land zone B2 Local Centre should still apply along with land within 800 meters of zone B3 Commercial Core.

The EIE proposes creating a complying development avenue for Secondary dwellings in rural zones, noting that Councils can prohibit Secondary Dwellings in rural zones if the land use is not supported or suitable. If this is the case there should be a requirement to locate the secondary dwelling in rural areas within a certain distance of the primary dwelling (e.g. within at least 800m) and access to the

secondary dwelling must be via the same lawful access as the principal dwellings. These two additional controls will solve several issues regarding access and sterilisation of primary production land.

2.2 Planning for Bushfire Protection 2019

Planning for Bush Fire Protection 2019 (PBP) provides development standards for designing and building on bush fire prone land in New South Wales. PBP provides standards and guidance for:

- strategic land use planning to ensure that new development is not exposed to high bush fire risk; creating new residential and rural residential subdivision allotments;
- special fire protection purpose (SFPP) development taking account of occupant vulnerability;
- bush fire protection measures (BPMs) for new buildings; and upgrading and maintaining existing development.

PBP applies to all development on bush fire prone land (BFPL) in NSW. The general principles underlying this document are that:

- a suite of BPMs are required to reduce the impact of a bush fire;
- protection measures are governed by the degree of threat posed to development and the vulnerability of occupants;
- minimising the interface of development to the hazard reduces the bush fire risk to the development; and
- good practice in planning, building and management reduces the risk to development and their occupants and increases their resilience.

PBP aims to provide for the protection of human life and minimise impacts on the property from the threat of bush fire while having due regard to development potential, site characteristics and protection of the environment.

The objectives are to:

- afford buildings and their occupants' protection from exposure to a bush fire;
- provide for a defendable space to be located around buildings;
- provide appropriate separation between a hazard and buildings which, in combination with
- · other measures, prevent the likely fire spread to buildings;
- ensure that appropriate operational access and egress for emergency service personnel and occupants is available;
- provide for ongoing management and maintenance of BPMs; and ensure that utility services are adequate to meet the needs of firefighters.

All development on BFPL must satisfy the aim and objectives of Planning for Bush Fire Protection (PBP).

Bush fire protection principles

Bush fire protection can be achieved through a combination of strategies which are based on the following principles:

control the types of development permissible in bush fire prone areas;

- minimise the impact of radiant heat and direct flame contact by separating development from bush fire hazards;
- minimise the vulnerability of buildings to ignition and fire spread from flames, radiation and embers;
- enable appropriate access and egress for the public and firefighters;
- · provide adequate water supplies for bush fire suppression operations;
- focus on property preparedness, including emergency planning and property maintenance requirements; and
- facilitate the maintenance of Asset Protection Zones (APZs), fire trails, access for firefighting and on site equipment for fire suppression.

Part 4 of PBP 2019 outlines the strategic planning principles and guidelines for bushfire protection and mitigation. The strategic planning principles contained in PBP 2019 have informed this strategies approach to land use permissibility in zones and land use zoning. These principles are:

- ensuring land is suitable for development in the context of bush fire risk;
- ensuring new development on BFPL will comply with PBP;
- · minimising reliance on performance-based solutions;
- providing adequate infrastructure associated with
- · emergency evacuation and firefighting operations; and
- facilitating appropriate ongoing land management practices.

Strategic planning should provide for the exclusion of inappropriate development in bush fire prone areas as follows:

- the development area is exposed to a high bush fire risk and should be avoided;
- the development is likely to be difficult to evacuate during a bush fire due to its siting in the landscape, access limitations, fire history and/or size and scale;
- the development will adversely affect other bush fire protection strategies or place existing development at increased risk;
- the development is within an area of high bush fire risk where the density of existing development may cause evacuation issues for both existing and new occupants; and
- the development has environmental constraints to the area which cannot be overcome

Strategic development proposals in bush fire prone areas require the preparation of a Strategic Bush Fire Study. The level of information necessary for such a study will be dependent upon the nature of any planning instrument changes, the scale of the proposal, the bush fire risk and its potential impact upon the wider infrastructure network. The Strategic Bush Fire Study provides the opportunity to assess whether new development is appropriate in the bush fire hazard context. It also provides the ability to assess the strategic implications of future development for bush fire mitigation and management.

A Strategic Bush Fire Study must include, as a minimum, the components in Figure 5 below

FIGURE 5 - MINIMUM COMPONENTS FOR A STRATEGIC BUSH FIRE STUDY

ISSUE	DETAIL	ASSESSMENT CONSIDERATIONS
Bush fire landscape assessment	A bush fire landscape assessment considers the likelihood of a bush fire, its potential severity and intensity and the potential impact on life and property in the context of the broader surrounding landscape.	 The bush fire hazard in the surrounding area, including: Vegetation Topography Weather The potential fire behaviour that might be generated based on the above; Any history of bush fire in the area; Potential fire runs into the site and the intensity of such fire runs; and The difficulty in accessing and suppressing a fire, the continuity of bush fire hazards or the fragmentation of landscape fuels and the complexity of the associated terrain.
Land use assessment	The land use assessment will identify the most appropriate locations within the masterplan area or site layout for the proposed land uses.	 The risk profile of different areas of the development layout based on the above landscape study; The proposed land use zones and permitted uses; The most appropriate siting of different land uses based on risk profiles within the site (i.e. not locating development on ridge tops, SFPP development to be located in lower risk areas of the site); and The impact of the siting of these uses on APZ provision.
Access and egress	A study of the existing and proposed road networks both within and external to the masterplan area or site layout.	 The capacity for the proposed road network to deal with evacuating residents and responding emergency services, based on the existing and proposed community profile; The location of key access routes and direction of travel; and The potential for development to be isolated in the event of a bush fire.
Emergency services	An assessment of the future impact of new development on emergency services.	Consideration of the increase in demand for emergency services responding to a bush fire emergency including the need for new stations/brigades; and Impact on the ability of emergency services to carry out fire suppression in a bush fire emergency.
Infrastructure	An assessment of the issues associated with infrastructure and utilities.	 The ability of the reticulated water system to deal with a major bush fire event in terms of pressures, flows, and spacing of hydrants; and Life safety issues associated with fire and proximity to high voltage power lines, natural gas supply lines etc.
Adjoining land	The impact of new development on adjoining landowners and their ability to undertake bush fire management.	Consideration of the implications of a change in land use on adjoining land including increased pressure on BPMs through the implementation of Bush Fire Management Plans.

2.3 Standard Instrument Local Environmental Plan and Proposed Use of Land Zones

The standard instrument local Environmental Plan (SI LEP) provides a standard template that all Councils across NSW must use. The SI LEP provides a suite of zones local government areas can use when forming there LEP and Standard clauses.

Zones

The section below outlines the proposed zones intended to be used across the Snowy Monaro towns and villages to reflect current and future land uses. The strategy also seeks to set out proposed zone objectives which will guide development in each of these land use zones.

Rural Zones

Rural zones will be considered as part of the Snowy Monaro Rural Land Use Strategy. However, this Strategy looks specifically at zone RU5 Village.

RU5 Village – is a flexible zone which provides a mix of residential, retail, business, light industrial and other compatible uses which may be needed to service small rural communities. It is recommended that this zone is used on small rural villages.

Proposed Objectives

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To protect and conserve the historical significance, character and scenic quality of rural village settings.
- To encourage and provide opportunities for population and local employment growth.
- To ensure that development in village areas is compatible with the environmental capability
 of the land, particularly in terms of the capacity of the land to accommodate on-site effluent
 disposal.
- To coordinate village development to achieve the most efficient use of existing utility services (such as water supply systems and sewerage systems) and roads.
- To allow for small-scale light industrial uses in locations where impacts on residential amenity are negligible.
- · To have regard for the character, including the natural and physical features, of each village.

Residential Zones

There are five (5) residential zones available for use. These range from high density to rural residential type zones. Three (3) residential zones are currently in use across the LGA. It is recommended that these three (3) zones remain in use, and no additional residential zones are added at this stage.

R1 General Residential – is a flexible residential zone to provide a variety of housing densities from detached dwelling houses to residential flat buildings. It is recommended that this zone is utilised in residential parts of townships across the LGA, particularly in areas which are close to town centres or other services.

Proposed Objectives

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage residential development that has regard to local amenity and in particular public and private views.
- To provide for a range of tourist and visitor accommodation compatible with the surrounding residential character.
- To integrate new development with the established settlement pattern and character.
- To focus higher density residential development in areas closer to the town centre.

R2 Low Density Residential – is a zone design to provide for low-density residential development such as detached dwelling houses. This zone may vary in lot size from 600 – 3000sqm and may also include dual occupancies. This zone provides a consistent low-density streetscape to an area. It is recommended this zone is used on suburban areas located away from town centres and future land release areas on the urban fringe of towns.

Proposed Objectives

- To provide for the housing needs of the community within a low-density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure development maintains residential amenity and contributes to the small-scale residential character of the zone.

R5 Large Lot Residential - is a zone which provides for residential uses on large lots e.g. rural residential type developments. Lot size should vary based on access to services, topography, biodiversity value and surrounding agricultural land uses. This zone is restricted to specific areas surrounding townships and villages identified in this strategy.

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote an innovative and flexible approach to rural residential development.
- To enable non-residential development, including small scale agricultural uses, to be carried out where compatible with the rural character of the locality

Business

B1 Neighbourhood Centre is a zone that provides small-scale convenience retail in its immediate area. This zone sits at the bottom of our retail hierarchy and should be applied to neighbourhood shopping areas which are designed to service the immediate residential surrounds. An example of the use of this zone is Cooma North local shops.

Proposed Objectives

- To provide a range of small-scale retail, business, and community uses that serve the needs
 of people who live or work in the surrounding neighbourhood.
- To ensure that development is well designed and of a scale and character consistent with the surrounding area and does not adversely affect the amenity of surrounding residential areas.
- To ensure that development is of a neighbourhood scale and does not detract from the viability of a commercial core or local centres.

B2 Local Centre – this is a zone which provides for a range of commercial, civic and cultural uses. This zone services the commercial needs of a larger catchment than a neighbourhood centre and is the second most significant commercial centre after Commercial Core zoning. This zoning is most suitable for a town centre an example of this would be along Maybe Street in Bombala.

Proposed Objectives

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- · To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for appropriate residential development in the form of shop top housing and other land uses that are complementary to, and support the vitality of, the local centre.

B3 Commercial Core – this zone provides a range of commercial uses including large scale retail, office, business, entertainment and community uses. This zone is designed for strategic centres which service the wider region as well as its immediate vicinity. Commercial Core sits atop the commercial hierarchy for the region. Cooma's central business district is considered the most appropriate location for such a zone in the Snowy Monaro Region.

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage cultural and community activities.
- To promote a lively and vibrant town centre.
- To enhance Cooma as a regional centre and a tourist destination.
- To ensure development maintains and enhances the rural and heritage character of the town centre and surrounds.
- To provide for appropriate residential development in the form of shop top housing and other land uses that are complementary to, and support the vitality of, the town centre.

B4 Mixed Use – this zone is designed to provide for a variety of residential and commercial uses and may ease the transition between residential and commercial areas. This zone is also appropriate for tourist and visitor accommodation type uses to limit potential conflict in more traditional residential areas. This zone should be provided around zone B3 Commercial Core and may be appropriate around some other town centres to allow for commercial expansion and to limit potential land use conflicts.

Proposed Objectives

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that enables a transition from residential to commercial land uses

B5 Business Development – provide for a variety of commercial and light industrial uses. This zone is designed to complement zones B2 and B3 by providing for larger bulky goods retailers and light

industries which support higher order commercial uses. Retail activity in these areas should be limited as not to undermine the commercial hierarchy of the region. This zoning should be used in areas suitable for bulky goods retailers, light industrial uses and machinery or vehicle retailors.

Proposed Objectives

- To enable a mix of light industrial, business and warehouse uses, and specialised retail
 premises that require a large floor area, in locations that are close to, and that support the
 viability of, centres.
- To encourage the revitalisation of areas close to town centres and existing services.
- To provide new areas of employment-generating land close to town centres.

Industrial

IN1 General Industrial – this zone is designed to provide for a wide range of industrial uses including uses which may interfere with the amenity of a neighbourhood by reason of various pollutants including noise and air. As such it is appropriate that industrial areas are located away from residential areas to limit land use conflict. An example of an area in which this zone would be appropriate is the Polo Flat Industrial Precinct.

Proposed Objectives

- · To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To provide for industrial uses in close proximity to transport infrastructure.
- · To provide for industrial uses in areas which minimise land use conflict.
- To encourage economic growth of the region.

Recreational

RE1 Public Recreation – this zone provides for a wide range of public recreational type areas including recreation facilities and community facilities. This zoning would typically be applied to public parks and sports fields.

Proposed Objectives

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

RE2 Private Recreation – this zone provides for a wide range of recreation areas or facilities which are privately owned or managed. An example of this is a golf course.

Proposed Objectives

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

Special Purpose

SP1 Special Activities – this zone can be used for specific sites where no other land zone would be appropriate. An example of this could be a large scale scientific, scientific or sporting facility such as the Sport and Recreation Centre, Jindabyne.

Proposed Objectives

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its
 existing or intended special use, and that minimises any adverse impacts on surrounding
 land

SP2 Infrastructure – land used for infrastructure and is unlikely to be used for any other purpose for example cemeteries and sewerage treatment plants. SP2 may be an appropriate zone for large strategic facilities including hospitals, TAFEs, dams, power stations, landfills, correctional centres and airports.

Proposed Objectives

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

SP3 Tourist – may be appropriate where tourism is considered a focus a particular location. In general tourism uses should be included in other zones where appropriate however in specific tourist locations zone SP3 may be appropriate.

- To provide for a variety of tourist-oriented development and related uses.
- To provide tourist development that is compatible with the environmental, scenic or landscape qualities of the area.
- To enable other uses that complement tourist development without eroding the retail hierarchy of the local centres and villages.
- To ensure that development is sympathetic with the rural setting, scenic values and landscape features of the area.

Environmental Protection

E4 Environmental Living – this zone is for large lot residential type development in a rural setting. This zone is generally intended for land with specific environmental or scenic values. Lot size should vary depending on access and biodiversity value. This zone should also provide for small scale rural and agricultural uses.

Proposed Objectives

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To encourage development that is visually compatible with the landscape.
- To minimise the impact of any development on the natural environment.

- To ensure that development does not unreasonably increase the demand for public services or facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

Clauses

Clause 4.1A Minimum lot size for dual occupancies, multi dwelling housing and residential flat buildings in certain rural and residential zones

The objective of this clause is to achieve planned residential density in certain zones.

Development consent may be granted to development on a lot in a zone shown in Column 2 of the table to this clause for a purpose shown in Column 1 of the table opposite that zone, if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the table:

TABLE 5 - PROPOSED MLS APPLYING TO LAND USES IN CLAUSE 4.1A OF A NEW LEP

Column 1	Column 2	Column 3
		Columnia
Dual Occupancy	R1 General Residential	600 square meters
	R2 Low Density Residential	1,000 square meters
	RU5 Village	1,000 square meters
	B4 Mixed Use	500 square meters
Multi dwelling housing	R1 General Residential	1,000 square meters
	RU5 Village	1,500 square meters
	B4 Mixed Use	700 square meters
Manor Houses	R1 General Residential	1,000 square meters
	RU5 Village	1,500 square meters
Residential flat building	R1 General Residential	1,000 square meters
	B4 Mixed Use	700 square meters

Despite table 5 about development consent must not be granted for the purpose of a dual occupancy on a lot that is not serviced by a sewage reticulation system unless the area of the lot will not be less than—

TABLE 6 - MLS FOR UN-SERVICED LAND IN ZONE RU5 VILLAGE

Land Use	Minimum Lot Size
Dual Occupancy	1,800 square metres
Multi dwelling housing	2,500 square metres

Note: this is subject to a detailed individual site assessment of occupancy rates regarding effluent disposal area requirements

Clause 5.4 Controls relating to miscellaneous permissible uses

TABLE 7 - COMPARISON TABLE FOR CLAUSE 5.4 OF THE LEP

(1) Bed and breakfast accommodation If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than [insert number not less than 3] bedrooms. Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the Building Code of Australia.

Bombala	Cooma-Monaro	Snowy River	Recommendation
4 bedrooms	3 bedrooms	3 bedrooms	3 bedrooms is recommended
			(where bed and breakfast are

		I	
			permissible with consent in R1 and
			R2 zones to reduce the parking
(2) 11	16 -		burden)
	•		ome business is permitted under
			he use of more than [insert number
	square metres of floo		Bosommon dotion
Bombala	Cooma-Monaro	Snowy River	Recommendation
60sqm	50sqm	50sqm	Based on the average house size in
			Australia of 186m (2019), it is
			considered that this figure should
			be limited to 50sqm. Increasing this any further could mean that the
			dwelling no longer use primarily (in
(2) Hama industri	os If dovolonment fo	w the murness of a be	area) for residential purposes.
			ome industry is permitted under this
	han 30] square metr		the use of more than [insert
Bombala	Cooma-Monaro		Recommendation
		Snowy River	
60sqm	50sqm	50sqm	As above 50sqm
			of an industrial retail outlet is
•			ceed — [insert number not more than
			located on the same land as the netres, whichever is the lesser.
Bombala	Cooma-Monaro	Snowy River	Recommendation
67% or 400sqm	40% or 150sqm	20% or 400sqm	Retail area is not to exceed 40% or
67% 01 400Sq111	40% 01 130Sq111	20% of 400sqiii	400sqm whichever is the lesser.
(5) Farm stay acco	mmodation If devel	onment for the nurne	oses of farm stay accommodation is
			ided to guests must consist of no
	number not less tha		aca to guests must consist of no
Bombala	Cooma-Monaro	Snowy River	Recommendation
4 bedrooms	3 bedrooms	8 bedrooms	Farm stay accommodation be
T Bear comis	3 Dedi oomis	o bedicollis	limited to 4 bedrooms to ensure any
			accommodation business is
			secondary to primary production,
			not have an adverse impact on the
			rural landscape and nature of the
			land
(6) Kiosks If devel	opment for the purp	oses of a kiosk is pern	nitted under this Plan, the gross floor
		not less than 10] squa	_
Bombala	Cooma-Monaro	Snowy River	Recommendation
50sqm	20sqm	10sqm	50sqm is considered an appropriate
•		•	size not to undermine a
			neighbourhood shops role but also
			to provide a functional space to
			meet its definition.
(7) Neighbourhoo	d shops If developm	ent for the purposes o	of a neighbourhood shop is
			ceed [insert number not less than 80
and not more tha			
	n 1,000] square met	res.	
Bombala	n 1,000] square met Cooma-Monaro	res. Snowy River	Recommendation
			Recommendation 100sqm is considered adequate to
Bombala	Cooma-Monaro	Snowy River	

	Allowing larger shops would
	undermine the role of larger
	commercial areas.

(7AA) Neighbourhood supermarkets If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.

(8) Roadside stalls If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed [insert number not less than 8] square metres.

Bombala	Cooma-Monaro	Snowy River	Recommendation
20sqm	8sqm	10sqm	Area is to be large enough to accommodate a medium sized trailer or small caravan therefore 15sqm (i.e. 3 x 5m) is considered suitable

(9) Secondary dwellings If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater— (a) 60 square metres, (b) [insert number]% of the total floor area of the principal dwelling.

Bombala	Cooma-Monaro	Snowy River	Recommendation
43%	50%	30%	30%

(10) Artisan food and drink industry exclusion If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any cafe or restaurant area) must not exceed— (a) [insert number not more than 67%] of the gross floor area of the industry, or (b) [insert number not more than 400] square metres, whichever is the lesser.

Bombala	Cooma-Monaro	Snowy River	Recommendation
67% or 400sqm	40% or 150sqm	20% or 400sqm	Retail area is not to exceed 30% or
			150sgm

2.4 Relationship to other Plans and Strategies

South East and Tablelands Regional Plan

"The NSW Government's vision for the South East and Tablelands Region is: A borderless region in Australia's most geographically diverse natural environment with the nation's capital at its heart.

- To achieve this vision the Government has set four goals for the region:
- A connected and prosperous economy
- · A diverse environment interconnected by biodiversity corridors
- Healthy and connected communities
- Environmentally sustainable housing choices."



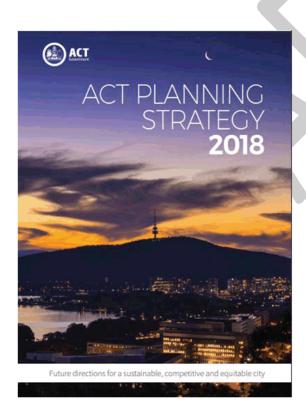
ACT Planning Strategy 2018

"The vision of this Strategy is to be a sustainable, competitive and equitable city that respects Canberra as a city in the landscape and the National Capital while being responsive to the future and resilient to change.

This vision continues the original vision of Walter and Marion Mahoney Griffin of Canberra being a city within the landscape that celebrates its bushland setting. It protects and enhances the qualities that we value about Canberra while managing growth and change across the city.

Land-use planning underpins the development of the economic, social and environmental development of a city. As such, this Strategy has five related themes:

- · compact and efficient
- diverse
- · sustainable and resilient
- liveable
- accessible."



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Council framework

Community Strategic Plan 2040

"The Community Vision from the CSP is: The Snowy Monaro Region is a welcoming community offering a quality lifestyle, beautiful natural environment and is a place of opportunity."

The Snowy Monaro Community Strategic Plan 2040 provides an important strategic roadmap for our community during this exciting and challenging period of transition for the region. This Plan will help guide and direct our community's priorities and decision making, working across all levels as well as service planning and delivery choices, to deliver the best outcomes for our communities.

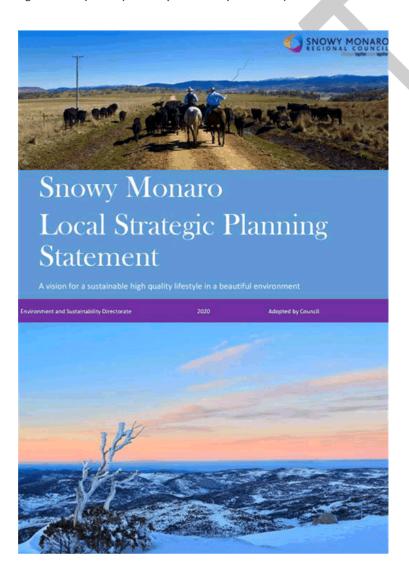


Local Strategic Planning Statement

"By 2040 the Snowy Monaro will be a region of five key growing towns and many villages all of which will have their own distinct character reflected in their diverse landscape settings, architecture, community and recreation facilities and main streets. Tourism, agriculture and forestry will continue to provide the foundation for the region's prosperity supported by the protection of our unique scenic landscape and biodiversity.

Innovation and forward thinking will characterise our community as we adapt to the changing world through nurturing new and emerging industries and capitalising on renewable energy generation championed by Snowy 2.0. Our region will be better connected and more accessible than ever before and will enhance the benefits of wider regional connections, especially to surf, snow and city.

The Snowy Monaro will be a desirable region for people of all ages to live, offering an unmatched regional lifestyle in a picturesque and unique landscape."



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Table 8 – Alignment of directions from Strategic Docum	4EB	N	N	4	ŧ	ı	ı	ı	ı	ı	ł	h																																		ł				k	١			J		ł	ŀ																		ð					1				į									ì	١		1		ı		Ų)						H	١	ŀ	١					N		H										ĺ								Ì								
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South East and Tablelands Regional Plan 2036	ACT Planning Strategy 2018	Snowy Monaro Community Strategic Plan 2040	Snowy Monaro Local Strategic Planning Statement 2040
Goal 2 – A Diverse environment interconnected by biodiversity corridors Direction 14- Protect important environmental assets Direction 15 – Enhance biodiversity outcomes Direction 16 – Protect the coast and increase resilience to natural hazards Direction 17 – Mitigate and adapt to climate change Direction 18 – Secure water resources	Sustainable and Resilient Careful urban planning will improve our sustainability and resilience to climate change, protecting and expanding living infrastructure, managing our waterways, reducing emissions, protecting our parks and reserves for both for our community and our biodiversity, and reducing our ecological footprint. This can make our city a more sustainable and liveable place for current and future Canberrans.	Environment Our iconic natural environment and heritage is preserved and enhanced for future generations whilst balancing the needs for regional development and growth	A Sustainable Environment with a Vibrant Connection to Heritage and Culture Planning Priority 1 - Protect and enhance the cultural and built heritage of the Snowy Monaro Planning Priority 2 - Protect and enhance the scenic landscape of the region Planning Priority 3 - Identify protect and encourage restoration of environmental values of the Snowy Monaro Region Planning Priority 4 - Move towards a carbon neutral future
Goal 1 – A connected and prosperous Economy Direction 1 – Leverage access to the global gateway of Canberra Airport Direction 2 – Enhance tourism and export opportunities through the Port of Eden Direction 3 – Develop the Snowy Mountains into Australia's premier year-round alpine destination Direction 4 – Leverage growth opportunities from Western Sydney Direction 5 – Promote agricultural innovation, sustainability and value-add opportunities Direction 6 – Position the region as a hub of renewable energy excellence Direction 8 – Protect important agricultural land Direction 9 – Grow tourism in the region Direction 10 – Strengthen the economic self-determination of Aboriginal communities Direction 11 – Enhance strategic transport links to support economic growth Direction 12 – Promote business activities in urban centres Direction 13 – Manage the ongoing use of mineral resources	Continued cooperation with neighbouring councils and regional partners will further strengthen Canberra's role as the region's hub and help to promote the liveability, economy and attractiveness of the whole ACT region, including leveraging off Canberra Airport's international flights and 24-hour operations.	Economy We are a vibrant and prosperous community providing opportunities for growth and learning	Planning Priority 5 - Promote, grow and protect agricultural production and industry Planning Priority 6 - Maximise potential for business growth and efficiency Planning Priority 7 - Support development of the Snowy Mountains as Australia's premier year-round alpine destination

Goal 3 – Healthy and connected communities	Liveable	Community	Vibrant Places to Live, Work and Play
Direction 19 – Strengthen cross-border connectivity Direction 20 – Enhance access to goods and services by improving transport connections Direction 21 – Increase access to health and education services Direction 22 – build socially inclusive, safe and healthy communities	Making Canberra a great place to live and work is essential. Planning can deliver a liveable Canberra through the development of social infrastructure, open spaces and public places, strong activity hubs and housing choice.	Our communities are welcoming, inclusive and safe; our lifestyle needs are actively considered and planned for; and opportunities exist to enhance our health and social wellbeing	Planning Priority 8 - Use appropriate evidence-based planning controls to respond to a diverse region and provide for the recreational needs of the community Planning Priority 9 - Provide a variety of housing options throughout the Snowy Monaro
	Compact and Efficient		
Direction 23 – Protect the region's heritage	Urban spread will be limited, and growth catered for through increased density in appropriate places such as around town and group centres and along major transport routes. While up to 70% of new housing will be built within our existing urban footprint, new urban areas will be explored for future needs. Care will be taken to retain the features of the city that people value, including the bush capital setting and access to green space.		
	to green space.		
Goal 4 – Environmentally sustainable housing choices	Accessible	Leadership	Infrastructure to Support Growth and Change
Direction 24 – Deliver greater housing supply and choice Direction 25 – Focus housing growth in locations that maximise infrastructure and	Accessible An accessible Canberra will have better integrated land use and transport, well-designed and safe public spaces, a wide	Leadership We have contemporary civic leadership and governance that fosters trust and efficiency	Infrastructure to Support Growth and Change Planning Priority 10 - Identify and integrate transport corridors and connections with the right types and levels of development
Direction 24 – Deliver greater housing supply and choice Direction 25 – Focus housing growth in locations that maximise infrastructure and services Direction 26 – Coordinate infrastructure and water supply in a cross-border setting Direction 27 – Deliver more opportunities for affordable housing	Accessible An accessible Canberra will have better integrated land use and transport, well-designed and safe public spaces, a wide range of housing choice, and be easily	We have contemporary civic leadership and	Planning Priority 10 - Identify and integrate transport corridors and connections with the right types and
Direction 24 – Deliver greater housing supply and choice Direction 25 – Focus housing growth in locations that maximise infrastructure and services Direction 26 – Coordinate infrastructure and water supply in a cross-border setting	Accessible An accessible Canberra will have better integrated land use and transport, well-designed and safe public spaces, a wide range of housing choice, and be easily	We have contemporary civic leadership and	Planning Priority 10 - Identify and integrate transport corridors and connections with the right types and levels of development Planning Priority 11 - Foster resilient, enduring and safe local communities using land use planning controls which address local and regional natural

2.5 Ministerial Directions

Ministerial Directions under section 9.1 of the Environmental Planning and Assessment Act 1979

The following is a list of Directions issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the *Environmental Planning and Assessment Act 1979* previously section 117(2). These directions apply to planning proposals lodged with the Department of Planning, Industry and Environment on or after the date the particular direction was issued:

TABLE 9 - MINISTERIAL DIRECTIONS ISSUED UNDER \$9.1 OF THE EP&A ACT

Ministerial Direction under s9.1 Environmental Planning and Assessment Act 1979

1.1 Business and Industrial Zones Objectives

- encourage employment growth in suitable locations,
- b. protect employment land in business and industrial zones, and
- Support the viability of identified centres.

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).

A planning proposal must:

- a. give effect to the objectives of this direction,
- retain the areas and locations of existing business and industrial zones.
- not reduce the total potential floor space area for employment uses and related public services in business zones.
- not reduce the total potential floor space area for industrial uses in industrial zones, and
- e. ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment.

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:

a. justified by a strategy which:

Relationship to Settlements Strategy

This strategy seeks to provide greater employment areas to meet future demand. It is anticipated over the next 20 years approximately 140ha of Industrial land will be required to meet industry needs. As such, the reduction in employment lands is not recommended as part of this strategy. Some additional employment land areas have been identified. These are deemed to be in appropriate locations as they cluster with existing industrial land uses and have existing infrastructure. A small area of land zoned IN2 Light Industrial is recommended to be rezoned B5 Business Development to provide a wider range of employment options and meet industry needs. Approximately eight residential dwellings in Bombala have been zoned incorrectly historically. The existing zoning of B2 Local and IN2 Light Industrial does not reflect the existing and historical land use as residential dwellings. It is recommended that these lots are zoned appropriately, but additional employment land is provided to address any potential loss of employment lands. This has been reflected around the Dongwa Timber Mill.

- gives consideration to the objective of this direction, and
- ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
- iii. is approved by the Secretary of the Department of Planning and Environment, or
- justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or
- c. in accordance with the relevant
 Regional Strategy, Regional Plan or
 Sub-Regional Strategy prepared by
 the Department of Planning and
 Environment which gives
 consideration to the objective of this
 direction, or
- d. of minor significance

1.2 Rural Zones

The objective of this direction is to protect the agricultural production value of rural land.

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).

A planning proposal must:

(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.
(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).
A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- a. justified by a strategy which:
 - gives consideration to the objectives of this direction,
 - ii. identifies the land which is the subject of the planning proposal (if the planning

This Strategy seeks to provide the expected growth of the region through the logical provision of land. This has been strategically considered as part of the employment lands and housing sections of this Strategy. Much of this provision is through better use of existing residential, business and industrial land. However, additional land will be required, and rural land on the fringe of existing settlements is often the most logical. A methodology of utilising land around strategic centres which is the least constrained has been used. Planning principles in this strategy promoting better planned residential have resulted in a recommendation of more appropriate zoning and use of zones. As a result, it is recommended in this report that large amounts of land around Berridale and Adaminaby is zoned to a rural zone to reflect existing land uses. Residential and employment land expansion areas centre on planning principles which focus on efficient use of land through optimal planning

outcomes.

proposal relates to a particular site or sites), and

- iii. is approved by the Director-General of the Department of Planning, or
- justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or
- in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- d. is of minor significance.

1.3 Mining, Petroleum Production and Extractive Industries

The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. Where this direction applies

This direction applies when a relevant planning authority prepares a planning proposal that would have the effect of:

- a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or
- restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.

No areas of State significant reserves of coal, other minerals, petroleum and extractive materials are identified in the Snowy Monaro Region.

Mineral deposits identified across the LGA are located outside of the land applicable to this strategy. As such this Strategy is not inconsistent with this direction.

1.4 Oyster Aquaculture

- (1) The objectives of this direction are:
 - a. to ensure that Priority Oyster
 Aquaculture Areas and oyster
 aquaculture outside such an area are
 adequately considered when
 preparing a planning proposal,
 - to protect Priority Oyster
 Aquaculture Areas and oyster
 aquaculture outside such an area
 from land uses that may result in
 adverse impacts on water quality and
 consequently, on the health of
 oysters and oyster consumers.

This strategy does not propose to limit oyster aquaculture nor is it expected to result in an adverse impact to oyster aquaculture.

- (2) This direction applies to Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area as identified in the NSW Oyster Industry Sustainable Aquaculture Strategy (2006) ("the Strategy"). (3) This direction applies when a relevant planning authority prepares any planning proposal that proposes a change in land use which could result in:
 - a) adverse impacts on a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate"; or
 - a) incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate" and other land uses.

1.5 Rural Lands

- 1. The objectives of this direction are to:
 - a. protect the agricultural production value of rural land,
 - facilitate the orderly and economic use and development of rural lands for rural and related purposes,
 - assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,
 - d. minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,
 - e. encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land
 - f. support the delivery of the actions outlined in the New South Wales Right to Farm Policy.
- This direction applies to all local government areas in the State except for:
 - a. Lake Macquarie,
 - b. Newcastle,
 - c. Wollongong, and
 - d. local government areas in the Greater Sydney Region (as defined in the Greater Sydney Commission Act 2015) other than Wollondilly and Hawkesbury.

This Strategy seeks to rezone some rural land to other zones for residential and industrial uses. This proposal aims to respond to an establish need and adopts best practice planning principles. This Strategy has been made in accordance with the LSPS and SETRP.

The agricultural productivity of land has been considered as part of this document and accompanying document Rural Land Use Strategy, resulting in a strategic approach to protect productive agricultural land and promote innovative farming practices. Marginal agricultural land around strategic centres with access to infrastructure and low biodiversity values has been focused on for providing future residential and industrial land. This Strategy and the Rural Land Use Strategy has sought to identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources. This has been reflected in the proposed wider use of environmental protection zones consistent with environmental values. Accompanying controls promote protection and restoration of environmental values and waterways.

This Strategy has considered the natural and physical constraints of the land,

- 3. This direction applies when a relevant planning authority prepares a planning proposal that:
 - a. will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or
 - changes the existing minimum lot size on land within a rural or environment protection zone.

Note: Reference to a rural or environment protection zone means any of the following zones or their equivalent in a non-Standard LEP: RU1, RU2, RU3, RU4, RU6, E1, E2, E3, E4.

- 4. A planning proposal to which clauses 3(a) or 3(b) apply must:
 - a. be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement
 - consider the significance of agriculture and primary production to the State and rural communities
 - c. identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources
 - d. consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions
 - e. promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities
 - f. support farmers in exercising their right to farm
 - g. prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses

including but not limited to, topography, size, location, water availability and ground and soil conditions. A clear methodology has been established to consider land constraints and use planning principles to provide new land zoning were needed in a staged and logical way.

This Strategy and Rural Land Use Strategy seeks to strategically consider land across the region to promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities. The approach is reflective of and considers farmers in exercising their right to farm. The strategic approach seeks to limit and effectively manage land use conflict.

An assessment of primary production value has been undertaken. The MLS methodology outlined in the rural land use strategy prioritises efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses, and other rural land uses. Rezoning of land has been strategically considered to limit land use conflict through easing the intensity of development and locating less polluting primary industries around towns.

No land is the Snowy Monaro Region has been identified as strategic agricultural land within the State Environmental Planning Policy (Primary Production and Rural Development) 2019. This Strategy has sought to consider the social, economic and environmental interests of the community to maximise outcomes. The proposed changes will provide economic benefits through appropriate provision of employment lands. There is a clearly established need for housing based on the most recent affordability and availability data. Not strategically addressing these issues will have dire

- h. consider State significant agricultural land identified in State
 Environmental Planning Policy
 (Primary Production and Rural
 Development) 2019 for the purpose of ensuring the ongoing viability of this land
- consider the social, economic and environmental interests of the community.
- 5. A planning proposal to which clause 3(b) applies must demonstrate that it:
 - is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses
 - will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains
 - where it is for rural residential purposes:
 - m. is appropriately located taking account of the availability of human services, utility
 - i. infrastructure, transport and proximity to existing centres
 - is necessary taking account of existing and future demand and supply of rural residential land.

Note: where a planning authority seeks to vary an existing minimum lot size within a rural or environment protection zone, it must also do so in accordance with the Rural Subdivision Principles in clause 5.16 of the relevant Local Environmental Plan.

- 6. A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:
 - a. justified by a strategy which:
 - gives consideration to the objectives of this direction,

social, economic, and environmental outcomes.

This Strategy and the Rural Land Use Strategy take a strategic approach towards rural land fragmentation and land use conflict. This has resulted in a strategic assessment of agricultural land in the region and a MLS methodology to be applied to halt fragmentation of agricultural land. Land use conflict has been sought to be minimised through a decrease in residential densities and the use of less intense rural zones such as RU2 Rural Landscape around towns.

This Strategy will not adversely affect the operation and viability of existing, and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains.

Rural residential land identified has been appropriately located taking account of the availability of human services and utilities. New rural residential areas have only been identified around strategic centres identified in the LSPS with appropriate infrastructure, transport services. There is a demonstrated need for all residential land proposed taking account of existing and future demand and supply of rural residential land.

- ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
- iii. is approved by the Secretary of the Department of Planning & Environment and is in force, or
- b. is of minor significance.
- 2.1 Environment Protection Zones
- (1) The objective of this direction is to protect and conserve environmentally sensitive areas. (2) This direction applies to all relevant planning authorities. (3) This direction applies when a relevant planning authority prepares a planning proposal. What a relevant planning authority must do if this direction applies (4) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. (5) A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".
- (6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:
 - a. justified by a strategy which:
 - gives consideration to the objectives of this direction,
 - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - (iii) is approved by the Director-General of the Department of Planning, or
 - b. justified by a study prepared in support of the planning proposal

This Strategy seeks to better reflect environmental values through the wider application of land use zones. This has resulted in an increase of environmental protection zoned land rather than a decrease. The increase in environmental zoned land is supported by data collected within Councils Biodiversity Study. This study has identified environmental values on land throughout the region. Much of the land around towns are known to have significant environmental values, and existing protections were already in place via planning controls. However, this was not reflected in the zoning of the land, as there were gaps in the data. This Strategy is consistent with this direction, as this Strategy does not seek to reduce environmental protections on land in the LGA. Instead, this Strategy takes an evidence-based approach to identify and protect environmental values, and part of this includes additional land zoned to environmental protection zones.

- which gives consideration to the objectives of this direction, or
- c. in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- d. is of minor significance.

2.3 Heritage Conservation

- (1) The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. (2) This direction applies to all relevant planning authorities.
- (3) This direction applies when a relevant planning authority prepares a planning proposal. (4) A planning proposal must contain provisions that facilitate the conservation of:
 - a. items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area.
 - Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and
 - c. Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.
- (5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:

This Strategy proposes to maintain existing heritage items and protections. This Strategy also proposes to implement the Bombala Area Heritage Study, which recommends the listing of many additional local heritage items and two additional heritage conservation areas

The proposed additional heritage items have been independently assessed by a suitably qualified heritage consultant and have been deemed to meet the significance threshold requirements to be locally listed. Consultation has been undertaken with landowners, and further consultation is proposed as part of this Strategy and subsequent planning proposal.

The Heritage Conservation Areas identified cover the Bombala and Delegate Main Streets. These areas include clusters of significant heritage buildings and further controls to protect the character of the areas are warranted. Implementation of these Heritage Conservation Areas delivers on actions 1.6 and 1.7 of Councils LSPS. The proposed controls and approach of this Strategy is considered to be consistent with this direction.

- a. the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or
- the provisions of the planning proposal that are inconsistent are of minor significance.

Note: In this direction:

"conservation", "environmental heritage", "item", "place" and "relic" have the same meaning as in the Heritage

Act 1977. "Aboriginal object", "Aboriginal area" and "Aboriginal place" have the same meaning as in the National Parks and Wildlife Act 1974. Heritage conservation is covered by a compulsory clause in the Standard Instrument (Local Environmental Plans) Order 2006. A LEP that adopts the Standard Instrument should identify such items, areas, objects or places of environmental heritage significance or indigenous heritage significance as are relevant to the terms of this direction on the Heritage Map and relevant Schedule of the LEP.

- 2.4 Recreation Vehicle Areas
- (1) The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles. (2) This direction applies to all relevant planning authorities. (3) This direction applies when a relevant planning authority prepares a planning proposal. (4 A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983).

This Strategy does not seek to enable the development of land for the purpose of a recreation vehicle area within the meaning of the Recreation Vehicles Act 1983. As such this Strategy is not inconsistent with this direction.

- 2.6 Remediation of Contaminated Land
 (1) The objective of this direction is to reduce the risk
 of harm to human health and the environment by
 ensuring that contamination and remediation are
 considered by planning proposal authorities.
- (2) This direction applies to:
 - a. land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,
 - land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,

It is noted that this Strategy applies to land identified as being potentially contaminated land. In these cases, appropriate zonings have been recommended, including the retention of existing zones in most circumstances. In the case where new zonings have been proposed, these are Industrial zones which do not support residential uses. As such, it is anticipated, this Strategy will help reduce the risk and harm to human health. Further assessment of risk would be required at the development application stage to address contamination issues, and this may include remediation works.

- the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:
 - in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
 - on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

3.1 Residential Zones

The objectives of this direction are:

- to encourage a variety and choice of housing types to provide for existing and future housing needs,
- to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- to minimise the impact of residential development on the environment and resource lands.
- (2) This direction applies to all relevant planning authorities. (3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:
 - an existing or proposed residential zone (including the alteration of any existing residential zone boundary),
 - any other zone in which significant residential development is permitted or proposed to be permitted.
- (4) A planning proposal must include provisions that encourage the provision of housing that will:
 - a. broaden the choice of building types and locations available in the housing market, and
 - make more efficient use of existing infrastructure and services, and
 - reduce the consumption of land for housing and associated urban

This Strategy seeks to provide a diverse housing stock through the effective use of land use zoning and controls. This Strategy recommends changes to existing residential zone boundaries, changes to residential land uses and additional zoning of land for residential purposes.

This is based in part, on the principles identified in this direction:

- to encourage a variety and choice of housing types to provide for existing and future housing needs,
- to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- to minimise the impact of residential development on the environment and resource lands.

 As per the SETRP, new growth areas are focused on existing centres. The focus of residential growth is on strategic towns identified in the LSPS where the growth in population is expected to occur. New growth areas identified are evidence-based and will be staged to provide land as required. A staged approach helps mitigate changing market conditions and expectations while providing a viable supply of land.

development on the urban fringe, and

- d. be of good design.
- (5) A planning proposal must, in relation to land to which this direction applies:
 - a. contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and
 - not contain provisions which will reduce the permissible residential density of land.

Consistency

- (6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:
 - a. justified by a strategy which:
 - gives consideration to the objective of this direction,
 - ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - iii. is approved by the Director-General of the Department of Planning, or
 - justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
 - c. in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
 - d. of minor significance.
- 3.2 Caravan Parks and Manufactured Home Estates (1) The objectives of this direction are:
 - to provide for a variety of housing types, and

Some changes proposed will result in lowering potential densities and limiting residential land uses. This is based on character aspirations of areas and the community's views represented in Councils LSPS. Other areas will focus on additional density, and this is based around the provision of infrastructure and services that can support higher densities.

These issues are explored in detail in Section 11 of this Strategy. Overall, this Strategy is largely consistent with this direction, although where inconsistencies do occur, they have been adequately justified and addressed to satisfy Clause 6 of this direction.

This Strategy does not seek to prohibit caravan parks in locations where they are already existing. There are existing Caravan Parks in zones RU5 Village, B4 Mixed Use, RE1 Public Recreation and

- b. to provide opportunities for caravan parks and manufactured home
- (2) This direction applies to all relevant planning authorities. This direction does not apply to:
 - a. Crown land reserved or dedicated for any purposes under the Crown Lands Act 1989, except Crown land reserved for accommodation purposes, or
 - b. land dedicated or reserved under the National Parks and Wildlife Act 1974.
- (3) This direction applies when a relevant planning authority prepares a planning proposal. What a relevant planning authority must do if this direction applies (4) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:
 - a. retain provisions that permit development for the purposes of a caravan park to be carried out on land, and
 - b. retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local **Environmental Plans) Order 2006** that would facilitate the retention of the existing caravan park.
- (5) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in planning proposal, the relevant planning authority

must:

- a. take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located.
- b. take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and
- c. include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the **Community Land Development Act** 1989 be permissible with consent.

SP3 Tourist. It is proposed to maintain caravan parks and camping grounds as permissible uses in all of these zones. The Berridale caravan park is recommended to be rezoned B4 Mixed Use to reflect the current land uses in Berridales Structure. Jindabyne's Caravan Park could also be suited to this zoning given its location and proximity to Jindabyne Town Centre.

SEPP 36 has been considered, and the proposed land zones which permit caravans parks are potentially suitable for manufactured home estates. All zones proposed are recommended for use in urban areas except the SP3 Tourist zone. Zone SP3 Tourist is unlikely to be suitable due to its application to rural

Schedule 2 of SEPP 36 outlines areas where the manufactured home estates SEPP does not apply; this includes but is not limited to rural areas. It is noted that the former Cooma-Monaro Shire is identified in this schedule as: 'Land that is within any of the following local government areas, being land that is not zoned or reserved under an environmental planning instrument for urban use and is not identified as suitable for urban development under any urban development strategy for the ACT and sub-region approved for the time being by the Director.' It is considered this is due to the Cooma-

Monaros proximity to Canberra and the potential for this type of use to have unintended consequences. While the intent is supported, it is considered that this SEPP likely needs review and further consideration of these issues in a contemporary context. Clause 9 of SEPP 36 has been considered, and these considerations at the assessment stage are appropriate.

- (6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:
 - a. justified by a strategy which:
 - gives consideration to the objective of this direction, and
 - ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - iii. is approved by the Director-General of the Department of Planning, or
 - justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
 - in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
 - d. of minor significance.

3.3 Home Occupations

- (1) The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses. (2) This direction applies to all relevant planning authorities. (3) This direction applies when a relevant planning authority prepares a planning proposal. (4) Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.
- (5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor significance.

Note: In this direction "home occupation" has the same meaning as it has in the Standard Instrument (Local Environmental Plans) Order 2006.

This Strategy is consistent with this direction. The Standard Instrument LEP mandates that Home Occupations are 'permitted without consent' in the RU1, RU2, RU4, RU5, R1, R2, R5, E3 and E4 Zones.

Home Occupations are not permitted within the RU3, E1 and E2 zones as dwellings are not permitted within this zone and these zones relate to publicly owned land.

In addition to the above the State Environmental Planning Policy (Exempt and Complying Codes) 2008 permits home occupations in any location where there is an existing lawful dwelling as long as it does not involve the change of use of the structure (i.e. does not exceed 10% of the floor area of the building) and complies with any floor area limits listed under clause 5.4 of a relevant LEP.

- 3.4 Integrating Land Use and Transport
 (1) The objective of this direction is to ensure that urban structures, building forms, land use locations,
- urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:
 - a. improving access to housing, jobs and services by walking, cycling and public transport, and
 - increasing the choice of available transport and reducing dependence on cars, and
 - reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
 - supporting the efficient and viable operation of public transport services, and
 - e. providing for the efficient movement of freight.
- (2) This direction applies to all relevant planning authorities. (3) This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. (4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:
 - a. Improving Transport Choice –
 Guidelines for planning and development (DUAP 2001), and
 - The Right Place for Business and Services – Planning Policy (DUAP 2001).
- (5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:
 - a. justified by a strategy which:
 - gives consideration to the objective of this direction, and
 - (ii) identifies the land which is the subject of the planning proposal (if the planning

This Strategy has been developed in accordance with Planning Priority 10 of Councils LSPS. Planning Priority 10 seeks to 'Identify and integrate transport corridors and connections with the right types and levels of development'. As such, this Strategy has been developed considering the ten principles identified in 'Integrating Land Use and Transport' DUAP Guidelines and more contemporary standards such as those identified in Future Transport 2056. This Strategy seeks to local development around existing centres with particular focus on large existing townships with well establish transport connections. The Strategy also seeks to encourage infill by locating zones with higher density land uses close to town centres and existing employment hubs. A proposed expansion to the use of zone B4 Mixed Use is to provide a variety of residential and commercial uses in and around existing centres and to create walkable communities.

Public transport in the region is limited and not adequate to service the day to day needs of the community. Improved public transport is welcomed and should be supported however, Council has limited ability to resource this. Due to the vast area and remoteness of the region, it is expected private vehicles will remain the dominant and most viable mode of transit into the future. As Council heads towards carbon neutrality, it is anticipated transport emissions will be mitigated by alternative fuel vehicles such as electric and hydrogen-fuelled cars. Due to the relatively small size of towns and villages across the region, this Strategy proposes that Council should focus resources towards better pedestrian and cycling connections particularly to encourage internal trips within towns. DCP controls must also reflect this intent by promoting commercial development with end of trip facilities.

This Strategy and its recommendations are considered consistent with SETRP

proposal relates to a particular site or sites), and

- (iii) is approved by the Director-General of the Department of Planning, or
- justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- c. in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- d. of minor significance.

and Councils LSPS. As such, this Strategy is deemed to be consistent with this direction.

3.6 Shooting Ranges

- (1) The objectives are:
 - a. to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,
 - to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,
 - to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.
- 3.7 Reduction in non-hosted short-term rental accommodation period
- (1) The objectives of this direction are to:
 - mitigate significant impacts of shortterm rental accommodation where non-hosted short- term rental accommodation period is to be reduced, and
 - ensure the impacts of short-term rental accommodation and views of the community are considered.
- (2) This direction applies to Byron Shire Council.
- 4.3 Flood Prone Land

The objectives of this direction are:

(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and

This Strategy does not seek to rezone land adjacent to or adjoining an existing shooting range.

Cooma Rifle Range

Location Cooma, near saleyards Lot 7001 DP Lot 1023884 adjoining land owned by NSW Govt zoned E2, SMRC SP2 and privately owned land zoned RU1. No changes are proposed to these zones or the MLS.

Cooma Gun Club/Clays

Location 1652 Slacks Creek Road, Middlingbank Lot 184 DP 729390 surrounding land is RU1 250ha MLS, no change proposed.

This direction only applies to the Byron Shire LGA. However, it is noted this is an established issue in the Snowy Monaro Region and this is further explored in section 11.2.3 of this Strategy.

This Strategy has been developed regarding current and draft flood plain risk management plans. Flood risk has been identified as a constraint and has been excluded from being rezoned. A clear evidence-based methodology has been established to identify land

includes consideration of the potential flood impacts both on and off the subject land.

This direction applies to all relevant planning authorities that are responsible for flood prone land within their LGA. This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. A planning proposal must not contain provisions that apply to the flood planning areas which:

- a. permit development in floodway areas,
- b. permit development that will result in significant flood impacts to other properties,
- permit a significant increase in the development of that land,
- d. are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or
- e. permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.

A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General). For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas)

constraints, including flooding to inform land zoning decision making. In the case of Berridale, it has been established that the Village zoning should be replaced by relevant Business and Residential zones. These occur within areas subject to flooding but represent existing land uses. It is considered that further measures will be taken by proponents and Council to reduce flooding impacts as further development occurs.

This Strategy is broadly consistent with this direction. Where inconsistencies have occurred, they have been adequately justified. unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).

A planning proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that:

- a) the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or
- b) the provisions of the planning proposal that are inconsistent are of minor significance.

4.4 Planning for Bushfire Protection Objectives

The objectives of this direction are:

- a. to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- to encourage sound management of bush fire prone areas.

This direction applies to all local government areas in which the responsible Council is required to prepare a bush fire prone land map under section 146 of the **Environmental Planning and Assessment Act 1979** (the EP&A Act), or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act. This direction applies when a relevant planning authority prepares a planning proposal that will affect or is in proximity to land mapped as bushfire prone land. In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made, A planning proposal must:

- have regard to Planning for Bushfire Protection 2006,
- introduce controls that avoid placing inappropriate developments in hazardous areas, and

This Strategy has sought to strategically consider the growth and development throughout the region in a way which mitigates bushfire risk. This has been achieved by using an evidence-based methodology consistent with Planning Priority 11 of Councils LSPS. Planning Priority 11 seeks to - 'Foster resilient, enduring and safe local communities using land use planning controls which address local and regional natural hazards'. This Strategy has also considered Planning for Bushfire Protection 2019 of particular note are the strategic principles identified in the document. These broad strategic principles are:

- ensuring land is suitable for development in the context of bush fire risk;
- ensuring new development on BFPL will comply with PBP;
- minimising reliance on performance-based solutions;
- providing adequate infrastructure associated with emergency evacuation and firefighting operations; and
- facilitating appropriate ongoing land management practices.

The Strategy adopts principles ensuring new growth areas are not located in areas of high bushfire risk. The Strategy also considers the draft BFPL map ensure that bushfire hazard reduction is not prohibited within the APZ.

A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:

- (a) provide an Asset Protection Zone (APZ) incorporating at a minimum:
 - an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and
- (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,
- (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with.
- (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,
- (d) contain provisions for adequate water supply for firefighting purposes,
- (e) minimise the perimeter of the area of land interfacing the hazard which may be developed,
- (f) introduce controls on the placement of combustible materials in the Inner Protection Area.

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the council has obtained written advice from the

awaiting certification. This allows risks relating to grasslands to be considered where previously they weren't. Given the rural nature of the LGA bushfire risk is a reality of all settlements and as such wider consideration of risks has been considered. APZs must be implemented for new greenfield sites along with the appropriate infrastructure to support firefighting.

This draft strategy and any subsequent planning proposals will be referred to RFS to ensure compliance with this direction.

Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the non-compliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.

5.10 Implementation of Regional Plans
The objective of this direction is to give legal effect to
the vision, land use strategy, goals, directions and
actions contained in Regional Plans. This direction
applies to land to which a Regional Plan has been
released by the Minister for Planning. This direction
applies when a relevant planning authority prepares
a planning proposal. What a relevant planning
authority must do if this direction applies. Planning
proposals must be consistent with a Regional Plan
released by the Minister for Planning.

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or an officer of the Department nominated by the Secretary), that the extent of inconsistency with the Regional Plan:

- a) is of minor significance, and
- the planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of its vision, land use strategy, goals, directions or actions.

6.1 Approval and Referral Requirements
The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. This direction applies when a relevant planning authority prepares a planning proposal.

A planning proposal must:

- minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and
- b. not contain provisions requiring concurrence, consultation or referral of a Minister or public authority.

This Strategy has been prepared in accordance with the South East and Tablelands Regional Plan (SETRP). The Strategy seeks to give effect to the SETRP in a local context to the towns and villages across the Snowy Monaro. The Settlements Strategy is considered consistent with all directions and actions of the SETRP.

This Strategy seeks to identify a framework for a Snowy Monaro LEP. The Snowy Monaro LEP will seek to minimise where possible:

- a) the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and
- b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority.

6.3 Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls

This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out. A planning proposal that will amend another environmental planning instrument in order to allow

This Strategy does not seek to add sitespecific additional permitted uses. Existing items listed in schedule 1 of the Bombala, Cooma-Monaro and Snowy River LEP and if appropriate zoning can be found to meet proposed uses then this has been recommended. For example, it is recommended that the land zoned B1 Local Centre at the Station a particular development proposal to be carried out must either:

- a. allow that land use to be carried out in the zone the land is situated on, or
- rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or
- c. allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.

A planning proposal must not contain or refer to drawings that show details of the development proposal.

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.

Resort Jindabyne is rezoned to SP3
Tourist as the additional items permitted with consent under schedule 1 are permitted in zone SP3 Tourist. Zone SP3
Tourist is deemed suitable as the area is for tourist activity and is currently predominantly zoned SP3 Tourist. Other surrounding uses are mainly rural and rural residential. The approach taken in this Strategy is considered consistent with this direction.

3 - The Five Town Plan

The five (5) town plan is a cornerstone to this strategy. The two (2) key points which came out of the preliminary community engagement phase was the need to protect the rural landscape of the area and protect primary agricultural land. This strategy seeks to achieve this by concentrating development around five (5) urban areas in the Snowy Monaro Region listed below:

- Cooma,
- Jindabyne,
- Bombala,
- Berridale, and
- Michelago

Detailed analysis of each town is provided in later sections of this strategy. Each town is strategically located across the region to complement other towns and offer essential services to its part of the LGA.

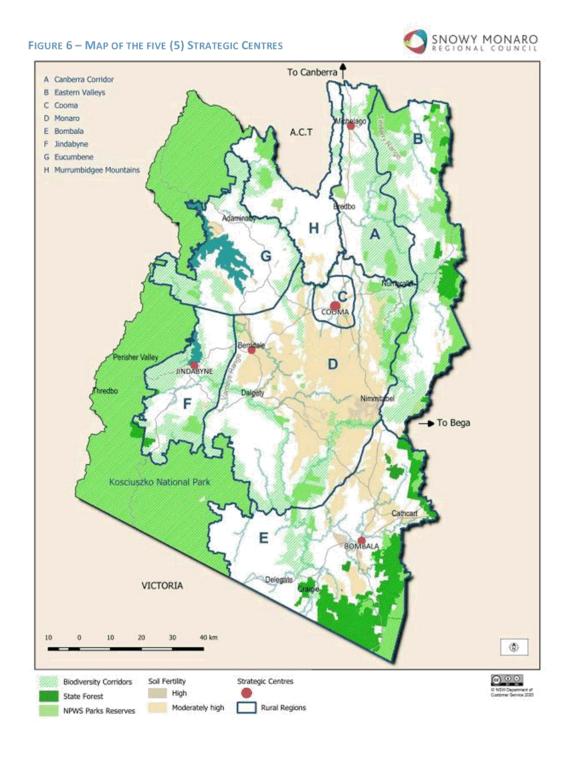
Cooma is located in the centre of the LGA and is the core service centre for the region. Cooma's role as the core service hub for the region is to be maintained, and growth is to be centre predominantly via infill type developments. More employment land will need to be made available to capitalise of Snowy 2.0 development, and this should include a mix of business and industrial land. As Cooma grows, it is anticipated that the need for recreational facilities will grow with it. It is considered that this is best left to Councils recreation strategy. This strategy does recognise the need for recreational corridors connecting future developments to the CBD and in doing so, allowing for active travel corridors.

Jindabyne will play a key role in delivering on directions 3 and 9 of the South East and Tablelands Plan. The Department of Planning, Industry and Environment (DPIE) is currently undertaking the SAP Masterplan it is considered appropriate that Council continues to work with the DPIE to deliver the Masterplan promptly and review its contents once finalised.

Bombala has a significant industry base with some of the most productive agricultural lands in the region and significant forestry industry. The evidence shows that there is enough capacity in existing zoning controls to support the town's growth over the next 20 years. It is considered appropriate to allow industry in the town to grow by providing more employment lands in the vicinity.

Berridale has grown steadily in recent years, predominantly of the back of growth in Jindabyne. Berridale's proximity to both Cooma and Jindabyne makes it an attractive place to live. The evidence suggests as these two centres continue to grow Berridale will also. As Berridale grows, planning should also support building its employment base by providing more land for this purpose and providing for the provision of more health and retail services.

Michelago is currently a village of approximately 500 people. Evidence collected shows there is economic demand for Michelago to grow into a township of several thousand. This was raised in the Snowy Monaro Planning and Land Use Discussion Paper and consultation with the community was broadly supportive of this potential growth. The settlement presents a chance to provide a northern township to service surrounding villages and localities as such it is considered appropriate to grow Michelago into the regions the fifth township.



4 - Cooma

Key defining theme: Business and Services Hub

The population of Cooma state suburb area in the 2011 and 2016 Census and the 2020 population is the estimated residential population of Cooma by forecast.id.

TABLE 10 - COOMA'S POPULATION

Year	2011	2016	2020*
Population	6,674	6,742	7,658

^{*}Estimated Residential Population (ERP)

4.1 Local Narrative

Cooma is in the centre of the Snowy Monaro Region with primary highway connections to the Snowy Mountains, South Coast and Canberra. The town rapidly developed around the Snowy Mountains Hydro-Electric Scheme project during the 1950s which attracted workers from all over the world, creating a culturally diverse and vibrant town.

Development throughout this era also brought a distinct built form and protecting this heritage significance in Cooma while encouraging further change and evolution of the built form is something the local community supported. Core to this is safeguarding significant heritage items and precincts such as the Lambie Street Heritage precinct. An essential part of Cooma's character is its backdrop of woodland and grassland covered hills. Apart from their environmental significance, the protection of these hills from further development is a crucial aspect of the enduring landscape character of Cooma.

The future is bright for Cooma with further investment in Snowy Hydro 2.0 to bring jobs, industry and skilled workers to the region. This project has significant potential for Cooma and creating supporting industries to maximise the benefits of the project is vital to the town's economic growth. The Polo Flat industrial precinct should be expanded, upgraded and enhanced, to maximise the benefits from this nationally significant project.

The South East and Tablelands Regional Plan identified Cooma as a strategic centre for the region. Cooma offers retail, administrative, health care and other services to the broader area. Securing Cooma CBD's role as the commercial core for the LGA by providing high-level business and retail services to the broader region is essential to the overarching economic health of the LGA. Cooma is also strategically located along regional transport arteries connecting north, south, east and west connecting cities and the coast to the mountains.

4.2 Objectives

MAINTAIN

- Retain Cooma as the dominant service and administration town in the region. Cooma offers
 essential services to the surrounding towns, villages and rural community as well as passing
 traffic.
- Identify and protect surrounding High Environmental Value areas by encouraging infill
 development and controlling the further expansion of residential and industrial lands.
- Identify rural residential areas to avoid potential land use conflict with rural areas and protect the fragmentation of agricultural land.

ENHANCE

 Cooma's connectivity by providing for active travel and recreational infrastructure which supports the growing town.

- Protect and enhance cultural and built heritage.
- Enhance Cooma's role as the service centre for the region, providing a clear commercial hierarchy which provides services to the LGA.
- Create further tertiary education and employment opportunities which compliment Snowy
 Hydro, TAFE NSW, Country University Centre, the Australian National University and Sydney
 University rural and agricultural research. Focus tertiary education and innovative industries
 in an innovation precinct adjacent to Snowy Hydro and Monaro High School.
- Enhance Cooma's CBD recognising its importance as a critical location in the region and improving its permeability for traffic and pedestrians.

CHANGE

- Provide additional employment lands to support growth on the back of Snowy 2.0, allowing for growth in the local economy.
- Provide for future suburban land release areas to support growth.
- Provide for flexible planning controls which will enable for infill development near the town centre.

Snowy 2.0 project will generate skilled and unskilled employment opportunities in the Snowy Monaro along with supporting industries. Many of these people and enterprises are likely to be based in Cooma as such for the region to realise the full benefits of Snowy 2.0 Cooma will need to provide for a diversity of new housing types and additional employment lands. The local narrative for Cooma is outlined in the Snowy Monaro LSPS and above provide guidance on Cooma's role in the region and character considerations for development.

4.3 The Evidence

Cooma is the largest township in the region. It is the only town in the Snowy Monaro region identified as a strategic centre in the South East and Tablelands Regional Plan 2036. The urban area of Cooma had a population of approximately 7,068 at the 2016 census, and the surrounding rural area which is directly serviced by Cooma had a population of approximately 1,242 people.

Cooma has experienced moderate growth in recent years. It is crucial for the long term sustainability and prosperity of the region that Cooma grows in population size and industry, and Snowy 2.0 creates an enormous opportunity. Based on historical trends analysed in the Snowy Monaro development vision thee potential population scenarios were created Low, High and Main. This strategy will focus on the main scenario though it is essential to provide long term direction should the high growth scenario be realised.

TABLE 11 - POPULATION GROWTH SCENARIO

Census	Estimated Residential Population	Main Scenario*	Main Scenario*	Change in population
2016	2020	2031	2041	2020 - 2041
7,068	7,658	9,426	10,252	+2,594

^{*}The main growth scenario includes the rural surrounds of Cooma

The main growth scenario shows Cooma growing by approximately 2,600 people by 2041. Based on an expected average household size of 2.3 people per dwelling, this is the equivalent of approximately 1130 additional dwellings needed by 2041. Infill development through up zoning in central locations and on existing undeveloped lots could cater for at least 30% of this demand.

Infill development allows for a variety of dwelling types, including the development of smaller one and two-bedroom options close to services such as shops and healthcare services. Infill development is also much more efficient and cost-effective in comparison to greenfield development as services are already established, such as sewerage, water and electricity. Infill development must be sympathetic to existing development, and the bulk and scale of development should reflect this. It is recommended Council incorporates appropriate controls in its DCP to ensure infill development is contributes to the existing character and does not detract from it.

Existing Structure

East Cooma

TABLE 12 - POPULATION AND DWELLINGS IN EAST COOMA

Population	Dwellings	Dwelling D	Dwelling Density	
		High	Medium	Low
1,225	619	0	11%	89%

East Cooma can effectively be split into a few distinct sections. First the area to the south bounded by Bombala Street, the railway corridor and Sharp Street. This area has distinct mix of commercial and residential uses spread throughout. The commercial zones are focused along Sharp Street with residential uses focused to the south of this area.

There are three commercial zones in East Cooma. Zone B3 Commercial Core which covers the eastern flank of Cooma's CBD, this area is characterised predominantly by single-storey development with much of the area made up of car dealerships, mechanics and bulky good retailers. There are some more traditional retail shops and food and drink establishments; these are predominantly located along Sharp Street west of the Cooma Creek. Zone B4 Mixed Use provides a transition from the CBD to the residential area south. This area is a mix of commercial business and detached residential dwellings. Highway services tend to front Sharp Street with many fast food establishments and service stations, business located closer to Bombala Street are more diverse with financial and medical services being offered along with hotel/motel accommodation and bulky goods. Zone B5 Business Development is located in a triangle bounded by Sharp Street, the railway corridor and Bradley Street. This area is characterised by anchor retailers such as Aldi and Rhythm, vacant lots and detached residential dwellings.

TABLE 13 - EAST COOMA, LAND ZONES BY GEOGRAPHICAL AREA

Zone	Area (ha)
RE1 Public Recreation	108.1
B3 Commercial Core	7.05
B4 Mixed Use	11.09
B5 Business Development	9.5
R1 General Residential	32.11
R2 Low Density Residential	102.03
R5 Large Lot Residential	95.56

There are three residential zones located in East Cooma; these include zones R1 General Residential, R2 Low Density Residential and R5 Large Lot Residential. The Zone R1 General Residential area is located close to the CBD and is characterised predominantly by detached dwellings with large setbacks; there are some small multi-dwelling housing developments scattered throughout this area.

The Zone R2 Low Density Residential area is predominantly located to the north of Yareen Road. This area has approximately 30 undeveloped lots and lots with subdivision potential. Approximately 211 more lots in this area could be created in this area based on current land zoning and average lot sizes.

Land zoned R5 large lot residential is mostly undeveloped with significant capacity for subdivision off Numeralla Road. The existing minimum lot size for this land is 4000sqm, potentially yielding up to 84

new lots. It is recommended that access from the Monaro Highway be avoided where possible in future with new accesses which link with Numeralla Road or Polo Flat Road.

TABLE 14 - POTENTIAL DEVELOPMENT BASED ON EXISTING LAND ZONING

Туре	Number of Lots
Undeveloped lots	30
Subdivision potential R2	211
Subdivision potential R5	84
Total	325



FIGURE 7 - MAP OF EAST COOMA

SNOWY MONARO East Cooma R5 SP2 -SP2 RE1 1000 2000 m

Disclaimer

While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by Snowy Monaro Regional Council for errors or omissions. The Publisher, to the full entent permitted by law, excludes all warranties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

West Cooma

TABLE 15 - POPULATION AND DWELLINGS IN WEST COOMA

Population	Dwellings	Dwelling Density		
		High	Medium	Low
1,764	815	0	18%	82%

West Cooma is the area located directly west and north-west of Cooma's CBD. West Cooma includes a smattering of employment zones focused along Sharp Street, including zones B2 Local Centre, B3 Commercial Core, B4 Mixed Use and IN1 General Industrial. The residential areas are predominantly R2 Low Density Residential with small clusters of R1 General Residential and R2 Low Density Residential and largely undeveloped areas of zones R5 Large Lot Residential and E4 Environmental Living.

TABLE 16 - WEST COOMA, ZONES BY GEOGRAPHICAL AREA

Zone	Area (ha)
RE1 Public Recreation	34.99
B2 Local Centre	3.34
B3 Commercial Core	7.07
B4 Mixed Use	10.75
E4 Environmental Living	21.97
IN1 General Industrial	1.64
R1 General Residential	8.9
R2 Low Density Residential	215.73

Heritage values strongly characterise the area with Lambie Heritage Precinct sitting in the centre. The courthouse heritage precinct also lies in this area. The area has many heritage items including some of the oldest dwellings in Cooma. The residential areas south of Sharp Street are newer with large detached mainly single-storey dwellings.

The undeveloped areas of land zoned R2 Low Density Residential are highly constrained by slope, vegetation and biodiversity values. A change in zoning is recommended for this area from zone R2 Low Density Residential to E4 Environmental Living. It is also recommended to amend the minimum lot size from 1200sqm to 4000sqm, which would allow for the creation of approximately 30 lots on the site. This proposed zoning and minimum lot size better reflect the constraints of the site and potential lot yield. Any subdivision would need to meet the requirements of the Biodiversity Conservation Act 2017 and should implement the methodology of avoid, mitigate and if required, offset.

The R5 Large Lot Residential Land to the south of Sharp Street is also constrained by biodiversity, vegetation and slope and as such most of the land is considered suitable for E3 Environmental Management accompanied by a larger MLS to protect the area from future development. Similarly, there are areas zoned R2 Low Density Residential north of Sharp Street, which have biodiversity values worthy of environmental protection.

The residential areas close to the CBD such as the area bounded by Creek, Commissioner, Cromwell and Soho Streets are an candidate for upzoning to facilitate low rise medium density development to

compliment the areas proximity to services. The area is in part covered by a heritage conservation area, and heritage protection must be considered as part of any rezoning.

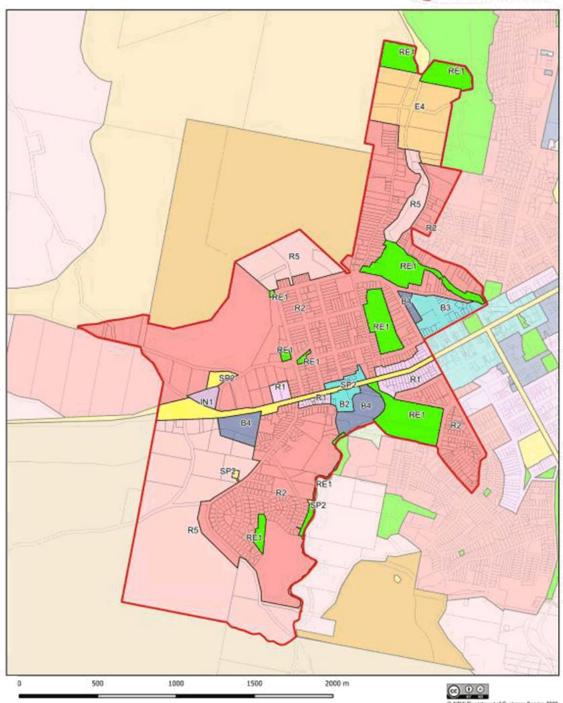
The business zone cluster centred on the Hain Centre (now Birdsnest) presents opportunities to build on and develop further business growth in this area of Cooma. Birdsnest is well-located with Cooma in terms of accessibility, but the site is zoned B2 Local Centre, which makes it difficult for complementary businesses to establish nearby. Its location next to the SMEC offices (B4 Mixed Use) which could be suitable for rezoning to become a B5 Business Development cluster.



FIGURE 8 - MAP OF WEST COOMA

West Cooma





Declarmer

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South Cooma

TABLE 17 - POPULATION AND DWELLING DENSITY SOUTH COOMA

Population	Dwellings	Dwelling D	Dwelling Density		
		High	Medium	Low	
1,294	637	0	7%	93%	

South Cooma is an area which includes most of Cooma's CBD in the north. Bombala Street bounds the area on the eastern side and Cooma Back Creek to the west. The area has two business zones; B3 Commercial Core which covers the CBD and B4 Mixed Use which extends south from the CBD along Bombala Street. An SP2 Infrastructure zone is located south of the CBD; this incorporates Cooma Hospital. This is an important piece of strategic infrastructure which reinforces Cooma's role as the business and services hub of the region.

TABLE 18 - SOUTH COOMA, ZONES BY GEOGRAPHICAL AREA

Zone	Area (ha)
RE1 Public Recreation	19.91
B3 Commercial Core	12.01
B4 Mixed Use	1.65
E2 Environmental Conservation	40.56
R1 General Residential	19.35
R2 Low Density Residential	91.52
R5 Large Lot Residential	193.62

The residential areas in South Cooma are comprised of detached single-storey houses from a variety of eras. Older houses tend to be located closer to the CBD, and many of these are now local heritage items. Much of the residential area is zoned R2 Low Density residential, which reflects the general character of the area. There is an odd-shaped area zoned R1 General Residential area between the CBD and the Hospital and wraps around the Hospital on all sides. This area has a few examples of multi dwelling houses. It is recommended this area be expanded to encourage additional infill development. This relies on the principle that higher density housing is to be permitted closer to services such as those offered by the CBD and the Hospital. Considering this principle, the area most suitable is the area bounded by Bent Street to the south and Cromwell to the west.

There are many areas zoned R5 Large Lot Residential to facilitate rural residential development, all these areas have a minimum lot size of 4000sqm. This may lead to undesirable outcomes in future, particularly in areas of moderate to high environmental value. The area to the west of Bligh Street and bounded by Cooma Back Creek has significant constraints such as slope, biodiversity, vegetation and water quality. Zone E4 Environmental Living is considered a more suitable zone accompanied by an 8ha minimum lot size to reflect development potential.

The areas zoned R5 Large Lot Residential to the south and east are considered appropriate though any water quality impacts on Cooma Creek must be considered as part of any subdivision. The small area zoned B4 Mixed Use to the east of the railway corridor and south of the Monaro Highway is considered a strange anomaly and is to be rezoned R5 Large Lot Residential with a 4000sqm minimum lot size to make it consistent with surrounding land.

The business zones comprise and reinforce Cooma's CBD. This includes the main street of Cooma from Bombala Street to Soho Street and is the centre of commerce in Cooma and the Snowy Monaro

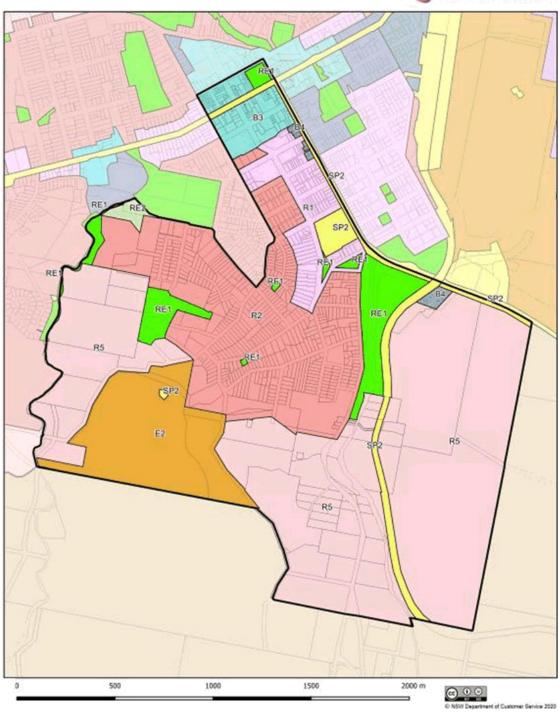
Region. A review of the retail vacancy in Cooma demonstrated that there was one vacant shop (in terms of new fit-out/ tenancy) out of 90 on Sharp Street. This was further expressed during consultation with the Cooma Business Chamber, who outlined the very high demand for space along Sharp Street and immediately adjacent properties. This fostered a need to increase the visibility and attractiveness of retail/business on secondary streets.



FIGURE 9 - MAP OF SOUTH COOMA

South Cooma





Disclasmer

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North Cooma

TABLE 19 - NORTH COOMA POPULATION AND DWELLING DENSITY

Population	Dwellings	Dwelling Density		
		High	Medium	Low
2,082	1,078	0	14%	86%

North Cooma is the most populated area of Cooma and extends north along Mittigang Road which forms a key collector road as part of Cooma's road network. The area is predominantly detached dwellings with a cluster of medium density housing mostly found between the Snowy Hydro Office and the Monaro High School.

There is a large cluster of B4 Mixed Use land in the centre of this area. This mainly caters for Snowy Hydro and includes their head office. There is a small portion of land zoned B1 neighbourhood centre, this zone is designed to provide services to the immediate surrounding residents, given the size of north Cooma and the surrounding business uses this is considered appropriate.

TABLE 20 - NORTH COOMA, ZONES BY GEOGRAPHICAL AREA

Zone	Area (ha)
RE1 Public Recreation	43.28
B1 Neighbourhood Centre	0.21
B4 Mixed Use	17.07
RE1 Public Recreation	40.56
R1 General Residential	7.59
R2 Low Density Residential	182.61
R5 Large Lot Residential	47.08

An ongoing concern to consider is the spread of business zones across Cooma undermining the CBD. Future development in the B4 area should be mindful of this though it is noted that this area could provide important and much needed commercial space over the years. Zone B4 Mixed Use is considered appropriate to allows developers flexibility between commercial and residential uses. As this precinct develops over the coming decades, a more formal business park zoning could be suitable.

Important pieces of strategic infrastructure are located in north Cooma, including the Monaro High School. This accompanied with Cooma North Primary School, Snowy Mountains Primary and Snowy Hydro creates an important education precinct. This precinct will be enhanced with Cooma Sports Hub and upgrades to Monaro High School. Another important piece of infrastructure in North Cooma is the cemetery which caters for people at the other end of their life. It is important that this is protected and has the capacity to grow as necessary.

In the north of this area, there are 95 approved allotments across two subdivisions. There are also several undeveloped lots within North Cooma. Land zoned R5 Large Lot Residential fronting Yallakool Road has an approved subdivision of 68 lots. While this may be an effective development to deal with further demand, it is considered that this areas compatibility with water and wastewater, limited biodiversity value and connectivity makes it an important strategic site for future residential supply. It is considered that zone R2 Low Density Residential and a reduced minimum lot size would be more appropriate to allow continuity in urban residential growth for Cooma. Any approved subdivision for this site must limit vehicular access to Yallakool Road and include active transport links to Cooma Sports Hub and into Cooma's CBD.

FIGURE 10 - MAP OF NORTH COOMA

SNOWY MONARO North Cooma REIL RE1 R1 CB. REI RIREZ

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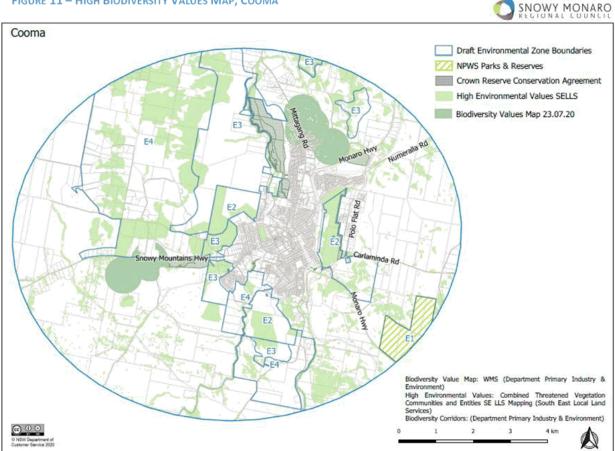
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4.4 Planning Constraints

Biodiversity

The SMRC Planning and Land Use Discussion Paper acknowledges that the landscape around Cooma is constrained in terms of terrain and environmental values (SMRC, 2019). Urban expansion to the north, south and west (to a lesser extent) is constrained by steep terrain and heavy native vegetation. For the last ten years, growth to the north along Mittagang Road has been favoured by Council as it has been viable in terms of provision of services and is relatively unconstrained by landscape features. However, an Endangered Ecological Community (EEC) is limiting growth further north. In 2018, the NSW Government mapped this area and its surrounds on the Biodiversity Value Map. Any development within a mapped area requires a Biodiversity Development Assessment Report (BDAR) carried out by an accredited assessor to be submitted in support of the DA. BDARs could potentially be cost-prohibitive and may discourage further development in this direction (SMRC, 2019).

FIGURE 11 - HIGH BIODIVERSITY VALUES MAP, COOMA

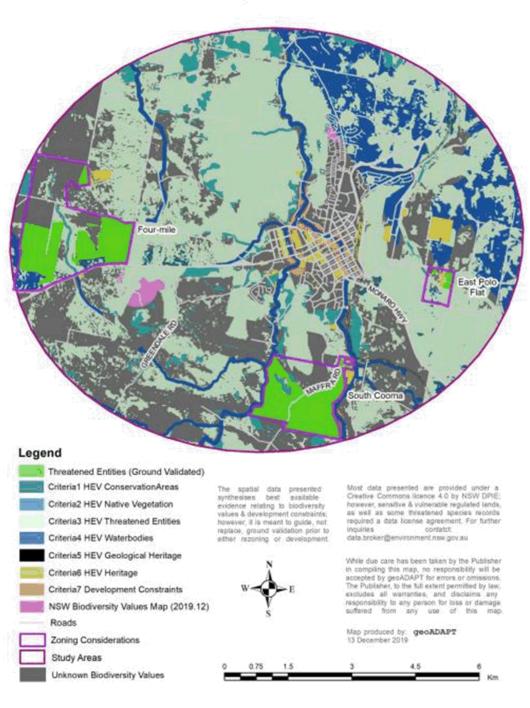


In terms of industrial development (according to the Discussion paper), the most logical place to provide additional industrial land is to the east of Polo Flat. This would assist in the consolidation of Polo Flat as a key employment and service hub for Cooma and would limit any future land-use conflict between industrial and residential land. According to DPIE (2019), the expansion of Polo Flat

to the east would need to consider threatened species such as the Grassland Earless Dragon, the Pink Tail Worm Lizard, and the Striped Legless Lizard. The area is also close to Kuma Nature Reserve (DPIE, 2019).

FIGURE 12 – ENVIRONMENTAL CONSTRAINTS, COOMA

Cooma Biodiversity Values & Constraints

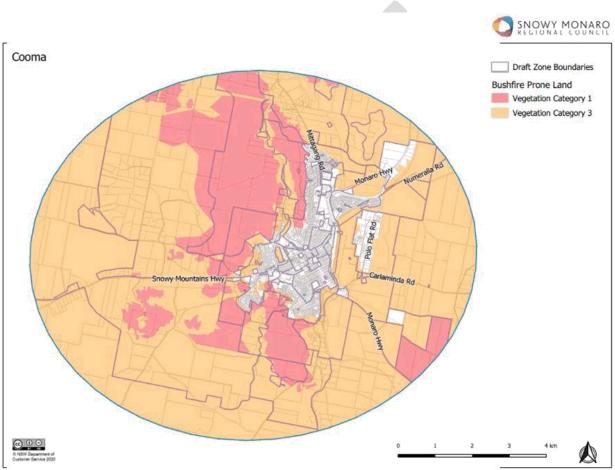


Environmental values in the areas of interest around Cooma are shown in Figure 12. Ground verification has occurred within areas marked 'zoning considerations' in purple as part of the Snowy Monaro Biodiversity Study. It should be noted that all of these areas contain one or more Matters of National Environmental Significance (MNES), particularly Cooma South, which has several high values.

It is noted that Cooma is constrained by various environmental values which must be considered as part of any zoning changes. It is considered appropriate that environmental protection zones should be used in a consistent manner to protect these values into the future more effectively.

Bushfire





The NSW Rural Fire Service (RFS) and Snowy Monaro Regional Council have prepared a draft Bush Fire Prone Land (BFPL) Map using new categories identified by the (RFS) and updated vegetation mapping. This project has resulted in the majority of the Local Government Area being mapped as bushfire prone land.

The revised map is currently in the drafting stage and will be available to the public in the near future. Council expects the draft map to be approved by the NSW RFS in 2020. The new map is

necessary because the NSW Rural Fire Service has changed the current two (2) categories BFPL classification system to a three (3) category BFPL classification system. The three (3) new categories are outlined below.

The three categories are defined as follows:

- Vegetation Category 1 is vegetation which is the highest risk for bush fire. It is represented as
 red on the BFPL Map and will be given a 100m buffer. This vegetation category has the highest
 combustibility and likelihood of forming fully developed fires, including heavy ember
 production. Examples of Category 1 vegetation include areas of forest, woodlands, heaths (tall
 and short), forested wetlands and timber plantations.
- Vegetation Category 2 is considered to be a lower bushfire risk than Category 1 and Category 3
 but higher than the excluded areas. It is represented as light orange on a bush fire prone land
 map and will be provided a 30-metre buffer. This vegetation category has lower combustibility
 and/or limited potential fire size due to the vegetation area shape and size, land geography and
 management practices. Examples of Category 2 vegetation include rainforests and lower risk
 vegetation parcels.
- Vegetation Category 3 is considered to be medium bush fire risk vegetation. It is higher in bush
 fire risk than category 2 (and the excluded areas) but lower than Category 1. It is represented as
 dark orange on a Bush Fire Prone Land map and will be given a 30-metre buffer. Examples of
 Category 3 vegetation include Grasslands, freshwater wetlands, semi-arid woodlands, alpine
 complex and arid shrublands.

Planning for bushfire protection 2019 offers strategic planning principles to guide the strategic process. This strategy has adopted these principles as part of a comprehensive methodology to provide strategic planning which effectively manages bushfire risk and provides for future development in areas which bushfire risk can be effectively mitigated. It is noted that bushfire mitigation measures often conflict with biodiversity conservation measures. This has been considered as part of this strategic approach, and areas of lower biodiversity value have been strategically selected to minimise any potential conflict. Strategic principles which have been used to inform decision making in this document include:

- ensuring land is suitable for development in the context of bush fire risk;
- ensuring new development on BFPL will comply with PBP;
- minimising reliance on performance-based solutions;
- providing adequate infrastructure associated with emergency evacuation and firefighting operations; and
- facilitating appropriate ongoing land management practices.
- Strategic planning should provide for the exclusion of inappropriate development in bush fire-prone areas as follows:
- the development area is exposed to a high bush fire risk and should be avoided;
- the development is likely to be difficult to evacuate during a bush fire due to its siting in the landscape, access limitations, fire history and/or size and scale;
- the development will adversely affect other bush fire protection strategies or place existing development at increased risk;
- the development is within an area of high bush fire risk where the density of existing development may cause evacuation issues for both existing and new occupants; and

the development has environmental constraints to the area which cannot be overcome.

Fire mitigation areas can manage bushfire risk in urban areas; however, it is important in a strategic approach to consider bushfire risk holistically and provide for urban growth in areas which the risk can be most effectively managed. Bush fire risk in fringe urban areas and rural residential areas can be effectively managed through asset protection zones, building standards and property management.

Cooma is surrounded by significant bushfire hazards through its densely vegetated ridges and hills which often possess significant biodiversity values. Areas of Category 1 bush fire risk are not generally desirable for upzoning unless building envelopes could reasonably be located outside this area. Areas of Category 3 bushfire risk are considered more appropriate for upzoning as this risk can be much more effectively managed.

Any development (including minor works) on properties impacted by the BFPL mapping will require an assessment under 'Planning for Bushfire Protection Guidelines' and relevant construction standards. It is considered appropriate that the cost relating to this assessment shouldered the subdivision stage and that the approval provide appropriate building envelopes outside areas of risk. Following the commencement of civil works on subdivisions, Councils should liaise with the RFS to have the mapping amended accordingly.

Flood Prone Lands

Cooma has significant flood affectation along sections of Cooma Creek and Cooma Back Creek, particularly in flood events of 10% AEP and larger. On Cooma Creek, property and road flooding occur when parts of the levee are overtopped, with potential for severe flooding particularly around Sharp Street and Commissioner Street. Cooma Back Creek also has the potential to flood roads and properties, with a flooding hotspot in the section of the creek north of Sharp Street which is subject to high-risk flooding. There is a third creek flooding hotspot near the confluence of the two creeks, near Mulach Street. In addition to creek flooding, flooding occurs in the Polo Flat industrial area, and in some residential areas due to overland flow. There is an existing flood warning system in Cooma that has a target lead time of 1 hour, managed by the Bureau of Meteorology and the SES. The Average Annual Damage of flooding in Cooma is estimated to be \$4.7 million.

Hotspot 1 - Cooma Creek at Church Road

The northern end of Church Road, upstream of Snowy Mountains Highway, may become flooded when Cooma Creek exceeds its channel capacity. The road, which is on the west side of the creek, is around 2.5-3 m higher than the channel, while the residential lots are on sloped ground, around 1-1.5 m higher than the road. This means that above-floor flooding only occurs in rare events and that hazardous flow on the road is the primary flood risk in the hotspot. In addition, a number of properties on Church Road to the north of Culey Avenue can become isolated as well as rural areas to the south of town; however, alternative access routes are available for the surrounding urban areas.

Hotspot 2 - Cooma Creek Levee

The Cooma Creek levee system is first overtopped in the 10% AEP event at localised low spots, and then over wide sections in the 5% AEP and greater. The levee protects the residential area southeast of the town centre from flooding, as well as the town centre itself on Sharp Street. The levee both confines the creek flow in a flood event and blocks the overland flow from the adjacent urban areas that naturally drains to the creek. This overland flow discharges through stormwater drainage

that passes through or underneath the levee, but this will be impeded once the creek water level is high, which can cause ponding and flooding from the overland flow on the 'dry' side of the levee.

Hotspot 3 - Tumut Street

The watercourse that goes underneath of West Street, Hill Street, and Lambie Street, partly through a series of culverts, has its capacity exceeded at Lambie Street in relatively common flood events, with flow overtopping the road and continuing through Tumut Street. Flood risk exists in the form of hazardous flooding on the roads, and risk to dwellings in the affected area.

Hotspot 4 - Cooma Back Creek around Kerwan Street

From Sharp Street to near Kerwan Street, Cooma Back Creek overtops its banks and floods the surrounding properties for events as small as the 10% AEP event. The creek in this area is heavily vegetated and consists of a well-defined channel, several metres deep, with residential dwellings immediately adjacent on the out-of-bank area. Flood risk relates to high hazard flow, in close vicinity to the main channel, directly affecting dwellings and their occupants.

Hotspot 5 - Sandy Creek at Vulcan Street

In the 5% AEP and larger flood events, Sandy Creek overtops Vulcan Street when the capacity of the 0.75m diameter culvert under the road is exceeded. It is unlikely to cause significant property damage, but it does isolate the residents at Mulach Street hindering access and egress. Alternate access to the area is via the causeway at Creek Street, but this access is likely to also be cut due to flooding on Cooma Back Creek. Flood risk relates to residents who try to cross the flooded road (Vulcan Street) and isolation of Mulach Street, although it is not likely to last more than several hours.

Hotspot 6 - Cooma Back Creek Levee at Mulach Street

The levee located between Cooma Back Creek and Mulach Street may be overtopped during events as small as the 2% AEP event. Further, overland flows within the levee may cause property flooding during frequent events if the region cannot drain due to elevated Cooma Creek levels.

Hotspot 7 - Overland flow in Polo Flat

Numerous properties in the industrial area of Polo Flat are affected by overland flows as they have floor levels at or just above surrounding ground levels. Minor drains and swales exist in the area; however, the capacity of these systems are quickly exceeded during major rain events. Above floor property affectation is noted to start in events as frequent as the 20% AEP. Flooding can occur due to areas west of Polo Flat Road being slightly slower than the road, which causes shallow flow to be trapped by the road, and stormwater pits to surcharge when the Polo Flat watercourse is high. Flood risk relates to low hazard but widespread flooding causing damage to buildings in the area.

Hotspot 8 - Geebung Street

Flooding can occur at Geebung Street when the capacity of the 1.8m diameter pipe which passes through the area is exceeded. Flood risk in the area relates to above-floor flooding of properties, and high hazard flows at the location of the Geebung Street crossing of the swale that runs parallel to Polo Flat Road. The swale poses a risk to vehicles and pedestrians.

Critical Infrastructure and Sensitive Land-Uses

Critical infrastructure is located throughout the area and if inundated during a flood, can significantly impact the functioning of the town. The following section describes the flood liability of various critical infrastructure. The section also describes the exposure of facilities particularly sensitive to inundation, including childcare, schools and aged care.

Electricity Infrastructure

The Cooma substation is situated on the northern side of the Monaro Highway between Polo Flat Road and Thurrung Street. The substation is supplied via two 132 kV transmission lines from the Canberra/Williamsdale area, providing electricity to the town of Cooma and its surroundings (inclusive of Bredbo, Berridale and Michelago), the NSW alpine region and the NSW far south coast. The substation is noted to be above the level of the PMF and thus not subject to inundation.

Wastewater Treatment

Cooma's wastewater treatment plant is located on Glen Road, approximately 3.5 km downstream of the Cooma/Cooma Back Creek confluence. The plant, including its sewage treatment ponds, are not expected to be flooded until events larger than the 0.2% AEP event, indicating limited risk of spillage and downstream contamination.

Hospital and Ambulance

Cooma Hospital is situated on the corner of Victoria and Bent Streets. The hospital services Cooma and the surrounding areas (inclusive of Bredbo and Michelago) and provides 24 hour Accident and Emergency. The hospital is noted to be above the level of the PMF and thus not subject to inundation. However, flooding of roads surrounding the Hospital may lead to reduced access during times of flood.

Cooma Ambulance Station (located in the Southern Sector of the NSW Ambulance Goulburn Area) is located on the same block as Cooma Hospital with access from Bombala Street. The ambulance station services Cooma and surrounding areas including Bredbo, Berridale and Michelago. Due to their proximity, Berridale may also be serviced by the Jindabyne Ambulance Station, and Michelago by the Queanbeyan Ambulance Station (as per liaison with NSW Ambulance). The station is noted to be above the level of the PMF and thus not subject to inundation, however flooding of Bombala Streets during extreme events (approaching the PMF) may impact ambulance access.

Further, flooding of roads in the region may lead to difficulties reaching the Ambulance Station due to roads being cut. Road closures around each of the towns is discussed further in their flood hotspots sections, however flooding of major arterial roads including, Snowy Mountains Highway, Kosciusko Road and Jindabyne Road are also likely during major storm events and would restrict regional ambulance access during major flood events. Details around flooding of these major arterial roads are limited as large stretches of these roads are situated outside of the current study, study areas.

State Emergency Service (SES)

The Cooma SES Unit is located at 11 Geebung St, Polo Flat. The Unit services Cooma and the surrounding areas (including Michelago and Bredbo). The site is flood affected in events as small as the 5% AEP event, with flooding of Geebung Road reducing access to the site for events as small as the 20% AEP event.

Schools and Childcare Centres

A review of schools and childcare centres at Cooma found very little flood liability of the schools, with only minor flood affection (< 300 mm depth, H1 hazard) during extreme events approaching the magnitude of the PMF.

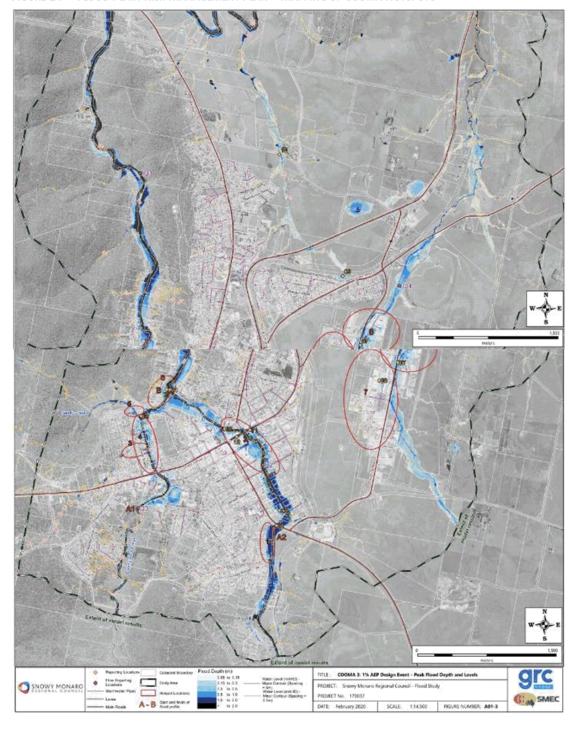
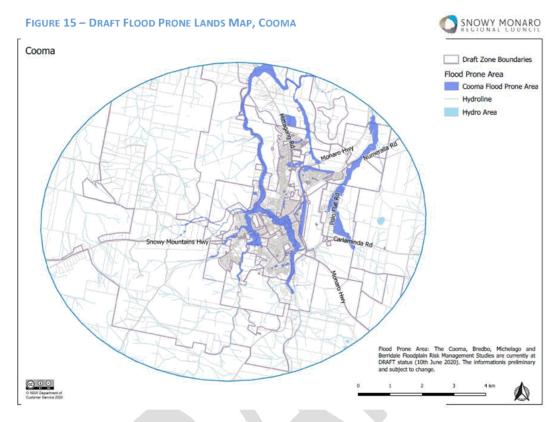


FIGURE 14 - FLOOD PLAIN RISK MANAGEMENT PLAN - MAPPING OF COOMA HOTSPOTS



4.5 Combined Constraints and Findings

It is clear based on the data that Cooma is constrained by a number of different factors including high biodiversity values, significant flooding, bushfire risk and important heritage values. As such, infill opportunities should be explored through upzoning of existing low-density residential areas. There is potential for small greenfield areas to the north. The west of Cooma should be further explored to deal with long term growth if demand justifies further land provision.

There is relatively unconstrained land located off Greendale Road this could be further explored with the potential to provide urban residential growth with protections afforded to biodiversity and heritage values in the area. There is an opportunity for Council to work with landholders to the south of Bligh Street and Maffra Road. These areas should be considered for environmental protection zoning potentially with a combination of E3 Environmental Management and E4 Environmental Living dependant on the environmental values present.

Expansion of Polo Flat is constrained by topography and environmental values. Development above 850m ASL should be avoided to minimise the visual impact of development. Dependant on service compatibility, expansion of Polo Flat along Carlaminda Road could occur in areas of low biodiversity values.

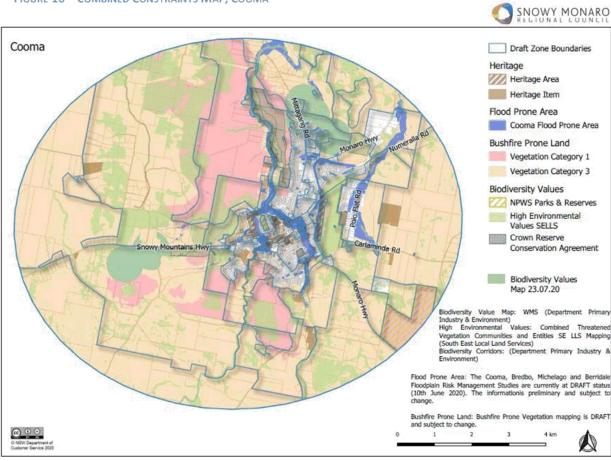


FIGURE 16 - COMBINED CONSTRAINTS MAP, COOMA

4.6 Recommendations

 1. Undertake a review of heritage controls to ensure adequate protection of built and cultural heritage values.

W

• 2. Develop a staging plan for greenfield development on the urban fringe of Cooma

5 - Jindabyne

Key defining theme: Tourism and Adventure Hub

TABLE 20 - POPULATION BASED ON ABS STATE SUBURB (SSC) DATA

SSC Area	2011	2016	2020*
Jindabyne	2,441	2,629	4,321*
East Jindabyne	551	697	
Kalkite	173	214	N/A*
Total	3,165	3,540	4,321

^{*}The 2020 population data is from Forcast.id and is based on their methodology of estimated residential population. This area includes the localities of Jindabyne, Crackenback, Moonbah, East Jindabyne and Tyrolean Village but does not include Kalkite.

5.1 Local Narrative

Jindabyne is centred on the spectacular Lake Jindabyne created as part of the Snowy Mountains Hydro Electric Scheme in the 1960s which involved the relocation of the town. Since this time, Jindabyne has evolved into a thriving town with a deep connection to nature and open space. Recreation and adventure go hand in hand with Jindabyne being Australia's Alpine playground. In recent years Jindabyne's tourism population has begun to swell and put pressure on existing services, and this shows no sign of relenting. Therefore, it is important that we plan well for the future of Jindabyne and the growth of tourism in the region, delivering vital infrastructure for the future.

The people of Jindabyne have a strong sense of pride in their town's natural beauty and landscape, and the town's association with its lake, mountains, and seasons are thought to be core components of the town's identity. Locals see Lake Jindabyne and its foreshore as one of the most important and defining features of the town. It serves as an everyday reminder of Jindabyne's history, sustainability, and a source of activities and serenity. Despite this natural beauty, it's a widely shared view that the current lack of cultural and physical connections to Lake Jindabyne is one of the town's biggest challenges. Yet, with this challenge comes great potential.



The future Jindabyne must embrace the lake and recreational nature of this great asset.
Connections to Lake Jindabyne are of utmost importance to the community and integrating this with the operations of Snowy Hydro is vital to the town's prosperity. Providing more recreational spaces and facilities around the lake,

along with recreational activities on it will help to progress a year-round tourism offering for Jindabyne.

Locals and visitors alike recognise the alpine playground of KNP as one of Jindabyne's defining traits. The community is strongly connected to the sport and recreation activities supported by the landscape and is passionate about celebrating and investing in these opportunities. Jindabyne's natural setting is also important from an economic perspective, as local and regional tourism industries are directly dependent on the environmental assets of the region.

Jindabyne's built environment is in harmony with its natural environment. The low scale of most development respects the undulating landscape and is reflective of Jindabyne's character as a small country town. However, Jindabyne's built form has experienced challenges over the years. Locals feel that planning has been ad hoc, sporadic and not that well planned. Developments in Jindabyne must have greater regard for active transport corridors and should provide more open space to help improve liveability outcomes. New developments should attempt to avoid, minimise, and offset environmental impacts, including those related to domestic animals and planning controls should focus on achieving better environmental and liveability outcomes.

Lakeside Villages

On the Eastern shores of Lake Jindabyne sits Tyrolean Village, East Jindabyne and Kalkite, three distinct communities undergoing growth and challenges which accompany this. These areas had a combined permanent population in the 2016 census 818 up from 722 at the 2011 census making it one of the fastest growing areas in the LGA.

Many are concerned that the close community networks and peri-urban lifestyle is being eroded by new development. These communities are not anti-development, rather wish to see development in keeping with the character of the area, complementing the spectacular landscape rather than detracting from it.

As these communities grow, they would like to see more given back to the public realm through community and recreational spaces which enhance access to Lake Jindabyne. Connectivity is vital for healthy and sustainable lakeside villages with better open space connections and walking trails. Linking each of these communities with improved road access, trails and improved public transport connections to Jindabyne town centre, the resorts and the rest of the region.

5.2 The Snowy Mountains Special Activation Precinct (SAP)

On 5 November 2018, the NSW Government announced the Go Jindabyne Masterplan which was intended to create an 18-year blueprint to achieve Direction 3 of the South East and Tablelands Regional Plan. The Masterplan was intended to build on Jindabyne's strengths, harness its opportunities and address its challenges to ensure that by 2036 the hub of the Snowies would be a place that is even more of a joy for residents to live in and visitors to come to.

On 15 November 2019, the Go Jindabyne Masterplan was superseded by the Snowy Mountains Special Activation precinct (SAP). The SAP is intended to increase year-round tourism and make the region an unmissable place to visit any season, any time. Benefits offered by the SAP include streamlined planning, government-led developments and a business concierge service which will combine to make it easier for new businesses to set up and for existing organisations to thrive in the region.

The Snowy Mountains SAP will result in a significant change to Jindabyne over the next 40 years. While change is supported, it is important it does not come at the expense of the local community. As such the Snowy Mountains SAP Masterplan must consider community views in detail and provide a clear framework for future development to be in accordance with community expectations.

Investigations for the Snowy Mountains SAP area will focus on Jindabyne (including East Jindabyne and Tyrolean Village) and areas of high tourism interest in Kosciuszko National Park, such as the Thredbo, Perisher and Charlotte Pass. The specific boundary for the Snowy Mountains Master Plan will be confirmed through the planning process.

5.3 Objectives

MAINTAIN

- Built form that is respectful, sustainable and enhances the town's alpine and country town character.
- Protect and maintain Jindabyne's high quality public open spaces and local trails that connect the town to surrounding trails in the region.
- Maintain and review planning controls relating to scenic protection areas around Jindabyne.
- Maintain Jindabyne as an accessible and modern community, with good existing recreation and education facilities.

ENHANCE

- Enhance and protect Aboriginal culture and heritage so that it is recognised and celebrated throughout the town.
- Protect and enhance Jindabyne's natural environment which supports year-round tourism and sustainable activities, particularly by enhancing access to Lake Jindabyne and activating its waterfront.
- Enhance connections and services should create an accessible place for people of all ages and abilities, with opportunities for recreation, healthcare and aged care.

CHANGE

- Create housing choices that are affordable and cater for a variety of household types, and are suitable for local residents, seasonal workers and short-term visitors.
- Better connect Jindabyne, with pedestrian links, cycle routes, transport alternatives, improved road safety, better managed congestion and car parking, which together, enhance mobility around town, access to the mountains and other towns and cities.
- Provide employment lands in appropriate locations, which supports more jobs and a stronger, diversified local economy.
- Create a united, vibrant and safe town centre that is supported by public spaces, mixed uses and walkable streetscapes.

5.4 The Evidence

Jindabyne is the second largest town in the Snowy Monaro Region by permeant population; however, Jindabynes population increases to the largest town in the region in winter. Due to the transient nature of Jindabynes population, it is hard to put a precise figure on its population at any one time. Jindabyne's population is likely to vary year to year and even day to day based on tourist movements and popularity of the winter season.

In recent years winter tourism has surged and in doing so significant pressure has been put on infrastructure, services and community cohesion. As outlined earlier in this document, the Go Jindabyne Masterplan was announced in late 2018 and has since evolved into the Snowy Mountains SAP project. The Go Jindabyne technical studies have informed this section of the document.

The Snowy Mountains SAP project is expected to have a significant impact on Jindabyne bringing increased year-round tourism, infrastructure, services and increased development.

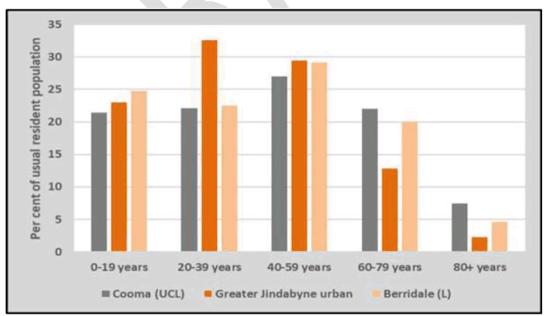
Population and demographics

Jindabyne has a younger population than Cooma

In 2016, the urban centre of Cooma with a much larger population, had more people in every 10-year age group than did Jindabyne or Berridale. However, in the locality of Berridale, young people comprised a slightly larger share of the population than in either Cooma or Jindabyne. In Berridale, children and young people aged less than 20 years accounted for close to one-quarter of the population (25%). This compared with 23% in the Greater Jindabyne urban area and just over 21% in the urban centre of Cooma.

In contrast, while Cooma and Berridale had similar shares of people aged between 20 and 39 years (around 22%), in Jindabyne this age group represented 33% of the population.

FIGURE 18: BROAD AGE STRUCTURE, USUAL RESIDENT POPULATION, COOMA URBAN CENTRE, GREATER JINDABYNE URBAN AREA AND BERRIDALE



All three areas had a broadly similar share of the population aged between 40 and 59 years with Cooma urban centre having the smallest percentage (27%). However, older people aged 60 years and over accounted for a much larger share of both Cooma's population (29%) and Berridale's population (25%), than in Jindabyne (15%).

Jindabyne had an over-representation of young working-age people aged between 20 and 34 years, while in contrast, Cooma and Berridale had higher population shares of both the youngest and the oldest populations.

Visitor Population

The Census provides us with a snapshot of visitors to the area. Very few characteristics are provided for this group of the population; however, age, home location for domestic visitors and whether they were counted in private or non-private dwellings is available.

In 2016 in the Snowy Monaro Regional Council area, there was a total of 14,540 visitors counted at Census time. Over 13,500 of these visitors or 93% were reported in the Jindabyne-Berridale SA2.

While one-quarter of the visitors in Jindabyne-Berridale SA2 were found in the Greater Jindabyne urban area used in this report, many others were located in resort and other areas. This underscores the significance of the area for tourism purposes and the vital role of Jindabyne as the key centre servicing this activity. The distribution of visitors at Census time may also indicate the amount of visitor accommodation demand that is currently being met in the Greater Jindabyne urban area.

A substantial number of visitors were found in the resort areas of Thredbo Village, Perisher Village and Crackenback. A large number were also reported in the large geographic area covering the Kosciusko National Park and stretching from the NSW-Victorian border in the south to the park boundary in the north (but not including Thredbo and Perisher, which are reported separately). This area includes Guthega, Charlotte's Pass, selected other chalets, buts and camping grounds.

It is no surprise that there have been significant peaks in the number of visitors throughout the winter months.

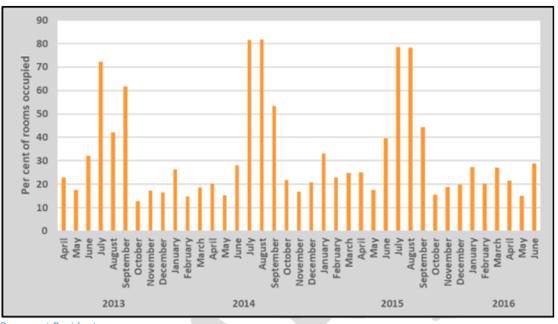


FIGURE 19 - PERCENTAGE OF ROOMS OCCUPIED ON A 12 MONTH BASIS FROM 2013 TO 2016.

Permeant Residents

In 2016, there was a total of 2,604 usual residents counted in the Greater Jindabyne urban area (consisting of Jindabyne urban centre, East Jindabyne and Lakewood Estate localities). In addition to this number, there were 3,503 visitors counted in the area. Adding these two populations together provides us with a total population estimate for the population of the Greater Jindabyne urban area in early August 2016 of 6,107 people.

Of the 3,500 visitor population, the 3,208 domestic visitors accounted for the largest share (92%), outnumbering the number of usual residents (2,600 people). Domestic visitors represented 53% of the total count of people in the Greater Jindabyne urban centre at the time of the 2016 Census. Almost three-quarters (71%) of these domestic visitors were from New South Wales, with a further 16% from Queensland. Only relatively small numbers came from Victoria or the ACT.

The domestic visitor population in August has comprised the largest share of the total population counted in the Greater Jindabyne urban centre over the last three Censuses. Despite the number of domestic visitors being slightly lower in 2011 than five years earlier, the number in 2016 jumped by 497 people or an increase of 18% on the 2011 level. In contrast, the number of usual residents has steadily increased, but growth has been modest. Between 2011 and 2016, the number of usual residents grew by 89 people or 3.5%. In comparison, while the number of overseas visitors is small, with growth of 96 people between 2011-16, the rate of growth is rapid (up 48%) shown in Figure 20.

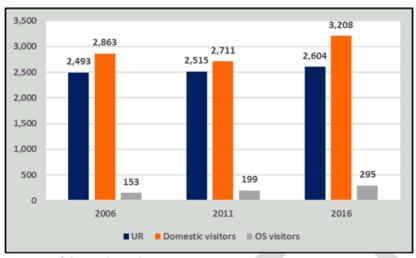


FIGURE 20 - USUAL RESIDENTS VS VISITORS BASED ON CENSUS DATA

Estimate of the total population

Using available data, an estimate of the total population of the Snowy Mountain Regional Council has been prepared. This estimate is based on data available for June 2016 and includes all components shown in Figure 21 with the exception of the second home population.

The population of usual residents is obtained from the ABS Estimate of the Resident Population. This forms the base of the total population estimate and is assumed to remain constant throughout the year.

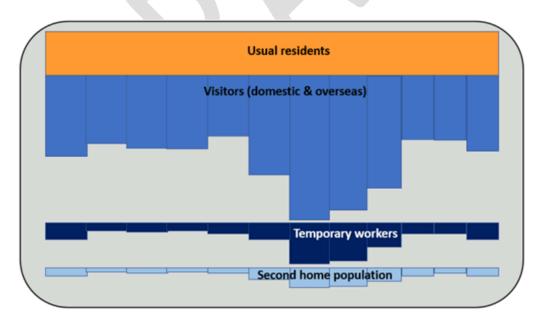


FIGURE 21 – JINDABYNE TOTAL POPULATION COMPONENTS

The approach to calculating monthly estimates of other components relies on measures of seasonality as indicated by room occupancy rates, obtained from the ABS Survey of Tourist Accommodation. Average monthly room occupancy rates for the period from April 2013 to June

2016 were calculated. The only available data is at the SA2 level; hence the data for Jindabyne-Berridale SA2 was used as the basis of the rates. This yielded a seasonal pattern, with a separate measure for each month, which was then applied to the total number of domestic and overseas visitors to arrive at a monthly estimate of the number of visitors in the Snowy Monaro Regional Council area. This initial derived pattern of seasonality was subsequently adjusted based on feedback obtained from Jindabyne accommodation providers and tourism operators during fieldwork in May 2019.

The measure of non-resident workers obtained from the Census reflects people employed at a place of work in the Snowy Monaro Regional Council area but usually resident outside that area. In 2016, this number was 1,688 people. Initially, it was assumed that the same seasonal pattern should be applied to non-resident workers, with this pattern used to calculate monthly estimates. However, an alternate seasonal distribution was subsequently developed to better represent the likely clumping of non-resident workers into the peak seasons. This clumping effect for non-resident workers was confirmed by the accommodation providers, tourism operators and real estate proprietors who were interviewed during fieldwork.

These estimates of the total population represent a maximum monthly figure. Visitors are not likely to stay for a whole month; in fact, the average length of stay for a domestic visitor was 3.5 nights, while for overseas visitors, it was 14 nights. Thus, the monthly figures should be interpreted as a possible total figure or the peak cumulative population that may have been achieved during that month. In reality, there are peaks and troughs in the monthly visitation pattern, with the number of visitors likely peaking on weekends and in response to snowfalls, special events and holiday periods.

Main Findings

Settlement structure

Residents of Jindabyne have a number of services available locally. However, many
additional services are provided at Cooma, located a 45-minute drive north-east of
Jindabyne. For higher order medical, educational, shopping or entertainment options, the
key centre of Canberra is located a two-hour drive or 170 kilometres away.

Current population trends

- Over the 12 years to 2018, annual population increases in the Snowy Monaro Regional Council area have remained low at less than 100 persons per annum.
- The Jindabyne-Berridale SA2 has consistently been the location of most of the population growth within the Snowy Monaro Regional Area between 2006 and 2018.
- Most growth in the Greater Jindabyne urban area was in East Jindabyne, while the Jindabyne urban centre lost population.
- Considerable population growth has occurred in rural areas surrounding Jindabyne. This is important for determining future dwelling demand and service requirements.

Age structure

- Jindabyne is over-represented with young working age people aged between 20 and 35
 years, while in contrast, Cooma and Berridale had higher population shares of both the
 youngest and the oldest populations.
- While the total population grew by over 100 people, the number of children aged less than
 15 years and the number of people aged between 35-49 years declined over the decade to

2016. In their place, there were more people in the young working ages (20-34 years), and those aged 50 years and over.

Household and family structure

- In 2016 over half (54%) of dwellings in the Greater Jindabyne urban area were either nonprivate dwellings, occupied by visitors or unoccupied at the time of the Census. Only just over one-quarter of dwellings (27%) contained family households.
- This large proportion of non-private, visitor or unoccupied dwellings reflects the specialised nature of Jindabyne.
- The largest increase in households in the ten years to 2016 was an extra 144 visitor only households, followed by an additional 93 lone person households.

Drivers of demographic change

- Overseas migration was the biggest contributor to population growth in Jindabyne-Berridale, accounting for an extra 154 people in the population between 2016-18.
- More people moved away from Jindabyne-Berridale than moved in from other parts of Australia. The population declined by 118 people due to this out-flow between 2016-18.
- Just over 1,000 people either moved to Jindabyne-Berridale or departed to other parts of Australia in 2017-18. As a result, there was a substantial turnover of properties and impact on service demand.
- People aged in their twenties were the peak age group for people to move in and move out of Jindabyne-Berridale.
- However, because the number of people in their twenties moving in, almost matched those
 moving out, nearly half of the net gain due to internal migration was among young family
 age groups almost 50% were people aged between 35 and 44 years, with a further 42% of
 the gain, children between 5 and 14 years.
- Overseas immigrants were also mainly young with almost 70% of people aged between 20 and 34 years.

5.5 Snowy Mountains Special Activation Precinct Vision

The Snowy Mountains Special Activation Precinct has identified a vision for the Snowy Mountains area including Jindabyne. The vision is consistent with the direction of the SETRP and Councils LSPS. The Snowy Mountains SAP vision is consistent with the vision of the LSPS and shows a direct line of sight to the environmental, economic and social themes of the LSPS. The vision is outlined below:

The Snowy Mountains are the rooftop of Australia where an unspoiled alpine landscape meets a dramatic climate that is unfound elsewhere on the continent. This is Australia's high country where visitors are drawn to our ever changing seasons, and with them, endless opportunities to experience the great outdoors. The rich culture and authentic character of our region is sewn through the patchwork of local experiences that inspire exploration and provoke adventure.

Our future is environmentally resilient.

We live sustainably and in harmony with our environment, powered by clean energy, offsetting our impacts, and maintaining our country town way of life, while remembering

that the pristine landscape of Kosciuszko National Park is what brings our guests here to begin with.

Our future is economically strong.

We invest in our growing year-round visitor economy and leverage our strengths in sport, environment, and hospitality to foster a visitor experience that is world-class, provide four season employment, and empower our youth to gain the skills they'll need to lead our growing region into tomorrow.

Our future is socially inclusive.

We support the needs of our local residents, seasonal workers, and returning visitors with infrastructure, connections, and services that will guarantee that the Snowies are a healthy, accessible, adventurous, and sustainable place to live, work, and play forever more.

The Snowy mountains SAP will set the future direction for Jindabyne and surrounds including the nearby resorts. It is anticipated the draft Master Plan will set out population growth scenarios for this area along with outlining how the SAP vision can be achieved.

5.6 Existing Settlement Structure

Central Jindabyne

TABLE 21 - POPULATION AND DWELLING DENSITY OF CENTRAL JINDABYNE AREA

Population	Dwellings Dwe		relling Density		
		High	Medium	Low	
1,042	945	23%	52%	25%	

Central Jindabyne includes the town centre of Jindabyne and the surrounding residential areas. The residential areas are predominantly zoned R1 General Residential with some small pockets of R2 Low Density Residential scattered throughout.

Streetscape and the character of the area are characterised by a variety of different urban forms built mostly from the 1960s–90s. There are many commercial lodges and a mix of densities from detached dwellings to residential flat building type developments.

The area's character is of a variety of densities, and residential, tourist and visitor accommodation types are generally consistent with zone R1 General Residential. It is considered that the balance between tourist and visitor accommodation and permanent residential accommodation is important to provide cohesive communities.

These areas access to services makes it an appropriate area for tourist and visitor accommodation types which are permitted in zone R1 General Residential. As such, it is considered appropriate that areas zoned R2 Low Density Residential is considered for upzoning pending the outcomes of the Snowy Mountains SAP Masterplan.

It is understood the Go Jindabyne Masterplan considered some of this area close to services as zone R3 Medium Density to support a higher density of development. This may be appropriate, although it is noted zone R3 does not currently exist in the Snowy River LEP. Another zone which could be considered adjacent to the town centre is zone B4 Mixed use which would promote greater medium

density development while also providing commercial uses which complement and could take the pressure off Jindabyne's Town Centre.

The Jindabyne Town Centre is wholly located in this area and is completely zoned B2 Local Centre. The town centre provides important commercial and retail services to Jindabyne and the wider region, including the resorts. Significant population growth during winter significantly stresses these services.

The Go Jindabyne Economic Study provides a high-level look at projected commercial demand to 2036 for the Jindabyne-Berridale SA2. This study projects the need for an additional 7,500sqm of retail space and 7,500sqm of non-retail commercial space. The Snowy Monaro Employment Lands Study provides a more detailed analysis and projects commercial and retail space required between 7,000 and 13,375sqm by 2041.

There are a number of sites towards the lakefront zoned SP3 Tourist which currently have tourist and visitor accommodation types on them including Horizons and the Jindabyne caravan park. The methodology of the application of this zone has changed in line with the NSW Government Department of Planning practice notes. It is considered these areas are rezoned to zone B2 local centre which provides these tourist and visitor accommodation uses along with other complementary uses. The caravan park site should remain zone SP3 Tourist as caravan parks are prohibited in zone B2 Local Centre.

Suburban Jindabyne

TABLE 22 - POPULATION AND DWELLING DENSITY

Population	Dwellings	Dwelling	g Density	
		High	Medium	Low
654	567	14%	52%	34%

This area is split from central Jindabyne by an open space corridor and sits to the South and West of Central Jindabyne. This area has two distinct areas, the area east of Barry Way which is mostly characterised by the Highview residential subdivision and west of Barry Way which is mostly higher density tourist and visitor accommodation around a former light industrial precinct located at Nettin Circuit.

The Nettin Circuit precinct was an industrial precinct until it was rezoned to zone 3b Urban Tourist Accommodation in 1997. This has seen this precinct developed primarily for tourist and visitor accommodation, though a couple of light industrial uses remain. In 2013 the Nettin Circuit Precinct was rezoned R1 General Residential which permits these tourist and visitor accommodation uses along with a number of other residential uses.

East of Barry Way, the southern area, offers a similar density of tourist and visitor accommodation centred off Reedys Cutting Road and Kirwan Close. This area is zoned R1 General Residential similar to the area west of Barry Way this is considered an appropriate zone to reflect the existing bulk, scale and density of development. It is important to create a clear active travel corridor linking these precincts with Jindabyne town centre via the JJ Connors Oval precinct.

South of this area, the streetscape becomes more of a standard suburban streetscape with detached dwellings and dual occupancies being the dominant urban form. Tourist and visitor accommodation and higher density development are sprinkled throughout this area. This residential area is centred on Gippsland Street, Candlebark Circuit, Jillamatong Street and Twynam Street. This area is

expanding further south as part of the Highview residential subdivision which borders the potential southern bypass/alternative route between Kosciuszko Road to the south.

This southern area, including the Highview development, is predominantly zoned R2 Low Density Residential with some small pockets of zones R1 General Residential and R5 Large Lot Residential. Zone R2 Low Density Residential is proposed not to include tourist and visitor accommodation land uses. This is considered appropriate to focus this area for longer-term residents rather than tourists and visitors.

Zone R2 Low Density Residential should be used more holistically across the Highview development area. This will promote greater cohesion in bulk, scale and density of development. While the area zoned R5 Large Lot Residential also prohibits tourist and visitor accommodation types this area may be better suited to zone R2 Low Density Residential to allow continuity in this area and offset lost yield from the back zoning of areas zoned R1 General Residential.

Lakeside Suburbs

TABLE 23 - POPULATION AND DWELLING DENSITY, LAKESIDE SUBURBS

Population	Dwellings	Dwelling Density		
		High	Medium	Low
818	425	0%	10%	90%

Tyrolean Village, East Jindabyne and Kalkite span the eastern shoreline of Lake Jindabyne. As shown in the population and dwelling statistics, these areas are consistent of a low-density streetscapes and a more significant percentage of usual residents though some dwellings are utilised for tourist and visitor accommodation mostly via short term rental accommodation.

Tyrolean Village

Tyrolean Village is the southernmost of these suburbs centred on Rainbow Drive. Tyrolean's streetscape comprised of large one and two-storey mostly detached dwellings with some dual occupancies mixed in. Most dwellings have large setbacks contributing to a pleasant streetscape. Dwellings focus on maximising views of Lake Jindabyne and this is reflected in their bulk, scale and orientation.

Tyrolean is zoned RU5 Village which provides for a variety of residential, tourist and commercial uses and does not reflect the existing land uses in Tyrolean. It is recommended that Tyrolean is rezoned to zone R2 Low Density Residential to reflect the existing settlement pattern and provides appropriate land uses.

East Jindabyne

As with Tyrolean Village, East Jindabyne was initially planned to cater for tourism accommodation, however, due to its distance to the town centre and sweeping views of Lake Jindabyne, has been taken up largely by residential accommodation for permanent residents.

The suburb is located approximately 10 km from the centre and is predominately zoned a mix of RU5 Village, R5 Large Lot Residential and an undeveloped portion of R1 General Residential. These zones vary significantly in objectives and intended uses; this is reflected in its permissible land uses. This had led to a relatively inconsistent settlement pattern with the southern area centred on Kunama Drive zoned RU5 Village smaller lots and higher density developments than seen in the northern areas generally zoned R5 General Residential. In part, this is due to land constraints such as slope

and vegetation and also reflective of different eras of development. Greater consistency in zoning and land uses is required to mitigate current and future land use conflicts.

Existing housing stock in East Jindabyne includes both modern and older single detached dwellings from the 1970s. A number of the residential properties encompassed a secondary dwelling, in the form of a small studio unit located towards the back of the property, likely used for short term rental accommodation.

Leesville and Rural Residential South

TABLE 24 - POPULATION AND DWELLINGS IN THE RURAL RESIDENTIAL SOUTH OF JINDABYNE

	Population	Dwellings	Dwelling Density		
ı			High	Medium	Low
ſ	530	211	0%	0%	100%

South of Jindabyne there are several tourist type developments including The Station Resort and Bungarra Alpine Centre along with a number of rural residential precincts including Lakewood and Cobbin Estates. These are scattered between land which is predominantly zoned RU1 Primary Production. Leesville is also located in this area off Barry Way and is the largest industrial precinct in Jindabyne and the second largest in the Snowy Monaro Region. Leesville provides industrial and light industrial services to Jindabyne and surrounds, including the resorts.

The Station Resort provides tourist and visitor accommodation along with workers accommodation for workers at Perisher Resort. The bulk of the precinct is zoned SP3 Tourist and offers a limited number of commercial uses located within an area zoned B1 Neighbourhood Centre. The Bungarra Alpine Centre provides lodge style accommodation and tourism-related facilities in a rural setting, Bungarra Alpine Centre is zoned RU1 Primary Production which does not offer many of these land uses or provide complementary land uses. This is also the case for the Adventist Alpine Village which provides tourist and visitor accommodation, function centre and other tourism-related uses. These isolated tourist precincts may meet the criteria to be zoned SP3 Tourist.

Lakewood Estate is a community title subdivision located along Snowy River Way, east of the Station Resort. This precinct provides for large rural residential housing in a rural setting. The High Country Estate located directly west of Lakewood offers a similar but smaller-scale development with generally smaller dwellings on large lots and in a rural setting which provides for the desired rural residential character. Carruthers Road services another rural residential precinct South of Snowy River Way, this precinct has larger rural lots scattered between significant snow gum woodland which covers much of this rural residential area south of Jindabyne.

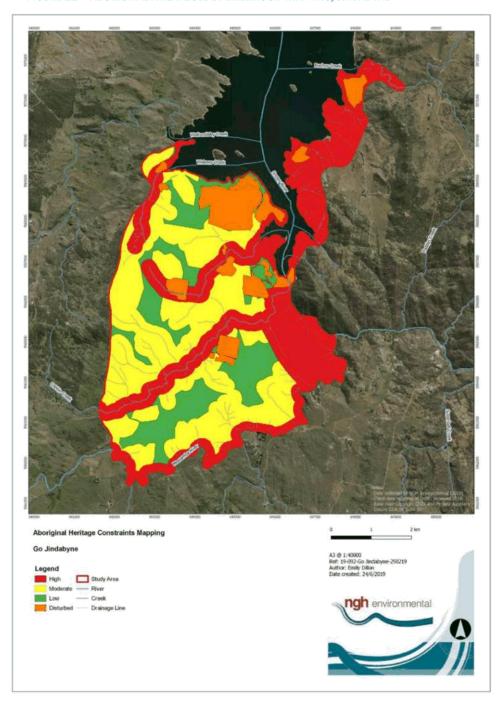
Further south along Barry Way the Cobbin Creek estate and an estate centred on Geehi Circuit provide rural residential type housing. Geehi CCt precinct has a minimum lot size of 500sqm, which is reflective of the areas reticulated sewerage services. The Cobbin Creek estate provides much larger lots due to its lack of reticulated services and the need for onsite sewerage management.

5.7 Planning Constraints

Aboriginal Archeology

Jindabyne has a rich Indigenous history, and this is reflected by the high number of Aboriginal artefacts, objects and sites in the area. This pathway mapping below by NGH Environmental shows the likelihood for Aboriginal Archeology. The Snowy Mountains SAP Project has expanded the area of investigation and will further investigate and provide protection for Aboriginal Heritage.

Aboriginal Cultural Heritage must be protected and embraced for Jindabyne to achieve the cultural at Figure 22 – Aboriginal Archaeology Likelihood Mapping, Jindabyne



Biodiversity

Jindabyne Township is surrounded by significant biodiversity values which reflect its unique alpine landscape. These biodiversity values support many endangered ecological communities, and with a changing climate, Jindabyne and its surrounding landscapes are likely to become a final point of refuge for many species. Protection of the biodiversity values around Jindabyne is vital to the integrity of the local environment and ecosystems. The Snowy Mountains SAP must ensure the protection of biodiversity values and balance this with the growth of the region.



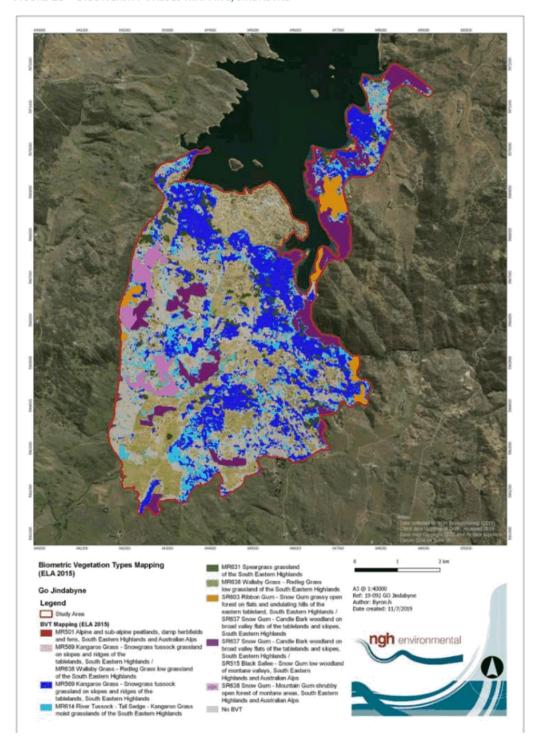


FIGURE 23 - BIODIVERSITY VALUES MAPPING, JINDABYNE



FIGURE 24 - HIGH ENVIRONMENTAL VALUES MAPPING, JINDABYNE

5.8 Planning Proposals

Planning Proposal 218 Barry Way Jindabyne

The planning proposal known as 218 Barry Way Jindabyne is for the rezoning of lots 14 & 123 of DP 756686 and Lot 192 of DP 1019526. The proposal also seeks to amend the lot size, height of building and land release area mapping. The subject planning proposal is seeking to rezone land from zone RU1 Primary Production to zones IN1 General Industrial, E4 Environmental Living, E3 Environmental Management, R5 Large Lot Residential and maintain a residual RU1 Primary Production zoning around the Leesville Hotel Local Heritage Item.

Site Constraints

The site is heavily constrained with the western portion heavily vegetated and with a steep gradient. While the east of the site is rather low lying land with a marsh/wetlands area, the higher land to the east forms part of a significant ridgeline with medium biodiversity values earmarked for protection in the JGSP.

The western portion of the site is significantly affected by the Terrestrial Biodiversity map in the SR LEP 2013. Preliminary assessment found that the majority of the proposed site west of Barry Way is excellent condition Snow Gum – Candlebark Woodland which is an endangered ecological community (EEC). This is considered in further detail below.

FIGURE 25 - DEFERRED PLANNING PROPOSAL, 218 BARRY WAY



50m 100m 150m 250m

PLANNING PROPOSAL ZONING & LOT SIZE MAP SEPTEMBER 2014 TINWORTH DRIVE & BARRY WAY LOTS 14 & 23 DP 756686 + LOT 192 DP 10119526



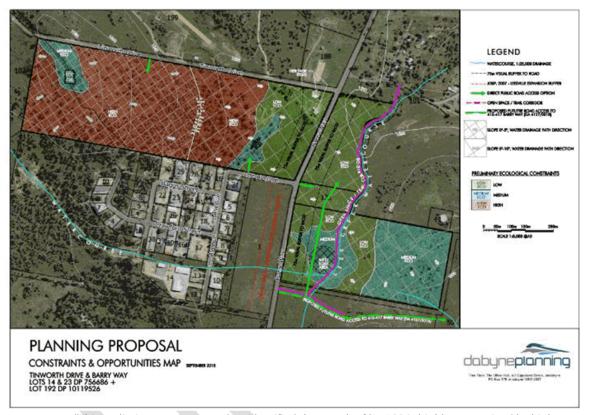
The proposed site is steep with a gradient of up to 12 degrees which is predominantly on the western portion of the site. There is approximately a 90-metre fall from the far west of the site to Barry Way. The gradient of the site and it being heavily vegetated does make it complicated to

develop. As shown in Figures 26 the constraints of the site are significant on the western side of Barry Way and are in many ways not suited for further intensification.

Biodiversity Constraints

The preliminary ecological assessment undertaken by Eco Logical Australia Pty Ltd states.

FIGURE 26 - ENVIRONMENTAL CONSTRAINTS MAPPING, 218 BARRY WAY



"This preliminary assessment has identified that much of lot 192 is highly constrained by high conservation value vegetation and associated known and potential habitats for threatened flora and fauna. It is noted that similar high conservation value vegetation and constraints occurs on the adjoining lands to the south, such as Lot 16 DP 1160315. The eastern extremities of Lot 192 appear to be less constrained, however confirming the level of constraints requires targeted flora surveys within the depauperate grassland that occurs there during spring to accurately assess its conservation value. (NOTE: "Depauperate means "Lacking in numbers or variety of species" — Oxford Dictionary).

Any planning proposal will need to recognise the ecological constraints within the subject land, and appropriately offset any areas of high or moderate constraint that are zoned to enable further development beyond the current zoning. Given the proposed minimum lot sizes, it is likely that future development applications on lands zoned for residential or industrial development will trigger the offset scheme threshold under the new Biodiversity Conservation Act and this require a Biodiversity Assessment Method (BAM) assessment and the provision of offset.

The following recommendations are made in relation to any future planning proposal within the subject land:

- The highly constrained parts of the subject land may not be suitable for further development, particularly the excellent condition Snow Gum Woodland in the central and western parts of Lot 192, unless any impacts can be appropriately offset.
- 2. Any areas of high or moderate constraint that are zoned to enable development should be appropriately offset.
- 3. To further clarify the conservation significance and level of ecological constraint across the subject land, targeted flora surveys should be undertaken in spring, particularly in areas that may be zoned to enable development, to assess the value of the grasslands and to determine if any threatened flora species are present."

Agency advice from the NSW Governments Biodiversity Conservation Division (BCD formerly OEH) recommended:

"We consider that the area of high conservation value Snow Gum Candlebark woodland referenced on pages 10 and 11 of the Ecological Report is unsuitable for further development; and further subdivision design should be informed by targeted flora surveys in the area referred to as a medium constraint Snow Gum Candlebark woodland area, recommended in Ecological Report.

OEH does not consider the draft planning proposal, as presented allowing 1 hectare subdivision in the highly constrained area to be consistent with the South East and Tablelands Regional Plan 2036. The South East and Tablelands Regional Plan specifically refers to the protection of validated High Environmental Value land in Local Environment Plans. OEH considers that the; avoid, minimise and if required, offset hierarchy should be applied at the planning proposal stage to identify areas where development could proceed with minimal impact. If this method is applied at an early stage minimal offsetting should not be required."

At its council meeting on, Council resolved (139/19) to defer this planning proposal until such time as the proposal can be determined to be consistent or inconsistent with the NSW Governments Masterplan for the area.

While this planning proposal may satisfy the short to medium-term demand, long term demand requires identification of additional areas suitable for rezoning for industrial purposes. Such efforts are hampered by the steep topography surrounding Jindabyne. We acknowledge that the Snowy Mountains Special Activation Precinct (SAP) adds an additional layer of complexity to land use planning for Jindabyne. Given the significance of the SAP, it is considered that it is best placed to provide strategic guidance for the allocation of future industrial and employment land for Jindabyne and surrounds.

Recommendations

- Work with NSW Government to establish most appropriate locations for new industrial and residential land as part of the SAP master planning process. Consider findings of master planning process and progress zoning changes as necessary.
- Reconsider planning proposal at the conclusion of the SAP master planning process. Only
 progress planning proposal if consistent with the final SAP master plan.

Planning Proposal Highview

The proposal is to rezone the western portion of the lot from zone RU1 Primary Production to zone R2 Low Density Residential and reduce the minimum lot size from 40 hectares to 700sqm. The subject area is identified as the black hatched area in figure 27 below.

FIGURE 27- LAND TO WHICH THE PLANNING PROPOSAL APPLIES.

EAST JINDABYNE LAKE JINDABYNE TYROLEAN REGIONAL COUNCIL Legend Lox Highwise Planning Proposal Lox Aerial Imagery April 2019 Grace m Character forms 2000

Planning Proposal Location Map

The planning proposal is broadly consistent with all relevant Ministerial Directions under section 9.1 of the *Environment Planning and Assessment Act 1979*. In the case of Direction 1.2, the proposal is not consistent; however, these inconsistencies are justified by a strategy and are of minor significance.

The planning proposal is consistent with the Jindabyne Growth Structure Plan 2007 (JGSP, 2007), which provides a strategic framework for the growth of Jindabyne from 2007 until 2027. This plan was adopted by Snowy River Shire Council in May 2007 and recommended the subject site be rezoned to allow for general residential development. It is considered that zone R2 Low Density Residential is the most suitable for the site given its proximity to Jindabyne Town Centre. The size and shape of the site make it unsuitable for primary production.

The site was identified as a potential bypass route which was later not pursued. The land is currently in private ownership, and the proposal is consistent with the Jindabyne Growth Structure Plan (JGSP).

FIGURE 28 – MAP FROM JINDABYNE GROWTH STRUCTURE PLAN 2007



The Snowy Mountains SAP process is reviewing the potential of a Jindabyne bypass route. This site covers one of two potential alignment options for a Jindabyne bypass road. However, the alternative alignment runs south of this site and would allow this proposal to proceed.

Planning Proposal 461 Barry Way

The subject planning proposal is to amend the SR LEP, 2013 by rezoning Lot 101 DP 817374 from Zone RU1 Primary Production to Zone R5 Large Lot residential and reduce the minimum lot size from 250 hectares to 3000sqm. This proposal requires amending the Land Zoning Map LZN_003 and Minimum Lot Size Map LSZ_003A.

The Jindabyne Growth Structure Plan 2007 (JGSP, 2007), which provides a strategic framework for the growth of Jindabyne from 2007 until 2027. This plan was adopted by Snowy River Shire Council in May 2007 and recommends the subject site along with the land surrounding be further investigated for large lot residential use, similar to the already developed estates of Cobbin Creek and Lakewood which are with in close proximity to the subject site.

The subject site is 2.72 hectares which is not considered a suitable size for primary production, the site has been recommended for further intensification through large lot residential development in the JGSP, 2007 which was adopted by Snowy River Shire Council. The proposal is consistent with all relevant section 9.1 directions and relevant State Government legislation.

5.9 - Recommendations

- 3. Council work with DPIE to deliver the Snowy Mountains SAP Masterplan.
- 4. Council advocate for the Masterplan to be informed by evidence and the local community.

6 – Bombala

Key defining theme: Rural Industry Hub

TABLE 25 - POPULATION, BOMBALA

Year	2011	2016	2020*
Population	1,211	1,387	1,393

6.1 Local Narrative

Bombala is a key regional centre which services the south east of the Snowy Monaro Region. Bombala is distinguished by its historical streetscape and its scenic rural landscape within which agriculture drives the local economy. Primary industries, including agriculture and forestry form the base of employment in Bombala and the surrounds.

In recent years, Bombala has experienced significant change including business closures impacting the atmosphere of the town. Maybe Street is the heart of the town and enhancing the amenity of Maybe Street is of significant importance to Bombala. Reducing heavy vehicle traffic through the centre of town and enhancing the heritage significance of the main street will reinforce the character which Bombala offers. Encouraging redevelopment or adaptive re-use of vacant buildings will also help improve the amenity of Maybe Street but also cater for future growth and offer flexibility to changing retail and commercial sectors.

Bombala is regarded as 'Australia's platypus country' due to the high numbers of platypus found in the pristine rivers and creeks around Bombala. Bombala offers a unique opportunity to see platypus and as such this acts as a major tourist draw card to the region. The nationally renowned Platypus Reserve located approximately 4km south west of Bombala offers an unparalleled experience to see these national treasures.

Bombala has a rich agricultural history which is reflected in the significant heritage buildings in the centre of town. Unfortunately over the years many of these have fallen into disrepair contributing to an overall decline in amenity along Maybe Street. Encouraging the restoration of heritage buildings and promoting heritage sympathetic development through heritage conservation is key to



invigorating Bombala's main street. Integrating the significance of the river with the town centre presents a great opportunity for the future of Bombala as a great place to live work and visit.

Agriculture and forestry are significant industries for the whole Snowy Monaro Region and Bombala is really the engine room of both industries.

Potential to capitalise on the employment that these industries offer has not been realised to date and this is due in

part to a lack of strategic planning direction for such industry related investment. Expanding the industrial precincts in Bombala and investment in services is a high priority for shaping Bombala over the coming decades.



6.2 Objectives

MAINTAIN

- Bombala's role as a service centre for the south east of the Snowy Monaro region. Bombala
 offers vital and essential services to the south east of the LGA and to remote villages in the
 north east of Victoria.
- Bombala's picturesque rural landscape surrounds by controlling visually intrusive developments.

ENHANCE

- Enhance the heritage character of Bombala. Encourage the restoration and re-use of heritage buildings through appropriate planning controls.
- Build on the viable primary industries located in and around Bombala. Work with
 government agencies and the private sector to encourage the growth of the forestry and
 timber industry. Provide appropriate land use controls to promote agricultural production
 and enterprise.
- The connections between the River and Maybe Street.
- Promote the tourism products as part of an all year regional tourism offering.

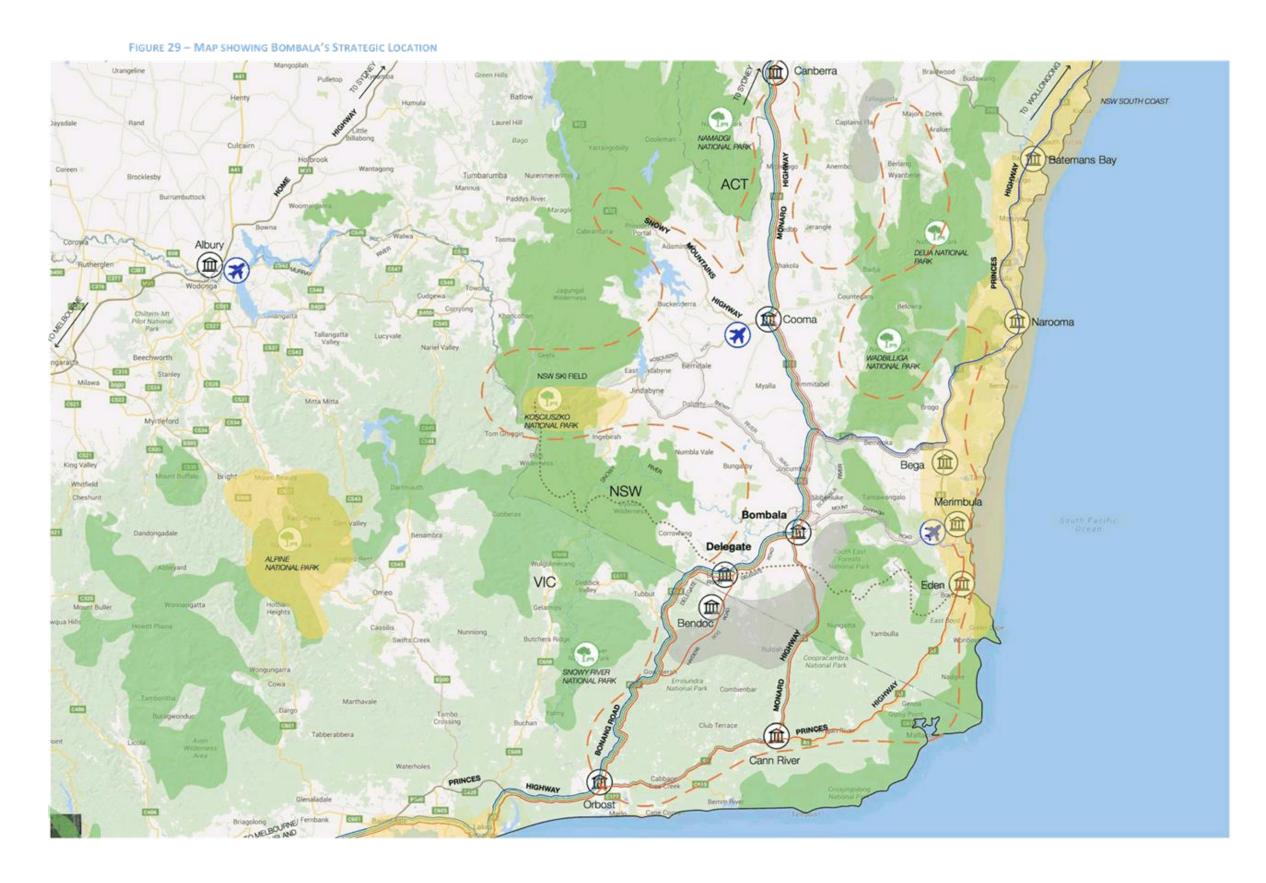
6.3 Rural Industries Hub

Bombala has been identified as a Strategic Centre in Councils LSPS. Bombala's location and existing industries provide for strategic opportunities for the Township of Bombala. These opportunities are likely to centre around agriculture and forestry, the two largest industries in and around Bombala. There is potential to leverage off this and use low land values to encourage additional support industries to locate to Bombala.

The town also serves an important services role and provides vital government and commercial services to the South East of the Snowy Monaro Region and the north of East Gippsland. These are mostly remote farming and forestry-based communities with limited access to services. Fostering cohesive and coherent planning controls should provide certainty for development and the environment which will encourage commercial services.

Tourism will play a role particularly on reinforcing demand for retail and hospitality services. Bombala's location and heritage nature lend itself to tourism particularly for those heading to or from the far South Coast of NSW and East Gippsland. Leveraging and improving road connections is vital to achieving this outcome. Of particular note is Imlay road which provides a great connection from Bombala to the coast. Council should work with Forestry Corp and TfNSW to seek upgrades to Imlay Road and ownership structure. Protecting and enhancing the heritage values of the town must occur to leverage tourism. Many heritage buildings due in part to limited or no protections have been badly altered or left to decay. Appropriate protections should be afforded, such as local heritage listing for items that meet the significance threshold and heritage conservation areas to protect the heritage value of the Main Street.

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Cercei

Existing Highway

Major Arterial Road

Pegional Road

Pegional Road

State Borders

MotorphiCay Trippers

Tourier!

Motorphical

Heavy Vehicles Logging Routes

Bundan Way Touriet Hertage Route

2 Hour Drive Time Zone

Land Use

National Parks

Major Water Body

Touriet Region

Major Logging Area

National Park

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6.4 The Evidence

Population and Demographics

Over recent years Bombala's population has stagnated, with only modest increases in population over the past decade and this trend is expected to continue. Widespread population decline was forecast for Bombala in the early 2000s but has not come to fruition. While Bombala has similar demographics to many rural towns across NSW, overall its population has been relatively stable in comparison. Councils main population scenario shows Bombala's population staying fairly level, growing by approximately 36 people by 2041. This is based on demographic trends and a lack of clear drivers for population growth.

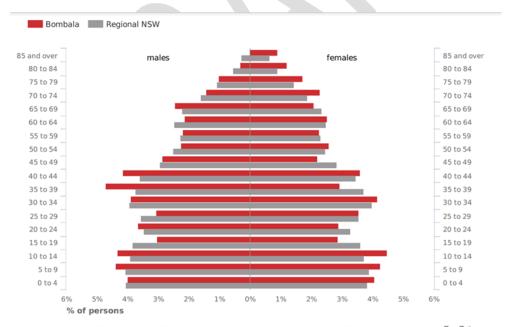
TABLE 26 - BOMBALA - POPULATION GROWTH SCENARIO

2016	2021	2031	2041
Census*	Main	Main	Main
	Series*	Series*	Series*
1.970	1.977	1.991	2,006

^{*}Note population includes surrounding rural land.

While not unique to Bombala, a significant demographic trend is an ageing population. This is likely to require specific services such as health care and age care services which planning has a limited ability to influence. However, the planning system can incentives the provision of age care or ageing in place options through a streamlined process in State Environmental Planning Policies (SEPPs) or through encouraging a diverse housing stock through development controls.

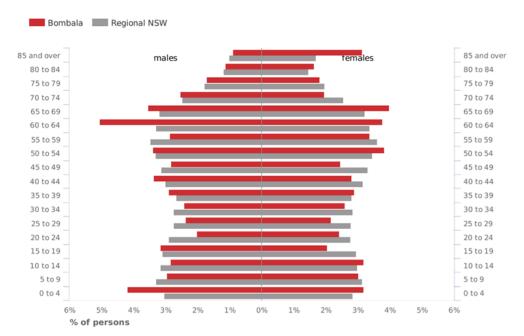
FIGURE 30 - BOMBALA AGE TO SEX PYRAMID 1991



Source: Australian Bureau of Statistics, Census of Population and Housing, selected years between 1991-2016 (Enumerated data). Compiled and presented in profile.id by .ld, the population experts.

population experts

FIGURE 31 - BOMBALA AGE TO SEX PYRAMID 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, selected years between 1991-2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.

the population experts

The planning system is based on regulating development and as such, for any incentives to work the development must take place. The lack of development in Bombala over the past decade raises concerns that the market may not meet the needs and expectations of the community and Government intervention to provide this service may be required.

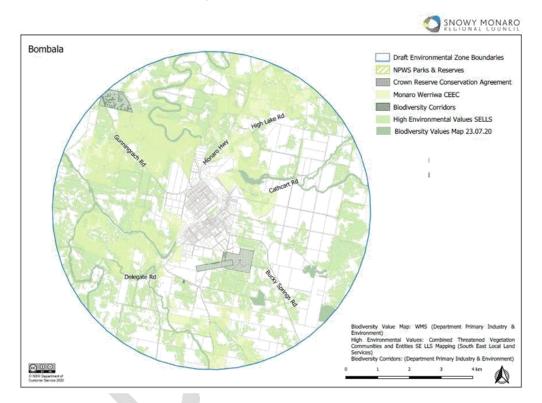
Land use planning, however, can provide a clear framework for development, providing incentives to diverse development which encourages 'ageing in place' and a clear understanding of constraints which are addressed early in the process.

6.5 Planning Constraints

Biodiversity

Biodiversity values around Bombala are not particularly well understood with many gaps in data in previous terrestrial biodiversity values. Bombala township is heavily disturbed with few known values within the town. Instead, most diversity values occur on the fringe areas of the town which are less disturbed or have historical agricultural uses. A significant value identified is natural temperate grasslands and while believed to occur in the area surrounding Bombala the mapping is only an indication and not particularly accurate.

FIGURE 32 - HIGH BIODIVERSITY VALUES, BOMBALA



Areas to the northwest of the township appear to be less constrained by biodiversity values, and this area may be suitable for rural residential type zoning given the size of existing allotments. This area does have some important waterways which provide drinking water to Bombala as such consideration must be given to water quality and the biodiversity values of these waterways.

Bushfire

A significant development constraint across the Snowy Monaro Region is bush fire and with a changing climate this is likely to become an increasing risk. The bush fire prone lands categories have changed with the inclusion of grasslands. Grasslands surround much of Bombala, and this has been reflected in orange on the draft BFPL map. The bush fire risk relating to grasslands can be effectively managed through good land management practices.

The area identified in red on Figure 33 is vegetation Category 1, which is of high risk to bush fire. Further development of areas in and around vegetation Category 1 should be discouraged as this risk is difficult to manage and has the potential to cause significant harm to human life and property.

Bombala

Draft Zone Boundaries
Bushfire Prone Land
Vegetation Category 1
Vegetation Category 3

FIGURE 33 - DRAFT BUSHFIRE PRONE LANDS MAPPING, BOMBALA

Flood Prone Land

Central areas in Bombala adjacent to the Bombala River are vulnerable to flooding. Much of the risk is focused around the river, which is mostly open space and undeveloped private land such as gardens. However, a large portion of land in the Town Centre does flood, particularly the land between Maybe Street and the river is subject to flooding. Innovative solutions to this should be considered, especially when activating the town centres connections to the river such as cafes, shops and restaurants in lightweight removable structures such as trailers, caravans and shipping containers. Innovative stormwater solutions through the effective use of public infrastructure should also be explored.

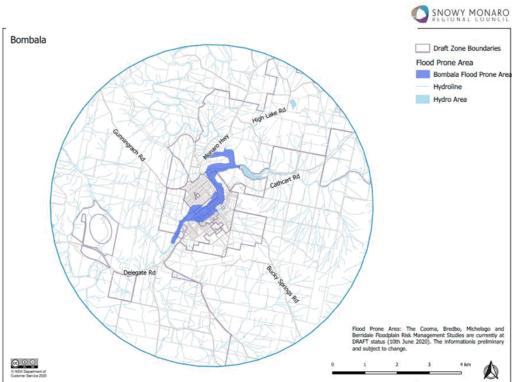
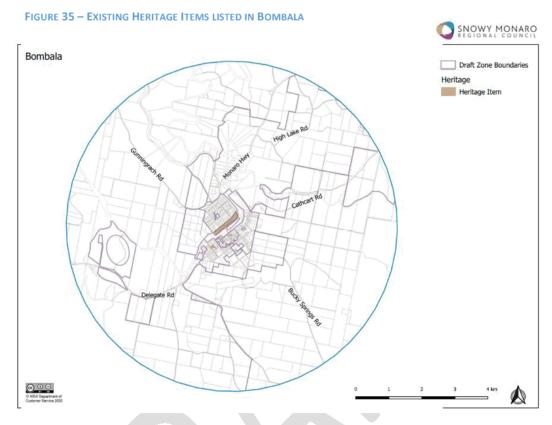


FIGURE 34 - FLOOD PRONE LAND MAP, BOMBALA

Heritage

Bombala has a rich history with many significant heritage buildings; however, very few of these are afforded heritage protections. Bombala has only 13 listed items of local significance and two state-listed heritage items, and is not considered to be reflective of the historical buildings in Bombala. Appendix D of this Strategy is the Bombala Area Heritage Study in which the independent heritage consultant has undertaken an audit of properties in Bombala, Delegate and surround and assessed the significance of places against the accepted threshold for local items.



The Bombala Shire Area Heritage Study conducted in 2018 recommended that the following properties be listed as local heritage items in the new LEP.

TABLE 27 – ADDITIONAL HERITAGE ITEMS IDENTIFIED TO BE LISTED

Item Name	Item Address
Stradone	50 Burton Street
Boomah	37 Cardwell Street
Tweedie House	47 Mercy Street
Weatherboard House	65 Caveat Street
Inter-War Bungalo	67 Caveat Street
Masonic Lodge	69 Caveat Street
Brick Cottage	87 Caveat Street
Victorian Brick Dwelling	66 Caveat Street
Victorian Weatherboard Cottage	72 Caveat Street
Roman Catholic Presbytery	4 Chusan Street
Anglican Rectory (Former)	Delegate Road
Bombala War Memorial	Intersection Forbes and Maybe Streets
Police Stables (Former)	66 Forbes Street
Weatherboard Cottage with Attic	7 High Street
Plowright's Grocer Store (Frmr)	19-21 High Street
George Kellond's House	Keys Street
Bombala Museum	Mahratta Street
Station Master's House (Frmr)	Mahratta Street
Victorian Cottage – Hillside	10 Manning Street
Weatherboard Cottage	55 Maybe Street

Uniting Church	57-59 Maybe Street
Victorian Dwelling	67 Maybe Street
Cottage – Myora	85 Maybe Street
Collectables Gallery (Former)	89 Maybe Street
Bombala Butchery	91 Maybe Street
Landcare	93-97 Maybe Street
Lou Lou's and Bombala Library (Former)	103-105 Maybe Street
Bakery	111 Maybe Street
The Globe Hotel	127 Maybe Street
Bombala Newsagency and Butcher Shop	129 Maybe Street
Robbos and Cosmo Café	137 Maybe Street
Bombala Post Office	143 Maybe Street
National Parks and Wildlife Service	153 Maybe Street
Weatherboard Dwelling	179 Maybe Street
Charlie Pierce's House (Former)	207 Maybe Street
Painted Brick Cottage	48 Maybe Street
Bombala Hotel	102 Maybe Street
Maybe Furniture	126 Maybe Street
IGA	128 Maybe Street
Stewart Lee & Co Rural Marketing	142 Maybe Street
RSL Club (Former Shire Office)	138 Maybe Street
Bombala RSL Club (Former Bank of NSW)	148 Maybe Street
The Humble Tortilla Restaurant (Former Post Office)	180 Maybe Street
Weatherboard Cottage	192 Maybe Street
Weatherboard Cottage with Dormer Window	200 Maybe Street
Bombala Public School (Frmr)	6-12 Wellington Street
St Andrew's Presbyterian Church	Wellington Street
Bombala Showground Agricultural Hal	Wellington Street
Bombala Showground Complex	Wellington Street
Weatherboard Dwelling	63 Wellington Street
Miss Wallcott's House (Former) Soldiers Memorial Club Room	65 Wellington Street
Solulers Memorial Club Room	67 Wellington Street

^{*}Note: Refer to Appendix D for Further Detail

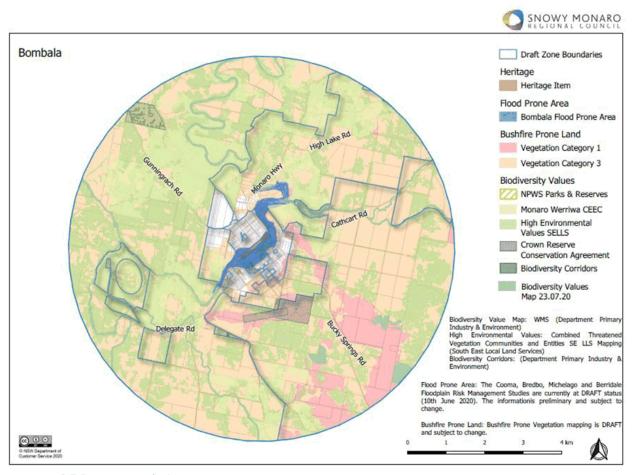
The study also proposes the introduction of a heritage conservation area (HCA) over Maybe Street focused on the area between Forbes and Caveat Street. The intent of this is to protect the character of this section of Maybe Street for developments which will detract from the Streetscape. The HCA does not prevent modern style development, rather it requires development to have regard to the heritage character.



6.6 Combined Constraints and findings

It is clear from the constraints that there is development potential in and around Bombala, where impacts can be well managed. Further development on flood-prone land should be avoided unless of lightweight removable typology. Category 1 bushfire prone land should not be upzoned as the risk human life and property is too high. Biodiversity values need to be further studied and understood throughout the area. Terrestrial biodiversity mapping should be based on the best available mapping data and protect biodiversity values. Heritage is under-represented and Council must implement recommendations from Bombala Area Heritage Study to protect heritage values.

FIGURE 37 - COMBINED CONSTRAINTS MAP, BOMBALA



6.7 Recommendations

- 5. Work with the Department of Planning, Industry and Environment (Biodiversity Conservation Division) to investigate biodiversity values around Bombala.
- 6. Implement recommended heritage listings identified in table 27
- 7 Investigate Planning controls that incentivise low impact moveable structures between Maybe Street and the Bombala River.

7 - Berridale

Key defining theme: A Centre for Regional Agri-tourism

Population

Population statistics are based of Berridale State Suburb are from the 2011 and 2016 census. 2019 population is estimated residential population based on Berridale and surrounding rural localities including but not limited to Avonside.

TABLE 28 - POPULATION, BERRIDALE

Year	2011	2016	2019*
Population	912	1,197	1,517

^{*2019} Estimated residential population of Berridale and the surrounding rural localities.

7.1 Local Narrative

'The Heart of the Snowies' Berridale is a town of 1,197 people (ABS, 2016) located approximately halfway between Jindabyne and Cooma offering access to the services of both towns within a short commute. In recent years as property prices in Jindabyne have rapidly increased the population in Berridale has surged in part due to its more affordable housing model.

Over the past decade, Berridale has grown from a rural village into a regional town. As Berridale continues to grow, it is anticipated that the population will require the retail, health, education and community services of a regional town.

Berridale's poplars are a prominent feature lining the highway through town. Attractive residential streetscapes characterise Berridale and disjointed commercial development centred on highway services. In more residential areas consistent street setbacks, established street trees, a variety of architectural types and a mix of densities add to Berridale's character. Berridale is of an easily walkable size, existing trails and open spaces are well connected.

While Berridale has grown in a reasonably structured manner, ensuring a more precise delineation between land uses will avoid land-use conflict and encourage investment in the future. This may include the transition from a village zone to more specific zoning based on the land uses that the community seek to promote in certain areas.

Ribbon development to a certain extent, has begun to occur along Jindabyne Road in Berridale, creating disjointed commercial development. This is likely to become an increasing concern into the future if not addressed by planning and land use controls. It would be worthwhile to use land use zones to define a clear commercial precinct as Berridale's Town Centre to avoid unplanned ribbon development occurring in the future.

Berridale is surrounded by agricultural land, which contributes significantly to the region's productivity predominantly based on relatively high soil fertility. Berridale has many tourists travel through on an annual basis accessing various tourist destinations throughout the area. There is potential to combine these two industries, particularly coupled with a Berridale – Dalgety – Jindabyne tourist drive loop which could promote value-add agricultural production.

7.2 Objectives

MAINTAIN

Berridale's leafy residential streets, mix of housing types and styles.

Protect surrounding higher quality agricultural land.

ENHANCE

- · Existing commercial area on highway with beautification and landscaping.
- Trails and open spaces to improve connectivity between the existing commercial precinct and the rest of the town.
- Protect and enhance cultural and built heritage.

CHANGE

- Reinforce Berridale's growth towards an established regional town by considering a more structured approach to zoning of Berridale, especially around a commercial core.
- Future growth of Berridale as an affordable alternative to Jindabyne in terms of short-term accommodation and residential housing.
- Reduce R5 zone to a more suitable area with an appropriate minimum lot size.
- Infill development must be sympathetic to heritage significance of much of Jindabyne Road and adjacent heritage items.
- Planning controls should encourage flexible agri-toursim type uses. This may involve a change to the standard instrument Local Environmental Plan to allow for more tourist related uses.

7.3 The evidence

Population and Demographics

Councils main growth scenario shows Berridale growing by approximately 950people by 2041. Berridale has experienced some of the fastest growth in the region over the past decade. Much of this has been attributed to a lack of housing affordability, especially in Jindabyne. Berridale is relatively flat and unconstrained nature makes it a good growth centre. It is likely to continue to serve an essential role for housing in the region, especially as significant projects such as the Snowy Mountains SAP and Snowy 2.0 put pressure on the housing markets in Jindabyne and Cooma.

TABLE 29 - POPULATION GROWTH MAIN SCENARIO, BERRIDALE

2016	2021	2031	2041
Census*	Main	Main	Main
	Series*	Series*	Series*
1,736	1,894	2,255	2,685

^{*}Note this includes rural areas surrounding Berridale

Drivers for growth

Snowy 2.0

Snowy Hydro's Snowy 2.0 pumped hydro project, will deliver a significant increase in employment in the area. While most of the growth expected around Snowy 2.0 is expected to be seen in Cooma and Adaminaby, Berridale's proximity to both towns. This may drive demand for housing, short term accommodation, support services and industrial land to complement and capitalise benefits of the Snowy 2.0 project.

Snowy Mountains SAP

To the other side of Berridale, there is another large project underway which could drive growth and business in Berridale. The Snowy Mountains SAP is focused on turning the Jindabyne area and the Kosciusko National Park into a premier all-year-round tourist destination. This project will drive growth investment in the region centred on Jindabyne with the flow-on benefits to all the towns across the broader region through an increase in tourism and investment into the area, driving efficiencies and development. This will create opportunities to provide and enhance tourist operations such as shut the gate cellar door, Eucumbene trout farm and surrounding agri-tourism development. This project will also drive less direct opportunities through support industries and businesses and housing supply.

Access to services

A challenge in Berridale is likely to be the capacity and access to services. Continued growth to this extent is expected to put pressure on existing water and wastewater infrastructure. Berridale's reticulated water supply is piped from Lake Jindabyne and is part of the same water entitlement as Jindabyne. As both Berridale and Jindabyne continue to grow, this has the potential to cause conflict if not addressed. A more significant development is also likely to require increased electricity capacity. Berridale does not currently have an electrical substation as growth continues; this is likely to be required.

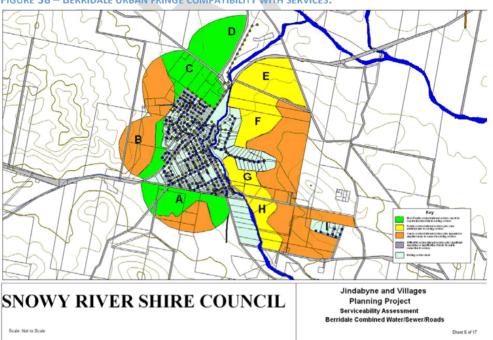
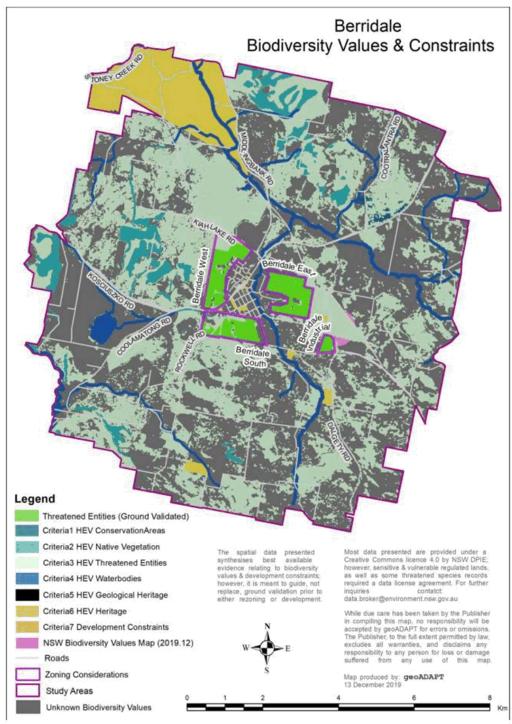


FIGURE 38 - BERRIDALE URBAN FRINGE COMPATIBILITY WITH SERVICES.

7.4 Planning Constraints

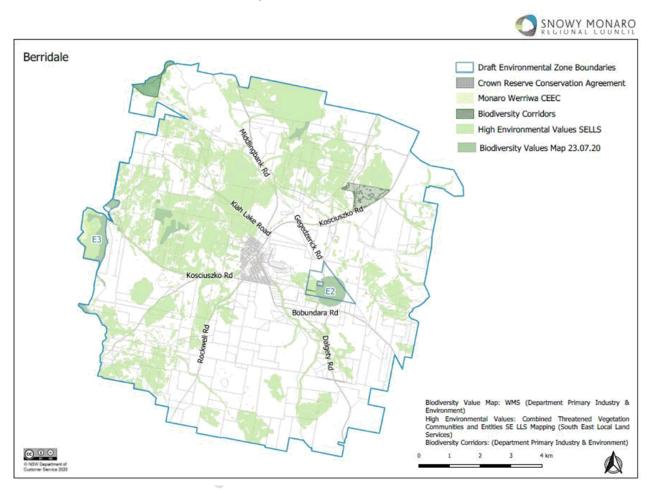
Biodiversity and Natural Environmental Constraints

FIGURE 39 — ENVIRONMENTAL CONSTRAINTS IDENTIFIED IN BIODIVERSITY STUDY



Berridale has a variety of important Biodiversity Values Surrounding it these particularly occur to the north and west of the township. These biodiversity values connect to the significant biodiversity corridor of Varneys Range located to the west of Berridale. A cluster of high environmental values are known to occur around the cemetery of Gegedzerick Road. Relatively few biodiversity values are known to occur south and east of the township though and may provide potential options for growth with limited impact.

FIGURE 40 - HIGH BIODIVERSITY VALUES, BERRIDALE



Bushfire

Berridale is surrounded predominantly by grasslands, and this is reflected by the land shown in orange on the draft bushfire prone lands (BFPL) map. Grasslands are identified as BFPL category 3 to reflect the bushfire risk they pose. While grasslands pose a significant fire risk, it is essential to recognise that this risk can be effectively managed through good land management processes. As these risks can be managed appropriate development on category three land could be supported. Council should not support a rezoning which seeks to intensify land uses on land identified as category one land as the risk to human life and property is too high.

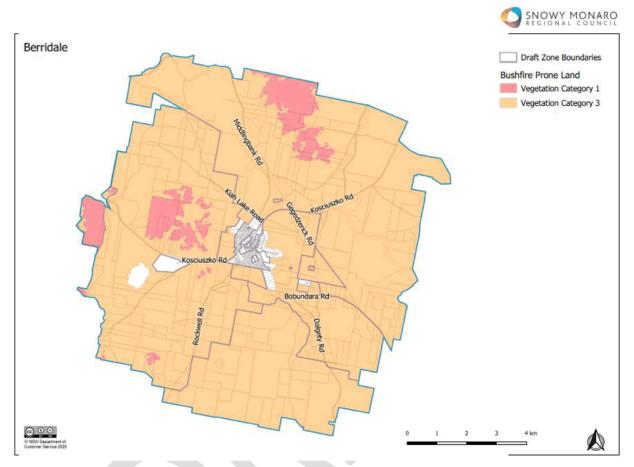
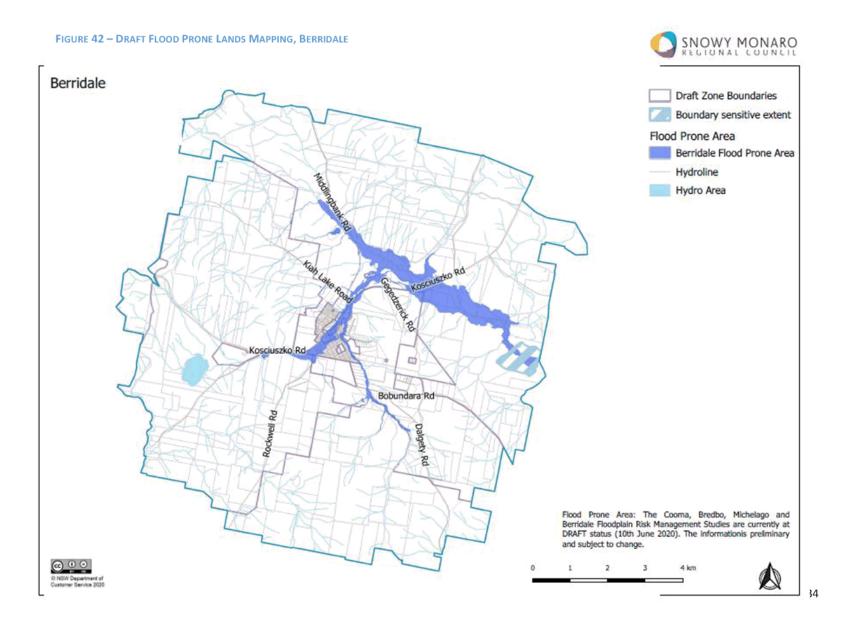


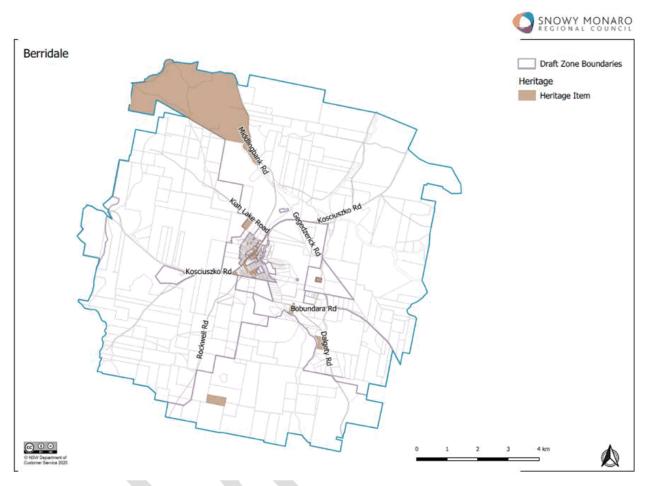
FIGURE 41 - DRAFT BUSH FIRE PRONE LANDS MAP, BERRIDALE

Flood Prone Land

Due to Berridale's relatively flat landscape and proximity to waterways, much or the township and surrounds are prone to flooding. Floodwaters have a significant impact on the land around Wullwye Creek, land on the eastern side of Jindabyne Road running parallel to the road and land adjacent to Myack Creek. This results in much of the eastern side of Berridale being cut off in flood events if not the whole town. Council should implement recommendations from the floodplain risk management plan to reduce risks relating to flood events. Developments in these established areas of the township under the flood planning level must address flood risk as part of any development application.



Heritage
FIGURE 43 – HERITAGE ITEMS, BERRIDALE

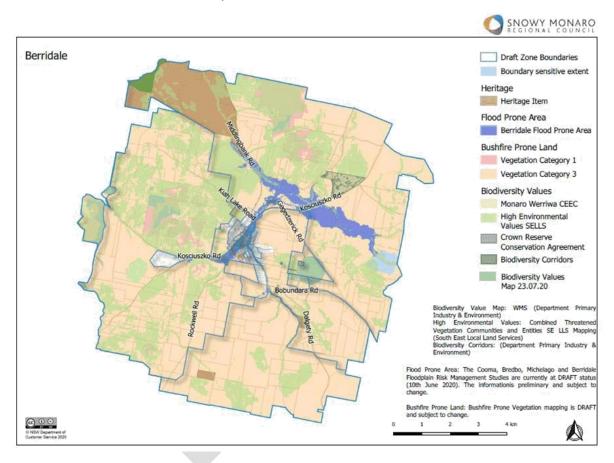


Berridale has 41 listed heritage items which reflect the diverse history of the township. These heritage items reflect the changing nature of the township since its formation in the 1800s and prior with significant Aboriginal Sites and objects. Further investigation of Aboriginal cultural heritage is needed across the LGA to understand the significance of this land to the traditional owners.

7.5 Combined Constraints and Findings.

Berridale has many constraints which need to be addressed and effectively managed. Of significant concern is flooding which has a substantial impact on Berridale this is likely to require significant civil works to address and is necessary to mitigate risk. Bushfire risk is predominantly grasslands which can be effectively managed. Significant biodiversity values surround Berridale, and these should be protected. As such, greenfield sites should be focused on the south and west of the township where high biodiversity values are not present.

FIGURE 44 COMBINED CONSTRAINTS, BERRIDALE



7.6 Berridale Town Centre

FIGURE 45 - BERRIDALE TOWN CENTRE LANDSCAPE MASTER PLAN



Action 2.8 of the Snowy Monaro Local Strategic Planning Statement was for Council to investigate ways to improve the aesthetics and amenity of Berridale Town Centre. In 2016 Council engaged a consultant to undertake a landscape masterplan for the central precinct of Berridale, this included improvements to access, flooding and amenity of this area. The landscape masterplan provided detail on formalising the parking areas located off Jindabyne road which is a current eyesore, and the lack of formalised parking has led to safety issues along with large uninterrupted areas of tarmac which creates a significant urban heat island effect in summer.

The formalising parking precinct will create clear bus and coach parking bays along with maximising car parking bays, pedestrian areas and tree planting areas which will create a safer and more aesthetically pleasing place. This will also allow for future commercial development on the southern end of the commercial area which could facilitate the development of a small supermarket (1000sqm approx.) or a more considerable commercial development on the mixed-use site located on the corner of Highdale Street and Jindabyne Road. The plan also features improved and formalised pedestrian areas and crossings. These include the main pedestrian promenade and a town square precinct located in front of the Berridale Inn.

Improved and formalised pedestrian connections provide better connectivity for pedestrian movement's and create a safer environment. The plan makes recommendations for improvements to parkland east of Jindabyne road along with improved open space and tree plantings within the commercial precinct.

These open space improvements include improvement to stormwater and road infrastructure. This will lead to improved performance of this area in rainfall events and mitigate flooding impact.

7.7 Recommendations

- 8. Work with Snowy Mountains SAP team and Councils Water and Waste Water team to ensure sufficient infrastructure is provided to Berridale to Support Growth
- . 9. Work with essential energy to increase electricity infrastructure capacity in Berridale.
- 10. Undertake Council wider Aboriginal Cultural Heritage Study.
- 11. Implement recommendations from the flood risk management plan.
- 12. Implement recommendations from Councils Landscape Masterplan for Berridale Town Centre.

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8 - Michelago

Key defining theme: A sustainable rural lifestyle

TABLE 30 - POPULATION, MICHELAGO

Year	2011	2016	2020*
Population	648	562	N/A

8.1 Local Narrative

Michelago is a village located approximately 50km south of Canberra and 60km north of Cooma. Canberra heavily influences Michelago with many residents choosing to live in Michelago for a rural lifestyle near the services and employment in Canberra. High underlying land values and strong demand for a rural residential product has resulted in development pressures.

Michelago has an active community who enjoy the rural village nature of Michelago and the scenic views which it offers. The Michelago community do not want to see development which will negatively impact their standard of living. However, many residents would like to see an increase in service provision within the village itself.

Michelago could develop into a small town of a few thousand people, or it could stay as a small rural village of a few hundred people. There may be many opportunities which could occur from a growing Michelago, the rail line (if re-opened) could provide a sustainable link to Canberra and the chance to grow Michelago in a transit orientated manner with a variety of densities.

The South East and Tablelands Plan advise against growing villages close to Canberra due to the limited benefits it will have when compared with the significant costs involved. This is a serious concern which needs to be addressed. Development for the sake of development should be avoided, and the long term legacy impacts of any development must be considered.

Michelago's character is centred on being a rural village surrounded by a picturesque rural landscape. However, over the years the rural production of this northern section of the region has dwindled. This fall in production value of the agricultural land has been attributed predominantly to the spread of weeds in particular African lovegrass across the area. Increasing the productivity of the agricultural land around Michelago is vital to maintaining its character; this can only be achieved through the removal of African lovegrass across the area or by implementing new and innovative agricultural practices.

Planning controls are limited in how they can eradicate a weed infestation. Still, in many ways, landuse planning does play a significant role promoting sustainable lot sizes and viable industry types that can 'fight back'. The strategic planning for the north of Snowy Monaro cannot ignore this issue though and setting weed management as a planning priority and utilising planning controls which allow for more sustainable management practices have to be core to a planning direction for the area.

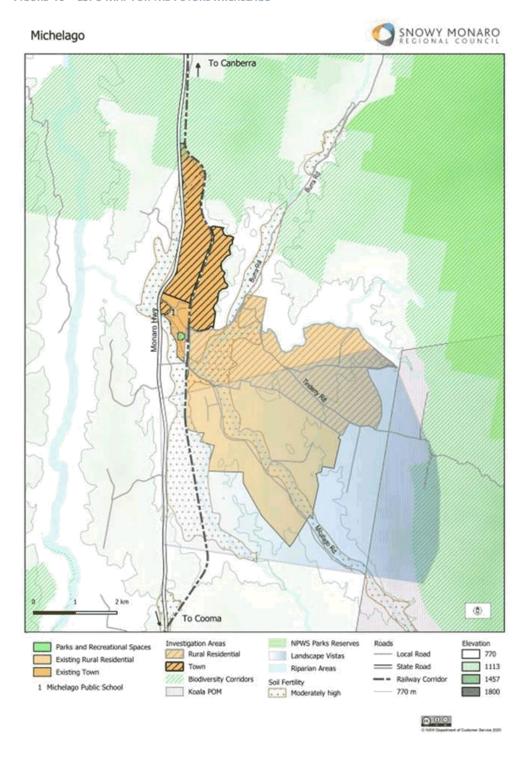


FIGURE 46 - LSPS MAP FOR THE FUTURE MICHELAGO

8.2 Objectives

MAINTAIN

- Maintain the village character in the growing township.
- Protect the built and cultural heritage of Michelago.
- Protect trees and allow for deeper root planting through planning controls.
- Maintain large lot sizes within and close to the existing village.

ENHANCE

- Protect and enhance the scenic and rural nature of Michelago's landscape.
- Protect the surrounding rural landscape and scenic views to the 'Tinderry's'.
- Provide for zoning and planning controls that promote protection of the rural landscape.
- Protect ridgelines through appropriate use of land use planning.

CHANGE

- Create a sustainable, innovative and vibrant Michelago.
- Promote environmentally sustainable development through planning controls.
- · Provide for flexibility in zoning controls that promotes additional service provision in Michelago.
- Encourage innovative industries to support Michelago's unique environment and progressive nature.
- Provide for recreation facilities and other community facilities that promote social cohesion and create a strong sense of community.
- Protect water quality through appropriate planning of the Michelago Creek and Murrumbidgee River.

Michelago is the northern most village in the Snowy Monaro LGA. The population of Michelago is approximately 560 people, most of whom live outside the traditional village on predominantly rural residential properties. The area is currently heavily dependent on Canberra for services such as employment, retail, recreation, health and education. The village does have high underlying land values due to its proximity to Canberra and an economic analysis does show that there is demand to grow.

8.3 The Evidence

Michelago's proximity to Canberra has created a strong demand for residential land and as Canberra continues to grow it is anticipated this demand will likely get stronger. Providing for the strategic and well planned growth of Michelago is of paramount concern to Council to avoid ad-hoc development with no clear sense of community or village character. The South East and Tablelands Regional plan states:

"Having a ready supply of well located land for residential development will create downward pressure on house prices, maximise the use of existing infrastructure and protect environmentally sensitive areas.

Local housing strategies prepared by councils are the first step in identifying housing needs and planning for a range of housing types. These strategies enable communities to assess the broader implications and consequences of identifying locations for proposed new housing.

They also help identify the infrastructure needed to support local communities.

Local housing strategies need to consider community aspirations. They must be flexible and responsive to shifts in local housing markets for both greenfield and infill developments, and deal with unforeseen constraints, including uneven rates of development or unexpected population growth.

These strategies should plan for a range of housing choices, including retirement villages, nursing homes and opportunities to modify existing dwellings to enable people to stay in their homes as they age.

The strategies should be consistent with Settlement Planning Principles that align with the Memorandum of Understanding between the NSW and ACT Governments. These will be complemented by guidelines for local housing strategies that will assist councils when undertaking local strategic planning.

Existing planning strategies show there is enough zoned land with development potential for the market to supply housing in a range of locations. There are opportunities for Wingecarribee and Queanbeyan-Palerang local government areas to review their capacity to provide an ongoing supply of land for both greenfield and infill development.

Greater housing choice in existing centres is needed to cater for the decrease in the average household size. Planning will need to cater for a rise in the number of single person households, a decrease in the number of occupants in each household, more affordable housing, the needs of tourists and an ageing population.

Focusing growth in existing centres rather than isolated land releases is a sustainable option because it takes advantage of existing job markets, commercial and retail opportunities, and infrastructure such"

A recommendation of this document is for Council to engage a suitably qualified consultant to undertake a masterplan for Michelago in line with direction 24 of the South East and Tablelands regional plan. This Masterplan will present an opportunity to provide a clear and cohesive plan for future growth of Michelago which responds to community concerns and values. The Masterplan for Michelago must address the settlement planning principles identified in the SETRP.

8.4 Settlement Planning Principles

Local housing strategies focus on urban areas where residents can access services, jobs and transport. Some strategies will need to acknowledge connections to Canberra as a location for higher-order services and employment.

Decisions around the most suitable locations for new housing must consider the compatibility of land uses, as well as the availability of road connections and service infrastructure. Other considerations include:

avoiding or mitigating the impacts of hazards, including the implications of climate change;

- protecting areas with high environmental value and/or cultural heritage value and important biodiversity corridors;
- identifying a sustainable water supply;
- · protecting the region's water supply and the environmental qualities of rivers and streams;
- considering the impact of aircraft noise;
- protecting areas that contain important resources and minimising the potential for land use conflict;
- protecting important agricultural land to capitalise on its potential to produce food and fibre now and in the future; and
- identifying and designing new neighbourhoods so they are environmentally sustainable, socially inclusive, easy to get to, healthy and safe.

The Growth of Michelago will be highly dependent on the viability of reticulated water and sewerage and this would have to be displayed before large rezoning's are considered. Council has recently undertaken a water and wastewater scoping study as per the action of the LSPS.

In addition to the settlement planning principles any future development would be subject to a site specific DCP or concept masterplan considering the following issues:

- a) a staging plan for the timely and efficient release of land, making provision for necessary infrastructure and sequencing,
- an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,
- an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,
- d) a network of passive and active recreational areas,
- e) stormwater and water quality management controls,
- f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,
- g) detailed urban design controls for significant development sites,
- measures to encourage higher density living around transport, open space and service nodes,
- measures to accommodate and control appropriate neighbourhood commercial and retail uses.
- j) Suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.

8.5 Planning constraints

There are many natural constraints to development in Michelago these include surrounding environmental values, bushfire, hydrological and flood-prone lands. Michelago is identified as an area of groundwater vulnerability, particularly in and around the existing village. Given the settlements proximity to the Murrumbidgee River and the importance to keep the water quality of the river at a high level it is considered that septic tanks should be avoided where possible. As such,

providing reticulated sewerage is of vital importance to facilitate any significant development at Michelago.

Environmental and Biodiversity Conservation

Figure 47 below identifies biodiversity and other environmental values which can act as constraints to development. It is noted that to the east of Michelago, there are significant areas of candidate natural temperate grasslands which will require further investigation and ground-truthing before any further development is permitted. It is also noted that directly east of the railway line from the village there have been ground-truthed/verified sightings of endangered and threatened species including the Michelago Parrot-Pea (Dillwynia glaucula). The masterplan must consider the protection of these critical biodiversity values in its plan.

Michelago Biodiversity Values & Constraints Legend Threatened Entities (Ground Validated) Criteria1 HEV ConservationAreas Criteria2 HEV Native Vegetation Criteria3 HEV Threatened Entities Criteria4 HEV Waterbodies Criteria5 HEV Geological Heritage Criteria6 HEV Heritage Criteria7 Development Constraints NSW Biodiversity Values Map (2019.12) Railway Zoning Considerations Study Areas Unknown Biodiversity Values

FIGURE 47 - BIODIVERSITY AND OTHER NATURAL ENVIRONMENT CONSTRAINTS, MICHELAGO

Michelago

Draft Environmental Zone Boundaries

NPWS Parks & Reserves

Crown Reserve Conservation Agreement

Biodiversity Values Map 23.07.20

Biodiversity Values Map 23.07.20

Biodiversity Values Map 23.07.20

Biodiversity Values Map 23.07.20

Applied Threatened Vegetation Communities and Entities SE LLS Mapping (South East Local Land Services)

Biodiversity Values Map 23.07.20

Draft Environmental Values Conservation Agreement

Biodiversity Value Map: WHS (Department Primary Industry & Environment)

Biodiversity Value Map: WHS (Department Primary Industry & Environment)

Biodiversity Value Map: WHS (Department Primary Industry & Environment)

Biodiversity Value Map: WHS (Department Primary Industry & Environment)

Biodiversity Value Map: WHS (Department Primary Industry & Environment)

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Biodiversity Value Map: WHS (Department Primary Industry & Environment)

Biodiversity Value Map: WHS (Department Primary Industry & Environment)

FIGURE 48 - HIGH ENVIRONMENTAL VALUES - CONSIDERATION MAP

Bushfire

The NSW Rural Fire Service (RFS) and SMRC are in the process of preparing new bushfire prone lands mapping which adequately reflects the significant risk that Bushfires pose to the region. The 19/20 bushfire season has shown the region's susceptibility to bushfire, appropriate actions need to be taken to mitigate the impact of potential bushfire events across the region. The SMRC Strategic Planning Unit are committed to considering possible future bushfires to provide precise strategic planning for new and existing communities to mitigate bushfire impact.

Michealgo, like most rural communities in South Eastern NSW, is vulnerable to bushfire and this is particularly apparent in the rural residential areas surrounding the village. While asset protection zones (APZs) and Bushfire attack levels (BALs) can be effective measures to reduce a properties risk from bushfire, this comes at a significant financial burden and often has adverse impacts on surrounding biodiversity. Holistically considering risk and mitigation at the strategic planning stage can reduce additional construction cost burdens and minimise adverse impact on biodiversity.

Two categories of bushfire prone land are present around Michealgo; category 1 and category 3. category 1 shown in red on figure 49 is the highest bushfire risk category. Vegetation category 1 is

vegetation which is the highest risk for bush fire. It is represented as red on the BFPL Map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires, including heavy ember production. Examples of Category 1 vegetation include areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.

Vegetation Category 3 is considered to be medium bush fire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. It is represented as orange on a Bush Fire Prone Land map and will be given a 30-metre buffer. Examples of Category 3 vegetation include Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

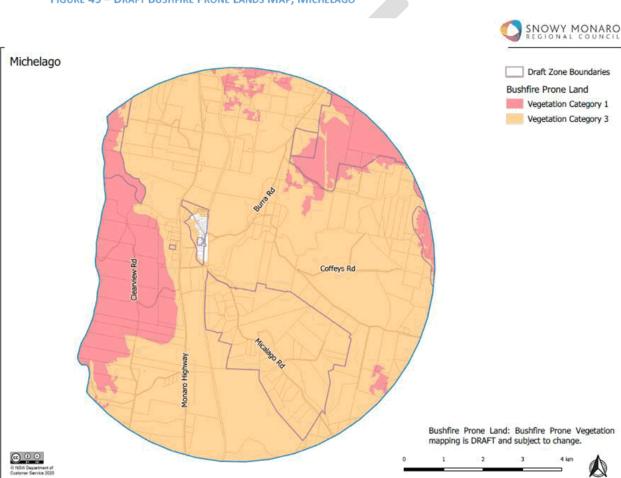


FIGURE 49 - DRAFT BUSHFIRE PRONE LANDS MAP, MICHELAGO

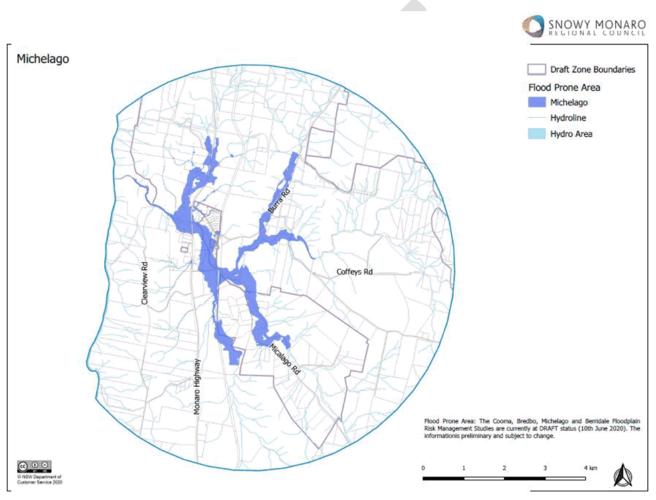
The Michealgo masterplan must consider the potential impacts of bushfire on Michelago and make clear recommendations on the best approach to mitigate bushfire risk in a growing Michelago.

Flood Prone Lands

SMRC has recently undertaken a flood risk management plan for Michealgo. This has identified areas considered flood-prone land, for land use planning, flood-prone land means land susceptible to a 1% AEP or 1 in a 100-year flood event. Rarer flood events such as the probable maximum flood (PMF) must be considered for the provision of sensitive land uses such as Schools and Hospitals.

Flooding in and around the village occurs from rising water from existing creeks in high rainfall events. The management of stormwater to minimise flash flooding events will be an essential consideration in the Michelago Masterplan, particularly if that recommends significant residential and commercial development leading to a reduction in porous surfaces.





Heritage

Michealgo is a small village with a rich and celebrated history which the community feel strongly about. Michealgo's Heritage should be maintained and enhanced as the village grows and adapts into the future.

The Michelago Plains or Valley were mentioned in the earliest documents of people travelling to the Monaro, and at one stage it was on the border of the outer limits of the Nineteen Counties. John Lhotsky recorded a sly grog shop there in 1834 and a hotel, the Union, was operating at Keefe's Plain (Michelago) in 1838. Being on the obvious direct route south between Queanbeyan and Reid's Flat, the location was destined to become at least a village.

A post office was opened in 1860 and about the same time a police station. The residents were relieved to see the completion of a watch-house the next year following attacks by bushrangers. The railway arrived at Michelago in 1887, and a small station was built. This encouraged growth, and in 1901 it was considered to be a town. However, proximity to Cooma and the increased ease of transport resulted in Michelago remaining a small village.



8.6 Combined Constraints

Figure 52 below illustrates all of the above constraints for Micheago. This demonstrates the risks that must be addressed for growth in Michelago to be supported.

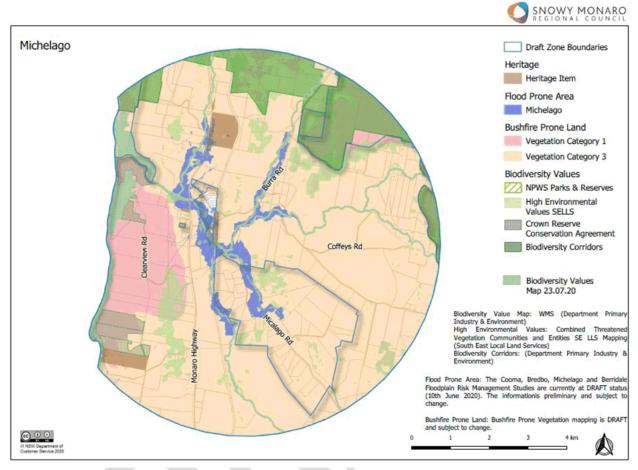


FIGURE 52 - COMBINED PLANNING CONSTRAINTS MAP, MICHELAGO

8.7 Recommendation

 13 – Develop a masterplan and site specific development control plan in accordance with relevant planning principles and objectives.

9 - Villages

Action 8.3 of the LSPS identifies that 'Council will prepare a Settlements Strategy that provides planning direction for the unique towns and villages of the region utilising the planning priorities and objectives identified in this document'. This section of the Settlements Strategy seeks to provide strategic direction for the villages. The villages in the region are unique and will be guided by individual factors and character as identified below. To provide consistency with several policies position are proposed, these include.

- The zoning for villages will be RU5 Village to provide a variety of land uses to support the
 organic development of the Village (except in the case of hamlets).
- The use or expansion of rural residential should be discouraged unless it is established that
 this zoning is historical and already supports this type of development. Alternatively, it can
 be shown that there is a need identified.
- If the Village is serviced by reticulated water or sewer, the MLS applying to the zone should be 700sqm. If the Village does not have reticulated services or only water infrastructure, an MLS of 1800sqm should be applied.
- Protection of historical values is reflected through appropriate planning controls, including appropriately listing heritage items and providing heritage conservation areas in proper locations.

9.1 Adaminaby

Character Statement

'Big Trout Country' is centred on Adaminaby, located in the Eucumbene sub-region of the Snowy Monaro. Adaminaby is surrounded by core recreational infrastructure, much of which is focused on fishing and related activities. Adaminaby is close to Eucumbene and Tantangara basins which are popular with anglers.

Adaminaby services nearby tourist villages of Old Adaminaby and Anglers Reach along with the surrounding rural land. The key employment sectors for Adaminaby are agriculture and tourism. The tourism in the area predominantly revolves around recreational activities such as fishing, bushwalking, water and in winter snow sports. Selwyn Snow Resort is the primary snow sports facility in the area which is approximately 40 minutes from Adaminaby.

Adaminaby has a strong village structure with a clear residential area surrounding the local shops. The Village has a strip of open space fronting the highway allowing for a soft interface while also mitigating some traffic noise. The built form of Adaminaby is varied with many buildings constructed out of cheap, lightweight materials creating a lacklustre urban form. Scenic Drive is located south of the highway disconnected from the rest of the town. It provides for rural residential type living and some industrial operations, creating potential land use conflict.

Adaminaby could benefit from more formalised zoning and particularly a formalised industrial precinct to help mitigate potential future land use conflicts arising. An industrial precinct in Adaminaby may also help the town capitalise on the opportunities from Snowy Hydro when they arise and potentially better connection to Canberra via Bobyean Road. A sealed Bobeyan Road would likely offer an increased tourism opportunity generated by tourists visiting from Canberra.

Objectives

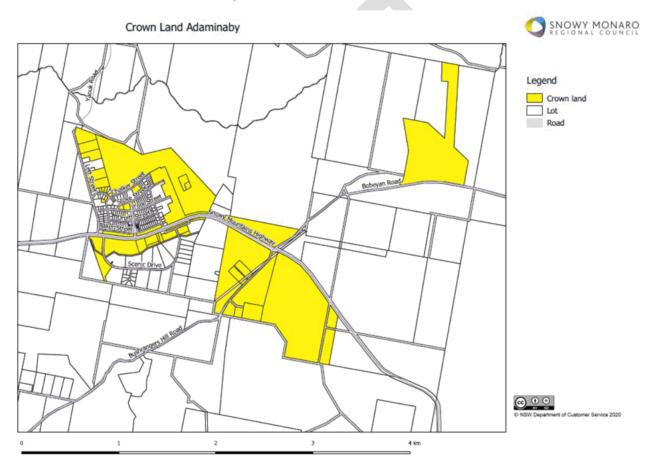
• Maintain and protect the viability of surrounding agricultural land.

- Enhance connections to Canberra and the surrounding region.
- Provide employment lands in well-planned areas which minimise land use conflict to capitalise on Snowy 2.0 and other enterprises.
- Provide well planned and consistent rural residential areas which limit land use conflict and protect productive agricultural land and biodiversity values.

Crown Land

Adaminaby has a large amount of Crown Land in and around the Village; this is preventing the organic growth of the Village. It is becoming challenging for Council to provide additional Village logically zoned land without the development of crown land. Council should work with NSW Land and Property and Local Aboriginal Land Councils on developing these land parcels in a way that is beneficial to the community and provides for growth to the Village.

FIGURE 53 - CROWN LAND PARCELS, ADAMINABY



Rural Residential

Adaminaby, similar to Berridale, has a 5km radius of land zoned R5 Large Lot Residential. This has a variety of widely inconsistent minimum lot sizes based on a best-fit process from the former place-

based LEP. It is proposed the R5 Large Lot Residential area is zoned to RU2 Rural Landscape with a consistent 80ha MLS applied to this area. This is consistent with the approach for this zone in other locations in the region. A rural residential precinct for the Village could be considered. However, this would need to be well planned and located in an area of low biodiversity values. The biodiversity values around the Village do not lend themselves to this purpose though Council could investigate areas further removed.

The area identified in figure 54 below shows an area considered appropriate for further investigation to be maintained zone R5 Large Lot Residential. The area identified in the black hashed area below falls between Adaminaby and Old Adaminaby and already offers some small rural residential lots. It is considered that this area should be well planned and pending further assessment could support lot sizes from 2ha – 8ha to be appropriately sized to support onsite sewer and water management. It is noted this area is located South of the Adaminaby waste transfer station the closet point is approximately 500m from the transfer station, additional buffer distances may be required.

FIGURE 54 - RURAL RESIDENTIAL INVESTIGATION AREA, BETWEEN ADAMINABY AND OLD ADAMINDABY

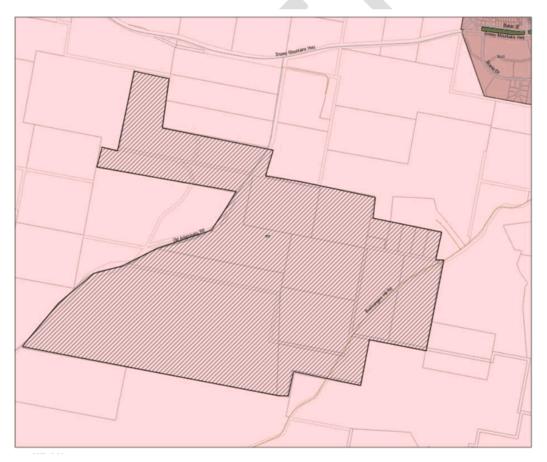
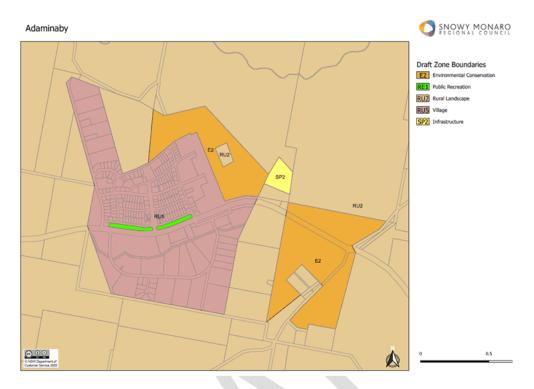


FIGURE 55 - PROPOSED LAND ZONING MAP, ADAMINABY



9.2 Bredbo

Character Statement

Bredbo is a village located on the Monaro Highway between Cooma and Michelago. Bredbo is nestled in the rural landscape on the banks of the Bredbo and Murrumbidgee River. Bredbo is characterised as the 'Village of the Poplar' due to a number of the poplars in the area. Poplars also form the gateway of the Village by lining the Monaro Highway. Bredbo has a straightforward grid road layout with the railway and highway located to the east of the Village and the residential parts mostly nestled to the west between the transport corridor and the Murrumbidgee River.

Bredbo's commercial and retail activity is focused on the Monaro Highway between vacant and residential allotments. The village zoning provides an organic nature to the Village allowing flexibility as it grows. The rivers are a significant asset to the Village; however, the village structure currently does not allow for them to be fully utilised by residents and visitors alike. The development of a river walk would be a significant attractor to new residents.

Bredbo's surrounding agricultural land has been significantly impacted by the spread of African Lovegrass, leading to a reduction in the areas of agricultural productivity and landscape amenity. Another consideration for Bredbo is the impact of the railway line. A rail-trail would offer many tourism opportunities with the likely need for accommodation options in Bredbo to service passing visitors. Land use controls could be utilised for commercial operations between the railway and the Monaro Highway to link the Village to the trail.

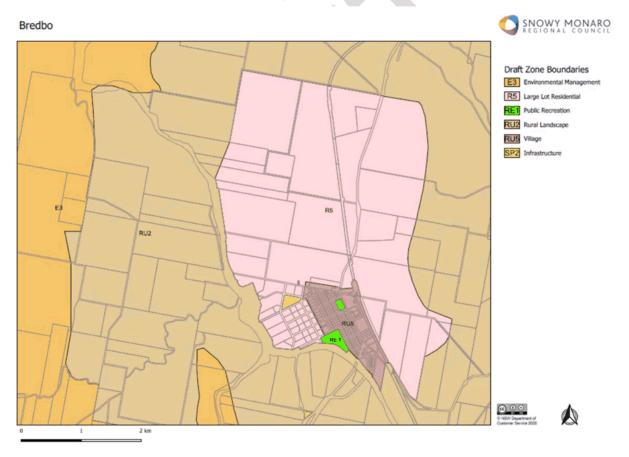
Zoning for Bredbo should be reviewed in detail following the conclusion of current water studies. Should there be sufficient water consideration should be given to the expansion of the village zone to the west (towards the Murrumbidgee River). Areas of land within the 1 in 100year flood level should be excluded along with areas high biodiversity values. Council should continue monitoring the development of the R5 Large Lot Residential areas around Bredbo to gauge demand. It is

recommended that part lots 38 and 39 of DP 635407 are rezoned to R5 Large Lot Residential, and MLS amended to 8ha. These lots are currently split zoned with a small 20ha portion of RU1 remaining. When these lots are subdivided, this will create two small rural lots without a dwelling entitlement. Given the unconstrained nature of these lots, their road access, proximity to Bredbo and surrounding landscape features, it is recommended that they are rezoned to allow for the logical and staged subdivision of this land.

Objectives

- Maintain the clear structure of Bredbo's road layout. Retain the core residential area to the west of the highway.
- Enhance the recreational and amenity values of Bredbo through public realm improvements around the river and along the highway.
- Restore agricultural productivity of surrounding rural land by combatting invasive weeds.

FIGURE 56 – PROPOSED LAND ZONING MAP, BREDBO



9.3 Dalgety

Character Statement

Dalgety is a small village of approximately 205 People (ABS, 2016). Dalgety sits 15 minutes south of Berridale, 30-minute drive from Jindabyne and 40 minutes from Cooma. There is little commercial

activity in Dalgety, and as such, it relies on these three centres for services. Dalgety is a significant historical settlement on the banks of the iconic Snowy River.

The Village is surrounded by productive agricultural land which creates a picturesque rural landscape, popular with tourists. It's setting in a rural landscape characterises the Village. It has the Snowy River at its focal point with many recreational facilities adjacent. The Village possesses several important heritage items including the Dalgety Bridge and Buckley's Crossing Hotel which have been well maintained over the years.

The Village has a typically rural feel with small country cottage type homes on large lots with substantial setbacks and roads without kerb and gutter. Dalgety, like many other small regional villages, has an ageing population; the median age in Dalgety is 53 years. This is an important planning consideration, and the type of housing provision needs to be considered to enable the population to age in place. Ageing populations similar to young demographics like a diverse housing market to choose from and smaller housing closer to services becomes more attractive as less maintenance is required. Image, Snowy River crossing Dalgety, courtesy of Jillian Graham

Objectives

- Maintain the surrounding picturesque rural landscape and enhance agricultural productivity by increasing value-add opportunities from tourism.
- Encourage agricultural enterprises, particularly relating to agri-tourism.
- Protect and restore heritage values and significant heritage items.

Zoning

Dalgety is a RU5 Village zone which is appropriate to provide a variety of land uses which may be needed to service it. R5 Large Lot Residential and E4 Environmental living provides for rural residential development. Previous MLS were inconsistent as per the previous place-based approach from Snowy River. The MLS is proposed to be standardised with 2ha MLS being provided around the Village and 8ha MLS on the fringe. A small portion of land is proposed to be zoned RU2 Rural Landscape on the more vegetated land near waterways. The introduction of this zone is as part of the rural land use Strategy this is to encourage agri-tourism and protection of environmental values through land uses and zone objectives.

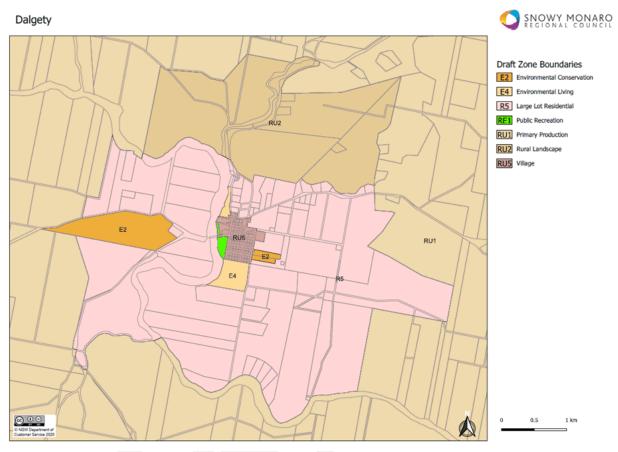


FIGURE 57 – PROPOSED LAND ZONING MAP, DALGETY

9.4 Delegate

Character Statement

Delegate is a scenic and historic town close to the New South Wales and Victoria border approximately 30 km south-west of Bombala. The Town is located on the Delegate River which has always provided a vital resource to the Town, never running dry. Delegate has a powerful story which is reflected in the heritage buildings, which creates a vibrant and picturesque community feel. The population of Delegate is approximately 351 people (ABS, 2016) making it the second-largest settlement in the former Bombala Shire Council area.

The township of Delegate is serviced by reticulated water and wastewater. Also, it provides some social and commercial services to the surrounding rural lands and villages including a number in north east Victoria. This makes Delegate a significant service hub for several rural and remote communities.

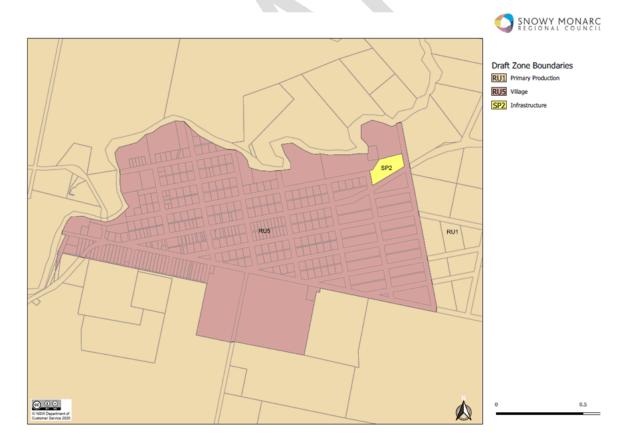
Delegate is the only settlement located on the historic Bundian Way route, the oldest still active track dating back tens of thousands of years (Tan, 2015). The path is 265 km long and connects Targangil Australia's highest peak to Bilgalera (Fisheries Beach) in Tullemullerer (Twofold Bay) on the South Coast of NSW (Eden Aboriginal Land Council, 2019). Predating the Silk Road, the Bundian Way dates back more than 40,000 years (Tan, 2015).

While Delegate has a great history and passionate community, unfortunately, the Town is experiencing many challenges. Approximately 40% of households in Delegate are classed as 'low-income households'. The population of Delegate is ageing with the median age 58, and in the surrounding rural locality, the median age is 61. This ageing population makes health services and transport vital to the Delegate community. Delegate does have a multipurpose health facility. Other health services will be needed to help meet these challenges in the future.

Its rural surrounds and river setting characterise Delegate. The Town has pleasant streetscapes with a variety of established street trees. There are many significant heritage buildings with consistent setbacks in the centre of Town and newer dwellings on the streets further back with larger land sizes and setbacks. Community consultation held in Delegate indicated community transport and health services are of high importance to the community. There are concerns that as the community ages, the village has the potential to become significantly isolated. Concerns were also raised regarding the encroachment of plantation forests into significant agricultural lands noting both industries are large employers in the area.

Delegate is a very scenic town surrounded by multiple national parks making it an attractive location for tourism and 'tree changers'. In the era of the 'grey nomads', tourism is an opportunity for Delegate. Capitalising on its proximity to surrounding 80 popular tourist destinations such as national parks is an important consideration.

FIGURE 58 - LAND ZONING MAP, DELEGATE



Objectives

- Maintain and enhance items of heritage significance through encouraging restoration, sympathetic development and adaptive re-use of heritage items.
- Enhance our understanding of the importance of the Delegate area to the first Australians and help work with local indigenous communities to restore the Bundian Way.
- Maintain the surrounding rural landscape and rural character of Delegate.

Heritage

Delegate has many historically significant buildings, the Village was established in the 1820s and grew into a substantial farming community. The Bombala Shire Heritage Study recommended the creation of a heritage conservation area over the main street of Delegate to preserve the heritage significance of the Village.

Heritage conservation areas provide controls for new buildings to be in-keeping with current streetscape and to not detract from the heritage significance of the area. The inclusion of an HCA along the main street along with the listing of several locally significant heritage items will help safeguard Delegate's heritage into the future. These controls will help encourage restoration and sympathetic designs to keep the historical character. This potentially also opens up potential grant funding sources which previously have not been obtainable for many of these properties and encourage investment in Delegate.

The following have been identified as meeting the historical significance to be listed as local heritage items. This assessment was made as part of the former Bombala Shire Area Heritage Study.

TABLE 31 – ADDITIONAL HERITAGE ITEMS TO BE LISTED IN LEP, DELEGATE

Item Name	Address
Delegate Cemetery	Delegate Road
Delegate Station Slab House	Delegate Road
Old Delegate Station Homestead Slab Stables (Former)	Delegate Road
St Andrew's Presbyterian Church (Former)	7 Bombala Street
Ashby House (Former)	Bombala Street
The Argus Printing Works Hall (Former)	Bombala Street
Dwelling with Skillion Verandah	47 Bombala Street
Delegate Hotel (Former)	49 Bombala Street
Delegate RSL Sub Branch	57 Bombala Street
Race Mudie's Barber Shop (Former)	59 Bombala Street
Daisy Armstrong's Boarding House (Former)	61 Bombala Street
Geoff and Nellie Stewart's Residence (Former)	63 Bombala Street
Hotel Delegate	71 Bombala Street
Earle's Chemist (Former)	83 Bombala Street
Dalgety Winchcombe (Former)	47 Victoria Street
Jone's Boarding House (Former)	49 Victoria Street
CBC Bank (Former)	64 Bombala Street
Ford's Saddlery (Former)	60 Bombala Street
Dwelling and Former Argus Office	58 Bombala Street
Delegate Post Office (Former)	40 Bombala Street
Delegate School of Arts (Former)	38 Bombala Street
Convent (Former)	Church Street
St Joseph Catholic Church	Church Street

Delegate Public School	Campbell Street
Victorian Cottage – Glenora	Corrowong Road
Masonic Hall	Hayden Street

9.5 Nimmitabel

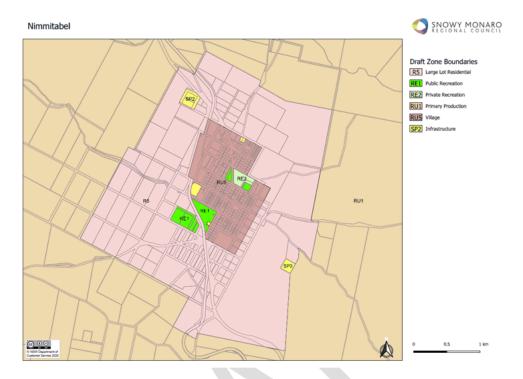
Character Statement

Nimmitabel is located between Cooma and Bombala with a small but well-established community and a rich history. Nimmitabel has both reticulated water supply and sewerage system. Its water supply has been hampered in the past by low rain and hot conditions. The construction of the Pigring Creek Dam south of the town has alleviated many of the water supply issues for the Village. The Village and surrounds in 2016 had a population of 318 people and a total of 190 dwellings. There are many undeveloped lots in Nimmitabel and as such further expansion of village or rural residential land zonings is not considered necessary. The removal of zone R5 Large Lot Residential from the dwelling entitlement clause in the LEP will help resolve existing dwelling entitlement issues in Nimmitabel.

Nimmitabel is a historic town with many heritage items still intact and well maintained. Nimmitabel has a rural village feel provided by its rural landscape surrounds, properties on large lots, large setbacks from street and neighbouring dwellings. The heritage nature of Nimmitabel is significant, offering a large cluster of considerable heritage in the centre of the Village.

A strategic asset of Nimmitabel is its location for convenient access to both the Bombala region and the Far South Coast, being accessible via the Monaro and the Snowy Mountains Highways. It is also located on the Far South Coast route from Canberra/Queanbeyan and as such can capitalise on passing tourist trade, particularly in the summer months. Although some services are available within Nimmitabel, Cooma provides higher-order services within a short commute.

FIGURE 59 - LAND ZONING MAP, NIMMITABEL



Objectives

- Maximise the amenity of the Village, and an emphasis on the preservation of heritage buildings and a heritage theme, particularly along the main street.
- Protect the surrounding rural landscape from visually intrusive development.
- Encourage agricultural enterprises on strategically important agricultural land which surrounds the Village.

9.6 Small Villages

Old Adaminaby & Anglers Reach

Character Statement

The creation of Lake Eucumbene partially flooded old Adaminaby. However, part of the town remained above the waterline, making it the historic centre of the subregion. While Adaminaby was moved to higher ground before the Eucumbene River was dammed the remnants of the old town remained on the foreshore of the lake. Old Adaminaby has since evolved into a popular tourist location particularly for recreational fishing with tourist operations and tourist and visitor accommodation.

Old Adaminaby contains a number of items of historical significance including Denison Cottage, Adaminaby Methodist Church and the Old Adaminaby Caravan Park. Old Adaminaby is serviced by Adaminaby, which is approximately 9km away. Similar to Old Adaminaby, Anglers Reach is also a tourist village on the banks of Lake Eucumbene. Anglers Reach tourist and visitor accommodation for recreational activities including fishing and also offers a winter accommodation option for those frequenting Mt Selwyn Snow Resort. Anglers Reach serviced by Adaminaby, which is approximately 13km away.

Objectives

- Maintain the unique and scenic nature of these villages.
- Enhance tourism opportunities and enterprises all year round.

Bibbenluke

Character Statement

Bibbenluke is a small village to the north of Bombala and has a population of approximately 87 people (ABS, 2016). While the Village is located on the Bombala River, the village centre is located away from the river with a couple of private landholdings surrounding the river corridor. The Village does not have reticulated services, nor does it have any retail uses within the Village.

Bibbenluke has a rural village feel with large lots and roads with no curb and gutter. There are some community facilities in Bibbenluke including a community hall, fire shed and public school. However, low enrolments have led to the decline of education services. The predominant industry surrounding the Village is agriculture-based. Bombala predominantly services Bibbenluke with Cooma, Bega and Canberra providing higher-order services.

Objectives

- Maintain the surrounding rural landscape and agricultural productivity of the rural lands around Bibbenluke.
- Maintain and restore items of heritage significance in and around the Village of Bibbenluke.

The following have been identified as meeting the historical significance to be listed as local heritage items. This assessment was made as part of the former Bombala Shire Area Heritage Study.

TABLE 32 - PROPOSED ADDITIONAL HERITAGE ITEMS, BIBBENLUKE

Item Name	Address
Bibbenluke Public Hall	Burnima Street
St Mathew's Anglican Church	Cross Street

Cathcart

Character Statement

Cathcart is a small village approximately 16km north of Bombala. The Village has rich forestry and agricultural history and is serviced by the township of Bombala. Cathcart has several items of historical significance which contribute enormously to the Village's character. The rural landscape, along with dense surrounding vegetation, creates a picturesque setting. Maintaining the heritage and agricultural connections of the Village are vital to it, maintaining its rural village character.

Cathcart is approximately 1-hour drive from Merimbula via Mount Darragh Road. Merimbula offers higher-level services and recreational activities. At its peak, Cathcart boasted three hotels, three churches, sporting facilities, a racecourse/showground, saleyards, post office, school and police station. The Village grew significantly from its establishment in 1857 to the early 20th century. Establishment of a sawmill in 1865 and the growth of the dairy farm industry saw the Village grow to approximately 300 people.

From the mid-20th century, Cathcart experienced significant decline, and the Village fell on hard times. Since then Cathcart has established itself as a quaint village with a 78 significant surrounding

agricultural industry focused on sheep and cattle grazing. The Village is dependent on Bombala for services and would benefit from further retail and employment growth in Bombala.

Objectives

- Protect items of heritage significance, such as the Cathcart War Memorial Hall.
- Maintain the surrounding rural landscape and productivity of surrounding rural industries.

The following have been identified as meeting the historical significance to be listed as local heritage items. This assessment was made as part of the former Bombala Shire Area Heritage Study.

TABLE 33 - PROPOSED ADDITIONAL HERITAGE ITEMS, CATHCART

Item Name	Address
St Paul's Anglican Church	Via Scott Street
Cathcart War Memorial Hall Complex	Eden Street
Cathcart Store	Eden Street
George and Dragon Hotel (Former)	High Street
Featherstone's Grave	Via Scott Street

Numeralla

Character Statement

Numeralla village and surrounds has a relatively small population and no specific commercial or retail uses. There is a strong, close-knit community present, and the surrounds of the Village offer some outstanding vistas and a thoroughly 'bushy' feel. The presence of the Numeralla River alongside the Village contributes to a sense of 'place' and village identity. Many residents of Numeralla work in Cooma and rely on it closely for business and services. As such, there is a close relationship between the two settlements, such that in a general sense, what is positive for Cooma would typically be favourable for Numeralla.

The Village lies on a regional road between Cooma and Braidwood. Numeralla is surrounded by a distinct and well-vegetated rural landscape which is home to a significant koala population. The natural landscape surrounding Numeralla is high in biodiversity values. Numeralla is characterised by its rural and remote feel, created by surrounding vegetation and large lots. Numeralla focuses on its connections to the Numeralla and Big Badja River, which forms a valley type landscape.

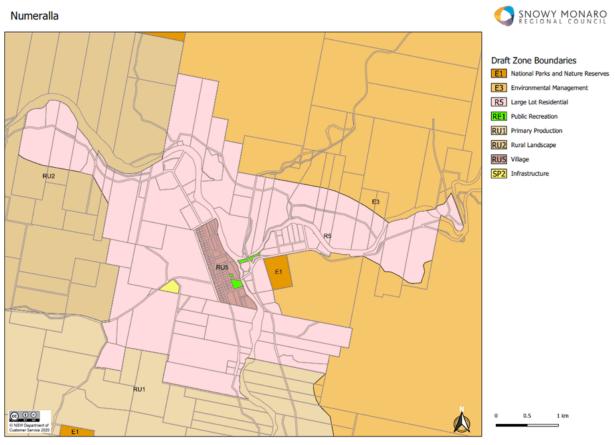


FIGURE 60 - PROPOSED LAND ZONING MAP, NUMMERALLA

Objectives

- Protect and preserve the rural landscape and biodiversity values they hold.
- Maintain the village character through maintaining surrounding vegetation and large residential allotments with rural style setbacks.
- Protect surrounding environmental and biodiversity values, including a significant Koala population.

It has been identified that Nummeralla may benefit from an expanded Village zoning to the south. As the majority of village lots have been developed, the development pattern does reflect this assertion. It is recommended that the area identified in figure 61 below is further considered for rezoning to RU5 Village. Further investigations into flooding, bushfire and biodiversity risk would need to be explored.

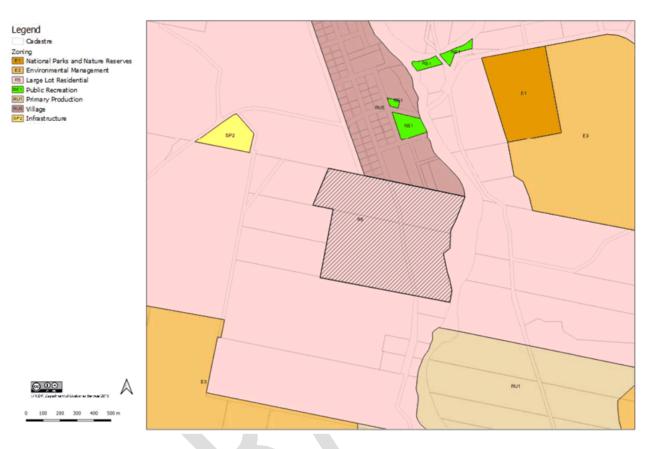


FIGURE 61 - POTENTIAL VILLAGE EXPANSION AREA NUMMERALLA

Kalkite Character Statement

Kalkite is a unique village located on the northern banks of Lake Jindabyne. It is a small and quiet village located less than 10 minutes from Kosciuszko road and an approximately 20-minute drive to Jindabyne town centre, the closest service centre. Kalkite has no specific retail or commercial uses, relying heavily on Jindabyne for services.

Kalkite is focused on connectivity to the lake which also forms its focal point with Taylors Creek Arm of the lake forming an inlet in the centre of the village. A lack of fences enhances the streetscape and reticulated services allow for smaller urban scale allotments.

Extensions of trails and recreational facilities connecting Jindabyne and Kalkite could increase tourism. Potentially this could lead to some small scale retail or commercial activity to support mountain biking and bushwalking. Better utilisation of the lake, particularly in summer months, could also be explored to increase tourism in the area.

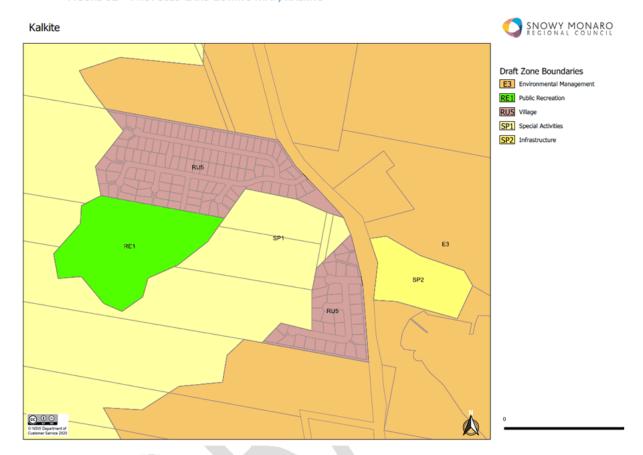


FIGURE 62 - PROPOSED LAND ZONING MAP, KALKITE

Objectives

- · Maintain Kalkite's quiet and relaxed rural lifestyle and atmosphere.
- Enhance connections to Lake Jindabyne and enhance recreational activities and infrastructure.
- Provide recreational links to encourage year-round tourism in the region.

9.7 Hamlets

The Angle (Smiths Rd) and Burra

The Angle is a locality wedged in the north-western corner of the LGA home to the Smiths Road community, bounded by the ACT to the north and west. The unique setting of evaluated rolling hills between the Murrumbidgee River the national park makes for a picturesque and tranquil rural area. Deceptively though the area is on the doorstep of the nation's capital with a short commute to its southern suburbs which provide many services to the area.

The picturesque nature of the area is matched by the surrounding biodiversity values of the Namadgi National Park and the Murrumbidgee River. A significant Biodiversity Corridor connecting these two significant areas runs across the southern end of Smiths Road. Further development in

areas of high biodiversity values and biodiversity corridors should be discouraged with a focus on protecting and enhancing environmental values.

The Smiths Road area is only accessible via the ACT which is not altogether unusual with the ACT. The area of Parkwood in Yass Valley Shire is also an area which can only be accessed via the ACT. This does make access and servicing challenging with a need for both jurisdictions to work together to achieve outcomes in two different legislative frameworks.

With Parkwood came a unique approach, and Smiths Road requires a different yet, equally unique approach. Smith's road is a rural residential community, and ignorance of this fact will not make it go away. Strategic Planning offers a vital opportunity to formalise this rural residential community and provide low impact sustainable 'off the grid' living. Sustainable low impact living is essential for the meeting this strategy and Council's LSPS objectives. Sustainability also addresses direction 25 of the SETRP' Focus housing growth in locations that maximise infrastructure and services. It is noted that while Smiths Road has limited infrastructure, local planning controls present an opportunity to provide a sustainable lifestyle.

An issue raised in consultation is that the small lots sizes which characterise the area offer little agricultural value. This is due to the limited size but also other factors such as weeds. Important questions have been raised as to whether technology change may make agricultural production viable. While this may be the case, the size of some lots makes this highly unlikely. In a strategic sense, the transport infrastructure is not to a standard to support the heavy vehicle or tourist movements which would accompany such development.

Burra is a rural residential community. Most of Burra is located in Queanbeyan Palerang Regional Council LGA. However, a small portion falls in the northern part of the Snowy Monaro Regional Council area. This area is mostly zoned R5 Large Lot Residential with a 2ha MLS. This area has an approved subdivision and is being progressively developed. The rural residential nature of the site makes this an appropriate scale of development. Council should work on improving Burra Road to connect this community better and provide better northern connections for the region.

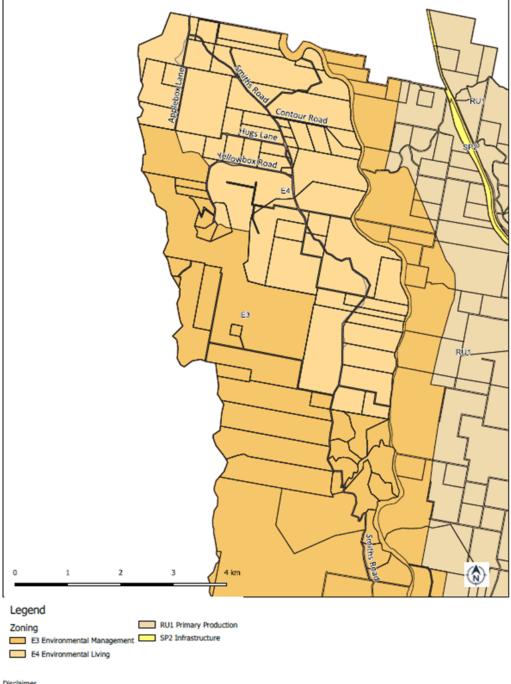


FIGURE 63 – PROPOSED LAND ZONING MAP, SMITHS ROAD

Disclaimer
While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by Snowy Monaro Regional Council for errors or omissions. The Publisher, to the full extent permitted by law, excludes all warranties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

Eucumbene Cove and Braemar Bay

Eucumbene cove and Braemar Bay are two small clusters of residential developments on the southern shores of Lake Eucumbene. Eucumbene Cove is an extremely bushfire prone area of the LGA with a steep landscape, dense vegetation, poor access and surrounded by national park. It is recommended that further development of this area is discouraged. The E3 Environmental Management zone is appropriate. The rural land use strategies MLS methodology for E3 land should be applied to this area as well to discourage development and incentivise environmental restoration. Braemer Bay is a small cluster of six rural residential lots and a small caravan park no changes are proposed to this area.

Eucumbene & Braemar

Draft Zone Boundaries

Environmental Hanagement

Est Lunge Lot Residential

EUI) Primary Production

SPI Special Activities

FIGURE 64 - LAND ZONING MAP, EUCUMBENE COVE AND BRAEMER BAY

9.8 Recommendations

- 14. Amend Minimum Lot Size (MLS) for all land zoned RU5 Village with reticulated sewer to 700sqm.
- 15. Amend MLS for all land zoned RU5 Village without reticulated sewer to 1800sqm.
- 16. Investigate rural residential land options between Adaminaby and Old Adaminaby
- 17. rezone pt lots 38 & 39 DP 635407, Bredbo from RU1 Primary Production to R5 Large Lot Residential. Amend MLS from 80ha to 8ha.
- 18. Rezone lot 1 DP 703710, lot 1 DP 1233031, lot 2 DP 261057, lots 5 & 7 DP 832997, Lot 3
 DP 1233031 and lots 1 & 2 DP 777716 from zone R5 Large Lot Residential to zone RU2 Rural
 Landscape. Amend MLS to 80ha.
- 19. Rezone Lots 6 & 7 DP 4259 from zone R5 Large Lot Residential to RU5 Village and amend MLS to 1800sqm.
- 20. Standardise MLS of land zoned R5 Large Lot Residential around Dalgety to 2ha and 8ha respectively based on proximity to the village and biodiversity values.
- 21. Rezone land around Adaminaby from zone R5 Large Lot Residential to RU2 Rural Landscape and amend MLS to 80ha

- 22. Further investigate land identified as a village expansion area Nummeralla.
- 23. Rezone land at the northern end of Smiths Road from E3 Environmental Management to E4 Environmental Living and amend MLS to 15ha to reflect development pattern.
- 24. Amend MLS at Eucumbene Cove to 250ha to reflect bushfire risk.
- 25. Provide appropriate protections for heritage items in Delegate, Bibbenluke and Cathcart as per recommendation in Appendix D Bombala Area Heritage Study



10. Employment Lands Strategy

TABLE 34 - RELEVANT REGIONAL PLAN AND LOCAL STRATEGIC PLANNING STATEMENT ACTIONS

Employment Lands Related Actions from other Strategic Plans

SETRP Action	1.3	2.1	3.1	4.1	4.2	4.3	5.1	5.2	5.3	11.3	12.1	12.2	12.3	12.4	12.5	23.3
LSPS Action	1.6	5.3	6.1	6.2	6.6	6.7	7.4	8.3	8.5		10.8		11.3		12.1	12.4

As outlined in the Snowy Monaro Employment Lands Analyses, the NSW DPIE has been maintaining the Employment Lands Development Monitor (ELDM) since 2010. The ELDM is a comprehensive snapshot of industrial land supply and business parks across the Greater Sydney, Central Coast, Illawarra-Shoalhaven and Hunter Regions. Employment lands are defined as:

"land that is zoned for industry and/or warehouse uses including manufacturing; transport and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities."

Employment lands provide space for:

- Essential services such as waste and water management, repair trades and construction services;
- Warehousing, logistics and distribution centres; and
- Areas for businesses that design, manufacture and produce goods and services.

It is acknowledged that DPIE's classification and analysis of employment lands are focussed on large metropolitan areas. That type and scale of development does not typically occur in the Snowy Monaro LGA. The region does not have the diversity of land uses and business types, particularly in transport and warehousing and integrated enterprises that comprise metropolitan employment lands. For example, the REDS¹ notes that the top three employment industries for the LGA in 2016 were Accommodation and Food Services; Agriculture, Forestry and Fishing; and Retail Trade. The land uses required for these industries does not correspond with the DPIE definition of employment lands. As such, Council has delineated employment lands into the following two categories: industrial land; and commercial and retail land.

Industrial lands and commercial and retail lands make up less than eight per cent of the total land area of the LGA.

¹ Snowy Monaro Regional Economic Development Strategy https://www.snowymonaro.nsw.gov.au/DocumentCenter/View/8117

GRP
\$991M

15,163 km²
area

17,1%
are employed in snowy Monaro

17,1%
are employed in snowy Monaro

18,163 km²
are employed in snowy Monaro

17,1%
are employed in snowy Monaro

18,163 km²
are employed in snowy Monaro

18,163 km²
are employed in snowy Monaro

19,10%
are employed in snowy Monaro

10,10%
are employ

FIGURE 65 SNOWY MONARO ECONOMIC DEVELOPMENT SNAPSHOT2

Employment by industry:

The Snowy Monaro Region supported 10,581 jobs in the financial year ending June 2019. The top five industries by total employment for the Snowy Monaro LGA are:

² Snowy Monaro Regional Economic Development Strategy 2018

- Accommodation and Food Services (19.4%)
- Agriculture, Forestry and Fishing (12.1%)
- Retail Trades (8.6%)
- Health Care and Social Assistance (7.4%)
- Arts and Recreation Services (7.1%)

Figure 65 demonstrates the total employment by industry for Snowy Monaro compared with Regional NSW, NSW and Australia for the 2018/19 financial year. The LGA's two top sectors for employment, Accommodation and Food Services and Agriculture, Forestry and Fishing, are clear outliers. The percentage of people employed in the Accommodation and Food Services industry for Snowy Monaro is more than double the average for comparison areas. The percentage of people employed in Snowy Monaro's Agriculture, Forestry and Fishing industry is double that of Regional NSW and approximately six times larger than the NSW and Australian average. Other outliers for the LGA include the Arts and Recreation Services (related to the national parks and nature reserves, but also creative arts and heritage activities that support tourism) and Electricity, Gas, Water and Waste Services (based on the presence of Snowy-Hydro Electric Scheme).

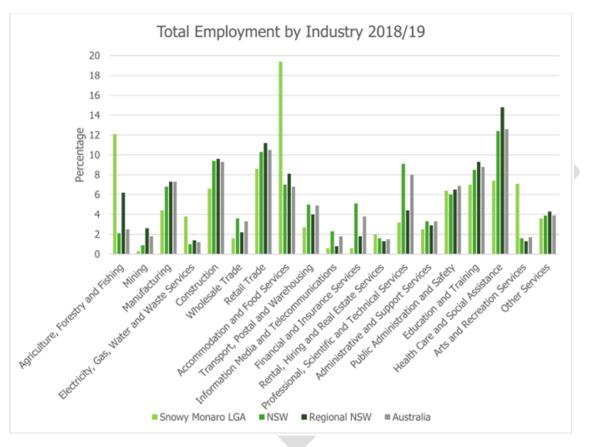


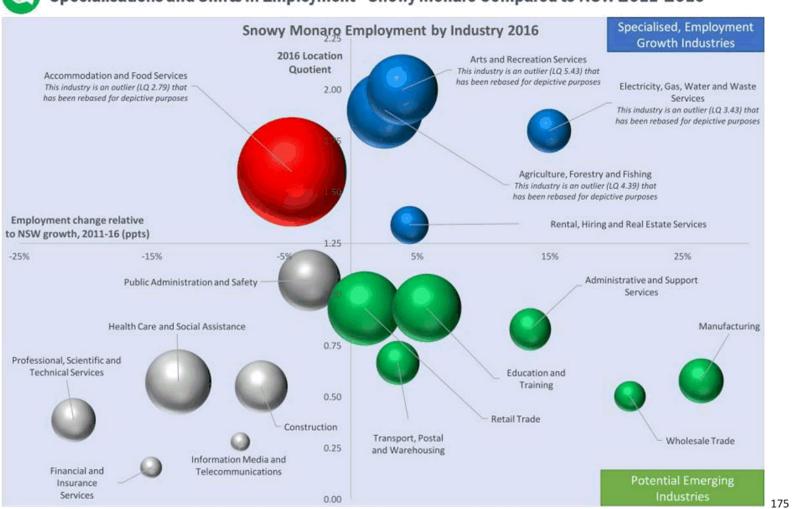
FIGURE 66 INDUSTRIES BY THE PERCENTAGE OF OVERALL EMPLOYMENT

The top five industries for employment are shown in figure 66, compared with Regional NSW, NSW and Australia. Snowy Monaro's leading industry for employment is Accommodation and Food Services, which is unique compared to the other areas. This industry is directly linked to tourism, as it covers the accommodation aspect, but also associated hospitality services such as restaurants, cafes and pubs.

FIGURE 67 - EMPLOYMENT SHIFTS AND EMERGING TRENDS



Specialisations and Shifts in Employment - Snowy Monaro Compared to NSW 2011-2016



10.1 Industrial Land

For the purpose of this Strategy, industrial land is defined as including IN1 General Industrial and IN2 Light Industrial zones, as well as B5 Business Development and B6 Enterprise Corridor. We note that Cooma is the only location with a B5 Business Development zone, and the B6 Enterprise Corridor zoning does not exist in the LGA.

10.1.1 Existing Supply

An independent analysis of employment land in the Snowy Monaro region has shown; industrial land in Snowy Monaro is distributed across four towns with a total of just over 232 hectares, as shown in Table 35. Nearly 60% of the industrial floor space allocation is in Cooma. The vacancy across Snowy Monaro stands at just under 20%.

Vacancy rates and other industrial land data from Table 35 is based on an Industrial Land Audit completed in 2019. The status of the land is identified by the following categories:

- · Vacant: refers to vacant land parcels which are serviced with no tenants
- Unknown: refers to a land parcel which is not vacant but the use is undefined or not definitely in operation
- Use defined: refers to land parcels in operation with an easily defined use

From Table 35, there are only 9 hectares of vacant industrial land in Cooma with a vacancy rate of 7%. Based on consultation with Cooma Business Chamber, real estate agents and Snowy Mountains Innovation Network (SMIN), demand for industrial land in Cooma is strong and expected to be very strong if Snowy 2.0 gets final approval. Figure 68 below shows the extent of the approved concrete segment factory currently under construction in Polo Flat.

FIGURE 68 – SNOWY HYDRO CONCRETE SEGMENT FACTORY



The consultation also revealed there is high demand in Jindabyne with very limited space. Although there is a stated vacancy rate of 25% based on the Council audit of industrial land 10, in terms of available industrial sites, the actual vacancy rate is closer to 5%. The Council-owned land making up almost 9 hectares is not serviced nor available for lease and therefore at present does not reflect accurate vacancy.

It is considered that the current vacancy rate in Cooma and Jindabyne is below the natural vacancy rate of 10% and thus insufficient for even current needs.

Based on current demand and vacancy Bombala and Berridale have sufficient quanta of industrial land for short term allocation, with future demand and supply requirements to be further refined.

TABLE 35 - VACANT INDUSTRIAL LAND IN THE SNOWY MONARO

Location	Total (Ha)	Vacant	Vacancy Rate %
Cooma	134.5	9.2	7%
Jindabyne	45.5	11.3	25%*
Bombala	37.4	17.2	46%
Berridale	15.1	8.6	57%

^{*}Actual vacancy rate estimated to at approximately 5%

10.1.2 Catalysts for future demand

Snowy Mountains Special Activation Precinct

The Snowy Mountains Special Activation Precinct (SAP) is a region-based plan for Jindabyne and Kosciusko National Park. Specifically, it is formed to facilitate stronger year round tourism and business growth.

The impact will be especially relevant too small to medium enterprise (SME) wishing to set-up with business concierge to get through hurdles of set-up or relocation. The land use impacts on how to accommodate business growth in Jindabyne, yet also benefit surrounding areas will be critical, especially employment lands where demand is constrained in Jindabyne. The SAP is planned to be delivered in 2021.

Snowy 2.0

Snowy Hydro 2.0 is in the final stages of approval and already having a significant impact on the industry growth, business demand and employment in Snowy Monaro during the planning phase. Since the planning stage, there have been over 100 local businesses involved in Snowy 2.0 and this is expected to increase when main works commence in 2021.

Employees working in 'Electricity, Gas, Water and Waste Services' in Snowy Monaro increased by 213% from 2006 to 2016, showed the highest proportional growth of any industry from 2006 2016. Virtually all the growth was from 2011-2016.

This has major impacts on the demand for employment space which has been confirmed by consultation. Industrial floorspace to support infrastructure services will be a critical recommendation. It is likely this will be primarily relevant to Cooma, where at present there is an estimated undersupply but could also impact Jindabyne and potentially Berridale.

Year-Round Tourism

Tourism as a major employer and economic generator of SMRC is projected to grow significantly over the next 20 years. A significant part of this growth is 'All Year Tourism' with strong emphasis on tourism in the fringe seasons.

The impact from tourism on other industries in SMRC, as modelled by the NSW Government's Centre for Economic & Regional Development (CERD) was:

- 40.1% of total wages
- · 43.6% of total employment
- 44.0% of total output
- Based on the total value add this could be measured as \$435.9m

The impact of the tourism on individual industry sectors varies. In terms of employment the estimated contribution (at least in part) ranges from 1.1% (mining) to 97.8% (accommodation and food services). What is of note however is the impact on industries such as manufacturing (27.8%), 'electricity, gas, water and waste services (38%) and 'transport postal and warehousing (32.7%).

As such, estimates tourism growth should heavily influence increase in employment and thus floorspace in these industries. If Snowy Monaro could increase visitation by 10 per cent from 2016 level by offering summer related tourism, additional 100,000 visitors mean \$1.7 billion to Snowy Monaro's economy over 20 years 15

10.1.3 Analysis of Projected Demand

Snowy 2.0 and increased tourism visitation and year-round growth are critical to the industrial fortunes of Snowy Monaro. The influence both have on industrial employment are likely to mean that mapping their growth will be critical to establishing demand for floorspace.

While Snowy 2.0's impacts are better known, the potential for tourism growth and the impact on other industries is significant and could especially influence industrial floorspace demand in Jindabyne. It could further influence demand in Berridale pending further detail around expansion/upgrade of Snowy Mountains Airport.

TABLE 36 INDUSTRIAL LAND REQUIREMENT PROJECTIONS

Location	2021	2031	2041	Total
Cooma	+34.02	+38.1	+31.06	103.18
Jindabyne	+13.81	+8.92	+14.89	37.62
Bombala	+0.1	+0.3	+0.3	0.7
Berridale	+1.4	+3.1	+3.77	8.27

Jindabyne and Cooma cannot meet predicated demand within the exist supply of industrial zoned land. This is further discussed in the Future Cooma and Jindabyne sections below.

10.2 Commercial and Retail Land

For the purpose of this Strategy, commercial and retail land is defined as all B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use and RU5 Village within the towns of Berridale, Bombala and Cooma. Many villages within the LGA are zoned RU5, but only Berridale is of sufficient size to consider a commercial hub (its population is nearly equal to that of Bombala). Further, although Jindabyne is the second largest town in the LGA, it has been the subject of significant strategic planning analysis as part of DPI&E's 'Special Activation Precinct' program, and is

part of the Snowy Mountains SAP, and is therefore benefitting from State Government policies and economic development strategies outside the scope and the consideration of this Strategy.

10.2.1 Existing Supply

The business and retail context refers to sectors of the economy which are predominantly commercial (including professional services, real estate, IT, finance and banking and many others) as well as retail (excluding wholesale trade).

Based on an extract from the zoning layers in the three LEPs, the gross total of all business (commercial and retail) zones is 119 hectares. It should be noted that the B4 Mixed Use zone comprises 34% of this gross total and includes several types of residential accommodation as a permitted use, thus somewhat diluting the area reserved for employment generating uses and as such has been removed from table 37 below.

TABLE 37 - BUSINESS ZONED LAND BY LOCATION

Zone	Cooma	Jindabyne	Bombala
B3 Commercial Core	26.4ha	Nil	Nil
B2 Local Centre	3.3ha	40.6ha	20.2ha
B1 Neighbourhood Centre	0.2ha	3.3ha	Nil
Total	30ha	43.9ha	20.2ha

TABLE 38 - RETAIL AND COMMERCIAL SPACE (SQM)

Cooma	Jindabyne	Bombala	Berridale
70,843	37,485	16,950	12,239

While it is noted Berridale has no dedicated Business zones, its current zoning of RU5 Village allows for a variety of commercial and retail uses. This has facilitated several commercial and retail uses throughout Berridale predominantly focused around Jindabyne Road.

Michelago also has no dedicated business zones. The village of Michelago is currently zoned RU5 Village which, as outlined above, permits commercial and retail uses. Michelago currently relies on commercial and retail services in Canberra. It is expected Michelago's need for commercial and retail development will depend on population growth.

All land zoned B4 Mixed Use is within Cooma has been omitted from table 37 above as not to dilute results. Cooma has approximately 40.57 ha zoned B4 Mixed Use, the B4 zone allows for a variety of commercial, retail and residential uses and allows for a transition from a commercial area to a residential area.

10.2.2 Commercial and Retail Industry Shift

Flexible working and remote business growth

The impact of rapidly changing workplace flexibility on the workforce is not fully known. However, it is having a significant effect on the traditional relationship between business growth and floor space need.

In regional areas it is acknowledged that the trend is slower than in larger centres, however inversely business growth can be faster as it allows for increasing emergence of remote business working, partially forged by necessity.

This is something directly relevant to Snowy Monaro as areas with high tourism amenity and is appealing to new emerging business clusters.

Snowy Mountains Innovation Network has outlined this in consultation noting that the next step would be to support home-based businesses to grow with adequate commercial infrastructure around them, including functional and affordable office space.

The design for flexible working and remote business growth is creating a general industry shift for employment. Flexible employment locations, such as remote work or working from home or shared office spaces, create an inherent need for physical workplaces to reflect flexibility.

The idea of smart work hubs for regional workers is not new. The concept was raised in the Cooma-Monaro Settlement Strategy Discussion Paper 2016-2036 and is in early stages of development with the SMIN and the Jindy Workspace. Even more successfully, the 'Co-Working Space Near the Coast' in the Bega Valley LGA is a digital co-working space founded in 2014. It is part of a network of co-working spaces which include the Council-supported Regional Learning Facility, and the Bega Valley Innovation Hub. This network of hubs fosters business creativity, start-ups and entrepreneurship to stimulate the local economy and retain innovative jobs within the Bega Valley LGA.

While these work hubs are often developed to provide flexible premises for emerging businesses that may otherwise operate as a home business, there is potential to utilise spaces to encourage visitors to spend more time in Snowy Monaro. For example, our review of vacancy within the main commercial and retail areas in Jindabyne shows there is a lack of vacancy and a strain on variation for new business opportunities, especially lower-yielding commercial enterprises (as opposed to retail).

At present, there is a recorded property vacancy of 6% from the Council's audit, while anecdotally very tight vacancy for commercial floor space which generally work from lower yields than retail markets. Based on market analysis undertaken in November 2019, there was one commercial property on the market for sale and zero commercial properties on the market for lease indicating a significant vacancy of less than 1%.

Consultation with SMIN has outlined the difficulty in finding commercial space despite emerging demand from local home-based businesses seeking to expand and seasonal requirements. This has meant that tourism and hotels are filling a gap where possible. At present, commercial businesses comprise only 13% of 'shopfront' premises in Jindabyne, against 69% for retail and food/beverage outlets, with services such as healthcare and others making up the remainder. Further, our market assessment shows that in the last two years (since January 2018) there have been fewer than five transactions of any commercial property in Jindabyne, including industrial.

This reinforces the need to provide a greater allocation of non-retail commercial uses discussed in Section 3.2.2, with a specific need for commercial floorspace in a market which has enough elasticity to support it, and where it does not need to compete with retail floor space.

The population of Jindabyne fluctuates throughout the year and is the highest during the winter snow season. An appropriate supply of office floor space could provide flexible workspace to encourage digital business owners and workers with flexible working arrangements that would otherwise visit the region sporadically for recreation during the snow season to relocate to the area for extended periods.

10.2.3 COVID-19 impact

Closer personal relationship between consumers, producers and manufacturers

There is emerging and rapid change in the type and scale of food production manufacturing and export. This has been reflected industry wide in:

- Increased demand for direct purchase, cellar door and artisanal products
- · Increased demand for locally made and/or artisanal products
- · Increased demand for distribution access and production to export market proximity

Some of the biggest impacts of this are the decentralisation of retail and increased integration of retail in tourism areas³. This will be a critical consideration tied into land use zoning for the final recommendations.

Online Retailing

Online retailing is significantly impacting both retail space as well as location, type and facilities for wholesale retail trade and distribution.

In 2018 alone, the number of online purchases grew by more than 13% year on year in every State and Territory, with the national average growing over 20%. While Australia's major metro cities still dominate online purchasing, there is also rapid growth in online shopping in regional areas⁴.

Inner-regional areas such as Toowoomba and Ballarat experienced the highest growth in online goods purchases, at 21.4% YOY. This definition of inner regional areas would include most of Snowy Monaro.

The impacts for a regional area like Snowy Monaro with strong connections to Canberra, Sydney and Melbourne as well as an emerging airport are already being felt. An example such as Birdsnest shows that online and wholesale trade can be operated outside a major metropolitan centre.

10.2.4 Analysis of Projected Demand

On face value, the impacts in retail and business seem to be more positive than negative. Examples of regional wholesaling and supply network as well as increased remote/flexible business growth are evident, whilst retail vacancy is generally low. However, in smaller centres, including Berridale and Bombala retail vacancy is higher, which suggests they may be more vulnerable to industry shift, while Cooma and Jindabyne are likely to gain.

This should influence both considerations for Cooma and Jindabyne to succeed with sufficient and appropriate floor space as well as ways to mitigate impacts on smaller centres that may miss some of the benefits of industry change. Local, regional factors driving demand for retail and commercial floorspace support Snowy Monaro in different ways and locations.

The impact of increased tourism growth and more year-round balance would significantly impact other industries, especially business services and retail. This could have significant implications for retail and commercial space in Jindabyne, and Berridale and Cooma to a lesser extent. This growth is not seen as improbable given the exponential year on year growth.

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³ HillPDA, 2019

⁴ Australia Post, 2019

The impact of Snowy and tourism growth could further induce more permanent population growth which has the effect to deliver not just more retail and commercial space, but greater scalability and likely larger industries which require a certain supporting population threshold.

Vacancy

Vacant property refers to buildings which are serviced but have no current tenants. The natural vacancy rate refers to a condition of having a certain proportion of property vacant at any time to ensure there is adequate supply to meet the demand continuum.

There is no benchmark natural vacancy rate, and it is highly dependent on individual markets, however, for regional centres, a 10% natural vacancy rate is considered acceptable.

At present, the two primary business and retail markets in Cooma and Jindabyne have a recorded vacancy rate of less than 10% in retail and commercial zones. The business and retail vacancy rate are estimated at 9% in Cooma and 6% in Jindabyne based on Council's audit. Further, Berridale is the lowest at only 5%.

Without considering other factors, the rate of vacancy below the 10% natural rate indicates there is not likely adequate stock in the market at present, and any growth is likely to impact this vacancy squeeze further significantly. This informs a fundamental view that greater floorspace capacity is required for the 5, 10 and 20-year projections. It is how this translates to zoning and capacity that needs further exploration. Additionally, there are multiple other factors to consider in terms of vacancy.

Traditionally in Cooma, Jindabyne, Bombala and other centres in Snowy Monaro, there has been little variation between commercial space and retail space. The lack of distinction could be because of the higher proportion of employment in the retail industry as opposed to industries that would typically require other commercial premises (e.g. offices) such as finance and insurance services; professional, scientific and technical services; and information media and telecommunications. There has been some second-floor commercial development in Cooma. However, this has become somewhat diluted with conversion to residential. There is an acknowledged gap in pure commercial space which could accommodate a growing services component in both Jindabyne and Cooma.

This would be for business premises with requirements including fit-out, communications/IT, parking and access. This was reflected by consultation with SMIN, where growth beyond home-based businesses was difficult due to difficulty sourcing business premises which did not have to compete with retail and find adequate space.

Consultation with the Cooma Business Chamber and Snowy Mountains Innovation Network has outlined that there is a demand for a higher grade of commercial office space, especially considering potential Snowy 2.0 as well as increased year-round tourism. At present, there is very little serviced commercial floorspace above C equivalent grade other than for specific companies such as SMEC. As such business conferences and significant industry gatherings are normally held at resorts or hotels which limits the opportunity for business capital and ability to secure larger potential corporate tenants.

Based on an analysis of the market in Cooma and Jindabyne, there are very few transactions for larger floorplate retail and/or bulky goods premises. The average size from existing market opportunities is 240sqm. This was reflected in consultation with the Cooma Business chamber who outlined a shortage of main street larger floorplates. There is potential in the B5 zone in north

Cooma; however, this is not yet fully realised. Jindabyne has limited larger floorplate stores, although demand is less evident than in Cooma.

A review of vacancy in Cooma showed that there was one vacant shop not active (in terms of new fit-out/ tenancy) out of 90 on Sharp Street. This was further expressed during consultation with the Cooma Business Chamber, who outlined the very high demand for space along Sharp Street and immediately adjacent properties. This fostered a need to increase the visibility and attractiveness of retail/business on secondary streets.

These factors reflect that although there is 9% vacancy in Cooma, in reality, there is not adequate structural vacancy or opportunity of floor space in the market to attract new tenants and the Cooma Business Chamber has raised this.

In Jindabyne, the natural vacancy rate of 6% as recorded by the Council's business audit is placing considerable strain on new opportunities to foster business growth. Further, consultation with SMIN outlined that finding individual strata offices is very difficult with only limited floorplates and services available. It is noted that in Jindabyne there are many businesses which close or reduce their hours outside of the peak winter season.

Elasticity

Elasticity refers to how elastic the market is to demand and pricing. This means how much demand and supply is impacted by changes in price and vice versa, how flexible a market is in price change to fluctuations in demand and supply.

Analysis of the business and retail market in Cooma indicates a median sale price of around \$1,500sqmfor strata commercial or retail space with some variation depending on quality and exposure. The market appears to be relatively elastic in terms of pricing and demand. However, there are still supply issues, especially for larger floorplate and space around Sharp Street.

However, in Jindabyne and Bombala, consultation and a review of market factors have indicated there are market elasticity issues. In Bombala, the rental leasing (net face rents) are considered high, which is reflected in higher vacancy. (20%). There are undoubtedly other issues impacting this. However, higher rents and high vacancy means that the market is not responding to lower demand with lower rents.

In Jindabyne, there is a very tight vacancy rate which is impacting the supply and pricing mix of available business and retail storefronts. This is also affected by tourism seasonality. The lack of vacancy means that net facing rents around \$400/sqm per annum (based on consultation with SMIN) are impacting the ability to attract commercial businesses who cannot compete with retail and need a reduced rate during initial business growth.

TABLE 39 - COMMERCIAL FLOORSPACE PROJECTIONS (SQM)

Location (High/Low)	2021	2031	2041
Cooma High	6,550	9,700	15,900
Cooma Low	3,000	6,750	9,450
Jindabyne High	4,775	9,625	13,325
Jindabyne Low	2,600	5,300	7,000
Bombala High	2,075	3,150	4,350
Bombala Low	1,000	1,000	1,275
Berridale High	1,300	1,850	2,375
Berridale Low	650	650	850

From Table 39, the towns of Cooma, Jindabyne, Berridale and Bombala have a predicted additional demand of between additional 7,250sqm and 14,700sqm of commercial and retail floorspace in the short term. This figure increases to between 13,700sqm and 24,325sqm in the medium term and between 18,575sqm and 35,950sqm in the long term. Cooma leads the LGA for the demand of physical floor space, although Jindabyne leads in terms of percentage growth on existing floor space and has similar demand figures to Cooma. The key factors driving the supply of new commercial and retail floorspace space are as follows:

- Projected locally generated demand from population growth in Cooma, Jindabyne and the Canberra Corridor (which incorporates Michelago).
- Increased demand from services supporting main works infrastructure for Snowy 2.0.
- Small, yet gradual growth of re-located and newly formed local businesses, resulting in higher employment growth, proportional to population growth.
- A lack of total vacancy and especially market vacancy. This means there are minimal options
 for new industrial space in Polo Flat and Jindabyne. A structural vacancy, at least of zoned
 land of around 10% with the opportunity for mixed floorplates is considered a requisite to
 have adequate supply to the market.
- A likely benefit of production scarcity through imported goods and re-focus on local production, especially related to key industries of energy generation and tourism in the Snowy Monaro Region.
- A general increase in demand for warehousing and logistics potential as a result of post-COVID impacts.

Jindabyne is relatively constrained in terms of urban footprint, in particular its town centre. It is projected to have a maximum long term commercial floorspace demand of 13,325sqm. It may be difficult to accommodate this requirement under the existing town structure and land-use zoning, given the physical constraints of the town, without rezoning surrounding residential land. However, future needs should be determined following the release of the master plan from the Snowy Mountains SAP expected in 2021.

Cooma is projected to experience demand of up to 15,900sqm of commercial floorspace in the long term. While the town centre does not typically have vacant business zoned land, there is approximately 3 hectares of undeveloped B4 zoned land on the approach to Cooma. The land is located in proximity to the Snowy Hydro headquarters, which could be better utilised for complementary commercial activities, such as a business park. Further, redevelopment of sites within the town centre for increased density could also deliver increased floor space.

10.2.5 Building on existing strengths

The Snowy Monaro region has several successful businesses with strong brand recognition and value-add to the regional economy. Wholesale trade and manufacturing contribute approximately \$19 million each annually to the Snowy Monaro regional GVP. Manufacturing is also the third-highest industry contributing to local exports, representing 7.2%. Further, retail trade contributes approximately \$54 million to GVP and professional, scientific and technical services contribute roughly \$25 million to GVP. There has been growth in the local businesses operating successful advanced manufacturing and e-commerce businesses in the Snowy Monaro region, including:

CalOffroad, a specialist manufacturer of four-wheel-drive vehicle parts based in Berridale. It
manufactures and installs some bespoke parts locally, while others are manufactured
overseas and imported.

- Snowy Mountains Cookies, a biscuit and smallgoods manufacturer, based in Jindabyne.
- Wool brokers, such as Jemalong Wool, Gordon Litchfield Woo, and Monaro Wool Services, all have premises in Polo Plat. They provide marketing on behalf of local wool growers to link them with manufacturers and other stages of the wool production line.
- Birdsnest, a clothing retailer with a focus on online distribution business based in Cooma. It
 includes an in-house label that is designed in Cooma and manufactured overseas.
- · High Country Truss & Frames, a building materials manufacturer based in Polo Flat.

These businesses have high value-add based on the number of inputs. In general, manufacturing contributes higher value add because it sources multiple components from multiple industries. For example, High Country Truss & Frames may source local timber from Bombala, and elsewhere in the region, it manufactures and exports finished products throughout the Snowy Monaro and beyond. It generates employment within its own business and supports multiple companies in the supply and distribution chain, as well as the construction industry.

Council will encourage the development of enabling businesses such as those listed above and grow their contributions to the regional economy by ensuring that appropriate land is available for expansion or establishment of complimentary services. Opportunities to encourage concentrations of similar or complementary businesses may help promote collaboration and innovation. It may also be necessary for how existing zones enable or prevent business development. For example, Birdsnest is well-located with Cooma in terms of accessibility, but the site is zoned B2 Local Centre, which makes it difficult for a complementary business to establish nearby. Its location next to the SMEC offices (B4 Mixed Use) could be suitable for rezoning to become a B5 Business Development cluster. Similarly, CalOffroad operates its workshop on the main street of Berridale. While the current zoning permits the activity, an expanded facility may be out of character for the Berridale town centre, especially as a more formal zoning structure is recommended.

It is recommended that the Council maintains a list of available sites that can support flexible business uses, with an immediate focus on Cooma and Polo Flat. The plan should focus on existing vacant land, but also underutilised lots that could be suitable for purchase and redevelopment, or subdivision. Potential sites include the undeveloped land at the northern end of Polo Flat, as well as underutilised lots throughout the area that could be subdivided to create lots down to 400sqm per the Cooma-Monaro LEP.

Smaller lots, or smaller tenancies on larger lots, could help provide a more affordable location for emerging manufacturing, design and distribution businesses. Council may also wish to consider other site controls to encourage efficient site usage, such as minimum site coverage. Implementation of land use interventions could be coordinated within a dedicated business or industrial park that stimulates the improved urban design outcomes for Polo Flat as the Snowy Monaro's largest industrial precinct.

Canberra to Eden Rail Line

The NSW Government commissioned a feasibility study in August 2018 to consider a Canberra to Eden railway for freight and passenger services. The project would establish a rail line between Canberra (Canberra Airport) and the Port of Eden. The rail line includes the existing corridor from Queanbeyan to Bombala, via Michelago, Bredbo and Cooma and Nimmitabel, then would require an extension from to Queanbeyan to the Canberra Airport, and from Bombala to Eden, which has never had an existing rail corridor.



FIGURE 69 – POTENTIAL ALIGNMENT OF RAILWAY CONNECTING FROM CANBERRA AIRPORT TO THE PORT OF EDEN

There has been limited information released since the feasibility was announced. The scope of the study includes consideration of demand for usage; and engineering assessment; environmental assessments; and a high-level business case including economic and financial analysis. Potentially that the delay in the announcement of findings from the feasibility study could mean the project is not economically or financially viable. It is understood that elements of the report have now been released identifying that the project was not deemed economically or financially viable.

Since its closure in the 1980s, various historical/tourist passenger rail services have operated at times on multiple sections of the rail line, including the Cooma Monaro Railway, which operated historic carriages between Cooma and Chakola, towards Bredbo, during the 1990s. Many of the remaining railway stations are listed as heritage items under the respective LEPs in the Snowy Monaro LGA.

The Port of Eden is noted in the South East and Tablelands Regional Plan 2036 as a "global gateway" and a recognised hub for cruise ships and marine-based tourism. Direction 2 of the Regional Plan aims to: 'Enhance tourism and export opportunities through the Port of Eden'. The Regional Plan does acknowledge the opportunity for increased supply of local produce to cruise ships, which could include the Snowy Monaro region.

Re-opening the Canberra to Bombala rail line for passenger and freight services, and extending it to the Port of Eden, would require significant infrastructure investment, likely into the billions of dollars. Projects of this scale typically drive other investment in property and business, as was the case in the Snowy Hydro project during the 1950s and 1960s. Investment in the rail line would also see the modernisation of the existing railway stations and surrounds. Land use and development would vary along the rail line, with some opportunities and challenges for specific localities.

Monaro Rail Trail

An alternative to the freight and passenger rail is developing a 'rail trail' along part or all the alignment. Rail trails are commonly shared trails that accommodate walking, cycling and occasionally equestrian movements on disused and converted rail corridors. Council commissioned a 'Monaro Rail Trail Feasibility Study' which was completed in October 2019 (Transplan/Mike Halliburton Associated 2019) which considered the 213km railway corridor between Queanbeyan and Bombala. It would pass through the towns of Michelago, Bredbo, Cooma and Nimmitabel. All towns along the corridor are between 30 and 50 km between one another, which is considered a suitable distance for cycling day trips between towns.

Council engaged a consultant to undertake a feasibility study into the viability of the Monaro Rail trail. This feasibility study found based on the available information at the time that the Monaro Rail Trail was feasible providing the following statement.

'As is the case for the vast majority of disused railways in NSW, the entire corridor is still in public ownership. Although the southern section (between Cooma and Bombala) was developed as an unfenced railway, and many adjoining landowners have had unrestricted access to the public land within the corridor for many decades, the land remains in public ownership. It is also highly unlikely that the publicly owned land will be sold for an alternative use. Some adjoining landowners have erected fences alongside, and across, the corridor over the years and stock have had unlimited access to much of the corridor for grazing purposes. There will inevitably be disruptions to long established farming practices should the proposed rail trail be constructed. However, as is the case with many other successful rail trails developed in similar broadacre farming areas in Australia and overseas, there is a range of

practical and viable solutions to each and every issue that adjoining landowners raise. The fact that some farms straddle the railway corridor should therefore not be considered as a reason for not proceeding with the development of a trail. Although some bridges over roads have been dismantled, and at-grade crossings of the Monaro Highway have been removed, these minor discontinuities can easily be overcome though design solutions.'

Findings of the 'Monaro Rail Trail Feasibility Study' include:

- Could be a viable option to transform the Canberra to Bombala rail corridor from an economic and financial perspective.
- Would contribute to the Snowy Monaro region's year-round tourism and could increase
 general economic activity such as accommodation, retail, and food and beverage businesses.
 It could also support more targeted business such as bicycle hire and tour operators.
- Overwhelming community support for a potential rail trail.

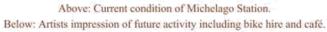
Victoria has significant rail trail infrastructure and has successfully used outdoor activities and adventure cyclists as a means of driving tourism within food and wine sectors, particularly in the north of the state and Victorian Alps. A case study of the Murray to Mountains Rail Trail is provided below:

Case Study: Murray to Mountains Rail Trail

Victoria has a successful history of rail trail development, particularly around the Murray Valley and Victorian Alps in the northeast of the state. The High Country Rail Trail from Albury-Wodonga to Shelley and the Murray to Mountains Rail Trail from Wangaratta or Rutherglen to Bright are both examples of tourist-oriented rail trails that are well promoted by cycling groups and tourist organisations alike. The Murray to Mountains Rail Trail successfully combines the national and international reputation of Rutherglen's wine region with the historical and scenic values of the Victorian Alps to deliver an outdoor -oriented tourist offering.



FIGURE 70 ARTIST IMPRESSION OF THE MONARO RAIL TRAIL AT MICHELAGO





10.3 Cooma

10.3.1 Service hub for Snowy 2.0

Cooma has the largest commercial and retail market in the Snowy Mountains Region, estimated at 51% of all usable commercial and retail floorspace in the Snowy Monaro LGA. There are several strengths regarding future opportunities. However, improvement in availability and/or conditions to support new commercial space are essential. This opportunity can be aided by considering the need for land to support different strata commercial tenancies and possibly higher quality B+ grade commercial space. At present, there is very little available strata commercial space with consultation exposing that most small retail/commercial crossover spaces did not meet the floor space and infrastructure requirements for commercial uses. Particular support for commercial space in the peripheral streets back from Sharp Street is supported by less need for main street frontage, but there is a need to utilise the CBD grid structure better to distribute office space.

Snowy Hydro will have essential support service requirements for local businesses, both commercial and industrial. Acknowledging Cooma as the service support town with a recognised plan for commercial and industrial enterprises would be a significant step. This would allow interested businesses to be aware of where and what the opportunities are so Council is on the front foot. The cumulative impact of this opportunity is a need to allow for more commercial floor space which is not just retail or bulky goods space for the potential to be leased. At present commercial premises comprise 22 out of 137 business premises in Cooma. Independent analysis identified several factors influencing commercial vacancy:

- · Lack of separation between commercial and retail premises
- · Increasing demand for premium grade office floor space, such as serviced offices
- Demand for larger floor plates
- · Competition for main street exposure

Therefore, it is recommended that Council actively encourage the development of new commercial floor space for office and business premises and protect existing office accommodation within Cooma. Land use planning interventions may include updating the Cooma CBD Structure Plan (2009) to consider the role and distribution of offices in the CBD or the allocation of land for a future business park that can accommodate larger floor plates.

Density should be encouraged, and the introduction of floor space incentives and off-street parking reductions were considered as part of the CBD Structure Plan. It is noted that the Cooma-Monaro LEP permits buildings up to 15m (generally suitable for a four-storey commercial building) and has no floor space ratio for the CBD, yet these controls are rarely utilised.

10.3.2 Industrial

Council's independent economic analysis has found that Cooma has a predicted short-term demand of approximately 34 hectares, increasing to around 72 hectares in the medium term and just over 100 hectares in the long term. To put this figure in perspective, the current area of IN1 zoned land at Polo Flat is approximately 134 hectares. Environmental constraints between Polo Flat and Cooma prevent the western expansion of the existing IN1 zoned land, but it could potentially expand eastward towards the MonBeef abattoir. Alternatively, this analysis recommended that Council may wish to consider a new industrial and employment land estate in an alternative location, such as the Snowy Mountains Airport. This land is potentially favourable because it is not mapped for biodiversity under the Cooma-Monaro LEP and is generally flat. The distance from Cooma may be negative, as it is approximately 15km between the airport and Cooma town centre. It is

recommended that these options are more holistically considered after the Snowy Mountains SAP masterplan concludes so Council can better understand the long-term direction regarding Snowy Mountains Airport.

Polo Flat

Polo Flat is the Snowy Monaro's largest industrial precinct with 134ha of land zone IN1 General Industrial. It is an area located to the east of Cooma, separated from the remainder of the town by the environmentally sensitive area of Radio Hill. The Polo Flat industrial zone supports many industrial, manufacturing and production uses:

- · freight transport facilities;
- · hardware and building suppliers;
- · industrial retail outlets;
- landscape suppliers;
- · recycling and salvage yards;
- transport depots;
- warehouses and distribution centres (mainly for wool production); and
- · vehicle repair workshops.

Regardless of investigations concerning the Snowy Mountains Airport, Polo Flat will need to facilitate the short-term demand for industrial land in Cooma. This can initially be facilitated through the development of under or undeveloped lots in Polo Flat. Table 40 below highlights some sights where this has potential.

TABLE 40 - SITES IN POLO FLAT SUITABLE FOR FURTHER DEVELOPMENT

Lot/Sec/DP	Area (Ha)
14//250029	56.905*
3//238762	5.091
11//1108723	4.955
1//1237208	3.786
16//1112851	2.961
1//596077	2.388
2//534903	1.424
3//1237208	1.231

^{*31.6}ha of this site will form Snowy Hydro's Concrete Segment Factory to facilitate the Snowy 2.0. This will leave 25.3ha of largely undeveloped land.

This provides approximately 41ha of undeveloped or underdeveloped land at Polo Flat, this could provide for short term demand if developed however further land would be required in the medium to long term. Council should work with these owners to free up supply to meet immediate demand.

Rezoning

- Following the completion of the Snowy Mountains SAP masterplan Council should undertake an options study to compare industrial land sights between Snowy Mountains Airport and Polo Flat for the long-term provision of employment lands.
- It is recommended to meet the Short to Medium term demand Council rezone lot 1 of DP 550951. This area is immediately east of Polo Flat, the area is disturbed and is unlikely to be constrained by high biodiversity values. The area is sloped which may act as a constraint for development and investment

Road layout and wayfinding

Polo Flat suffers from an imperfect road layout and lack of wayfinding such as clear signage. This is particularly evident on the western side of Polo Flat Road. To avoid this occurring on the eastern side, Polo Flat Structure Plan should be updated or replaced with a new plan which provides clear guidance on road hierarchy and layout in relation to new subdivision providing for connectivity. The plan should also address wayfinding by offering details of standard signage.

Recommendations

- 26 -Work with the NSW Government on the completion of the SAP Masterplan and use the findings from this master planning process to inform future allocation of Industrial land.
- 27 Following the completion of the SAP Masterplan, Council undertake an options study to compare industrial land sights between Snowy Mountains Airport and Polo Flat for the longterm provision of employment lands.
- 28 Rezone lot 1 of DP 550951 from zone RU1 Primary Production to IN1 General Industrial
 to provide for the short to medium term industrial needs in Cooma and allow for the logical
 and orderly expansion of Polo Flat.
- 29 Council undertake a detailed structure plan for Polo Flat that provides at a minimum an
 outline of the orderly staged expansion of polo flat, details road hierarchy and future road
 layout and details the requirements for appropriate signage and wayfinding.

Snowy Mountains Airport

The Snowy Mountains Airport is located between Berridale and Cooma; it currently operates commercial flights to and from Sydney and Merimbula. The Airport has the significant capacity with two (2) runways; one (1) asphalt 2,120m in length and one (1) gravel 622m in length. The Airport is well located and within proximity to Cooma, Berridale and Jindabyne.

There is a significant opportunity to expand commercial flights and destinations. The Airport has the potential to link the region with major centres in Australia such as Sydney, Melbourne and Brisbane. There is also the potential role this Airport can play in the distribution of freight from the region across Australia and then overseas.

An extension of the runway could potentially play a role in making the Airport more accessible for additional aircraft types. It is understood that a 500m extension to the asphalt runway length would support Boeing class 737-700 and 737-800 along with Airbus A320-232 Aircraft to service locations such as Melbourne, Adelaide, Brisbane, Darwin, Perth and New Zealand destinations. There would be the need to upgrade other airport facilities, including the terminals and supporting uses such as car hire if these destinations are to be realised.

Major airlines would need to be satisfied that payloads would be reached to make this a viable proposition. It is expected this would hinge on the tourism demand and offerings of the region. These tourism offerings centre on Jindabyne and the Snowy Mountains, as such an airport closer to Jindabyne, may be more desirable though considerably more expensive than working from the infrastructure already in place. The distance aspect could be overcome by improved reliable public transport from the Airport to Jindabyne and linking with the resorts. It is noted that the Airport may be in a better position to service Selwyn Snow Resort than one closer to Jindabyne.

The Airport could, if reinforced and supported, become a regional transport hub for the whole South East of NSW and Gippsland in Victoria offering a link to the all-year-round tourism products that the region has. This would need to include greater links to Cooma, South Coast, Bombala, East Gippsland and Canberra. This could also help provide the south coast with more visitors in winter and the Snowy Region more visitors in summer. Better road connections to the Airport would be required to achieve this and could be a link to Cooma to connect to the railway to Canberra and the South Coast or a rail trail to Canberra or Bombala. The scope of the Snowy Mountains SAP is to investigate air connection options for the region this includes investigating potential airport locations. It is understood that this will consider the cost benefit of upgrading the existing Snowy Mountains Airport.

Zoning

The Snowy Mountains Airport is currently zoned RU1 Primary Production which possibly isn't the most suitable zone for an Airport. Zone SP2 Infrastructure may be more appropriate in future. The land around the airport should be investigated for possible industrial uses and business uses including zones IN1 General Industrial and/or B5 Business Development for the creation of complimentary employment lands.

Recommendation

 30 Work with the NSW Government to facilitate related technical studies including airport studies relating to Snowy Mountains SAP. Consider land use implication of these studies.

Other Industrial Sites Zone IN1 General Industrial

To the west of Cooma, there is one lot zoned IN1 General Industrial, and this lot is currently home to Cooma Steel operation. It is considered that this is appropriate zoning of this site and should be maintained in a consolidated LEP. Surrounding land zoning does have the potential to cause future land use conflict, development applications in this area should be monitored, and appropriate buffer distances should be used.

To the north of the Cooma Steel site is a former landfill site, currently zoned SP2 Infrastructure. It is recommended that this site is remediated to level suitable for industrial development and then rezoned IN1 General Industrial. This will reduce any future land use conflict caused by this site and will have a negligible environmental impact.

Recommendation

 31 - Council remediate lot 184 of DP 750535 to a standard suitable to support industrial development. Following remediation lot 184 of DP 750535 is rezoned from SP2 Infrastructure to IN1 General Industrial.

Zone B5 Business Development

There is a triangle-shaped portion of land zoned B5 Business Development located to the east of Cooma's CBD. This land is wedged between the railway corridor, Sharp St and a residential precinct. The area should be promoted as a location for bulky goods retailers, car dealerships and workshops and other light industrial/large floorplate commercial developments.

This precinct does incorporate an Aldi Supermarket; this type of development could undermine Cooma's CBD as a core area for trade-in Cooma by providing an anchor retailer outside of the

traditional CBD area. This area does have several residential dwellings; these are a legacy of the former residential area this zone covers. Long term permitting residential accommodation in this area may create land use conflict with other permitted uses.

As identified in the employment lands study Council should encourage concentrations of similar or complementary businesses may help promote collaboration and innovation. It may also be necessary for how existing zones enable or prevent business development. For example, Birdsnest is well-located with Cooma in terms of accessibility, but the sites surround it are not zoned appropriately for complimentary business to start up. Land to the south and east of Birdsnest is zoned B4 Mixed Use this area is suitable for rezoning to become a B5 Business Development cluster, to support more complementary business uses.

Recommendation

- 32 It is recommended land uses in zone B5 Business Development are reviewed with the
 intent of prohibiting uses that will undermine Cooma's CBD and prohibiting all types of
 residential accommodation to avoid land use conflict.
- 33 Rezone lots 1, 2 and 4 of DP 390856, lot 23 of DP 631276 and lot 4 of DP 232738 from zone B4 Mixed Use to zone B5 Business Development to support complimentary business opportunities and development around the Birdsnest site.

10.3.3 Commercial and Retail Land

Cooma is the commercial and administration centre for the region and supports the widest variety of land uses, businesses types and other services. It has an established hierarchy of commercial land. Its central business district (CBD) is located on the Sharp Street/Snowy Mountains Highway between Soho and Baron Streets and is zoned B3 Commercial Core. This is a well-defined CBD area that accommodates a variety of commercial services and non-commercial services including:

- · several full-line supermarkets
- general and speciality retail, including large format retail (Target)
- various pubs, cafes and restaurants
- tourist and visitor accommodation
- offices and professional services
- · financial, administrative and social services

An area of land zoned B4 Mixed Use is located to the northeast corner of the Cooma's CBD, which facilitates the transition between the commercial core and surrounding residential area. It includes various commercial buildings immediately adjoining the B3 zone. The objective of B4 zones are:

- to provide a mixture of compatible land uses,
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling,
- To encourage development that enables a transition from residential to commercial land uses.

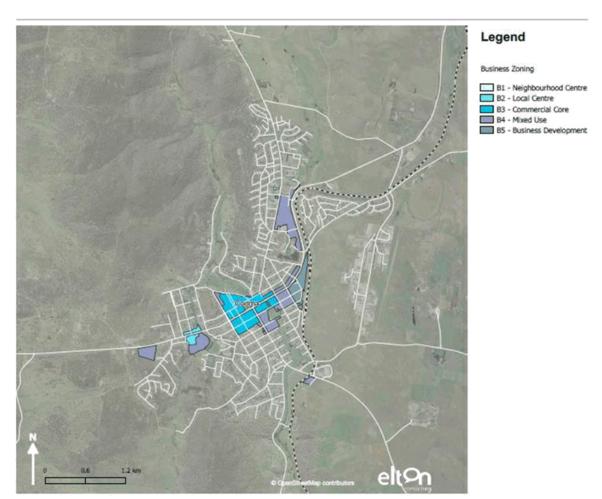
An area of land zoned B5 Business Development is located between the B4 zone and the former Cooma railway station.

Other pockets of commercial zoned land exist outside the Cooma CBD. A small area of B2 Local Centre zone is located to the south east which services the surrounding residential population. This

area of Cooma also has an area of B4 Mixed Use land which accommodates the large-scale commercial businesses including Birdsnest and the SMEC offices. Another pocket of B4 land is located towards Cooma's north, on the approach from Canberra. This portion of B4 land is largely undeveloped and dominated by the Snowy Hydro headquarters.



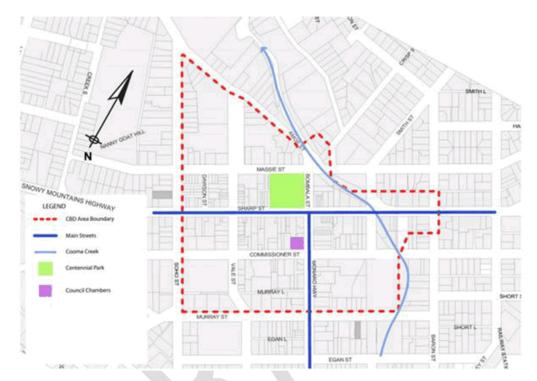
FIGURE 71 BUSINESS ZONED LAND IN COOMA



Central Business District (CBD)

Cooma's CBD is the main commercial and retail precinct in the Snowy Monaro Region. The CBD precinct is shown in figure 72 and is predominantly zoned B3 Commercial Core.

FIGURE 72 - COOMA'S CENTRAL BUSINESS DISTRICT (CBD)



The Cooma CBD provides 26.4ha of commercial land and will play a key role in delivering future commercial space to meet demand. Cooma is anticipated to need between 9,000 and 16,000sqm of commercial space in the next 20 years. It is paramount that commercial space needed is predominantly provided in the Cooma's CBD to support it as the commercial and administrate hub of the region.

The type of commercial spaces available often fail to meet the demands of businesses, whether due to floor space constraints or quality of space. Council should actively encourage the development of new commercial floor space for office and business premises within Cooma. Land use planning interventions may include updating the Cooma CBD Structure Plan (2009) to consider the role and distribution of offices in the CBD or the allocation of land for a future business park that can accommodate larger floor plates.

Recommendations

 34 - Undertake a Masterplan for Cooma's CBD. This should consider at a minimum the use of planning controls including heritage conservation, height of building and active Street frontage maps.

Lambie Street Commercial Precinct

The intersection of Lambie and Sharp Street is centred on a secondary commercial precinct for Cooma. This area has a historical connection to commerce and falls partly within a heritage conservation area. This area includes a heritage item, the Royal Hotel and popular retailer Birdsnest.

The precinct is made up of approximately 3.3ha of zone B2 Local Centre and 5ha of zone B4 Mixed Use. This area may be appropriate for development that is complementary to Cooma's CBD and Cooma as the business and services hub of the region. These may include uses such as highway service centre, specialised/bulky goods retailers and/or car sales and repair workshops.

It is recommended that the area of B4 Mixed-use is rezoned to B5 Business Development to help facilitate this development. Zone B5 Business development also allows for a wider variety of uses that may compliment Birdsnest types of retail outlets such as transport, freight, and logistic type uses.

Snowy Hydro Precinct

In the north of Cooma is the Snowy Hydro Commercial Precinct which currently has the Snowy Hydro head office, snowy Hydro discovery centre and the Snow Season Motor Inn along with community facilities and places of public worship. The majority (17ha) of this precinct is zoned B4 Mixed Use which provides for a variety of commercial and medium density residential uses.

There are two undeveloped sites in this precinct, both approximately 1.5 ha each in size. These sites allow for large floorplate high-quality commercial space potentially in part of a business park precinct with Snowy Hydro. Retail uses should be limited as not to undermine the existing retail hierarchy.

10.4 Jindabyne

10.4.1 Increasing economic resilience by building on non-winter tourism strengths

Tourism in the Snowy Monaro region is commonly associated with outdoor recreation and adventure sports, most of which are snow-based. Cooma's town tagline is 'Capital of the Snowy Mountains' and the surrounding region includes four ski resorts: Thredbo, Perisher, Charlotte Pass and Selwyn. The flow-on effects of winter-dominated tourism mean many retail stores are focussed on the sale of winter apparel and other goods. The emergence of year-round tourism in the region can increase economic resilience and reduce seasonal differences in trade and accommodation vacancies.

Developing year-round tourism is a crucial objective for the region as identified in the SETRP and Snowy Monaro REDS. Accommodation and Food Services was the largest value-adding industry at \$138 million or 13.2% and has increased its output to \$154 million or 15.7% in 2018/19 (REDS, 2019). Despite this, the Snowy Monaro Destination Management Plan 2019 acknowledges the region has several immature tourism bodies that lack a coordinated approach for the area. The most significant corridor of tourism activity is between Cooma and the ski fields, with Jindabyne the centre of a cluster of accommodation and service activity. Our analysis of tourism locations in the LGA revealed a group of accommodation and rural industry/food production uses along the Alpine Way Corridor between Jindabyne and Crackenback, and around Berridale, as shown in Figure 73. Such businesses could include:

- Eco-tourist facilities (such as Karels or ecoCrackenback)
- Adventure/Activity-based tourism/stay (such as Bungarra Alpine Centre)

 Cellar Door / Artisan Food Production (such as Snowy Mountains Truffles and the Wildbrumby Distillery)

Tourism Snowy Mountains currently promotes various non-winter-based tourist activities, including mountain biking, horse riding, and hiking, as well as year-round activities such as arts and cultural events. Arts and recreations services is identified as a specialised employment growth industry in the Snowy Monaro REDS, which further determines the adventure and nature-based tourism as an infrastructure priority.

Agri-tourism and artisan food production does not have the same strategic direction as adventure tourism. This is despite such businesses dominating the Alpine Way Corridor from Figure 73. These businesses also benefit from a rural/scenic location, and many are located in an area of E3 Environmental Management zoned land, which has some constraints for development permissibility under the current Snowy River LEP. Council must consider how tourism-related uses fit into the existing permitted development and definitions of the respective LEP. For example, several businesses operating in the Alpine Way Corridor could be defined as artisan food production industry which is not permitted in the E3 zone. It is understood they operate under existing use rights.

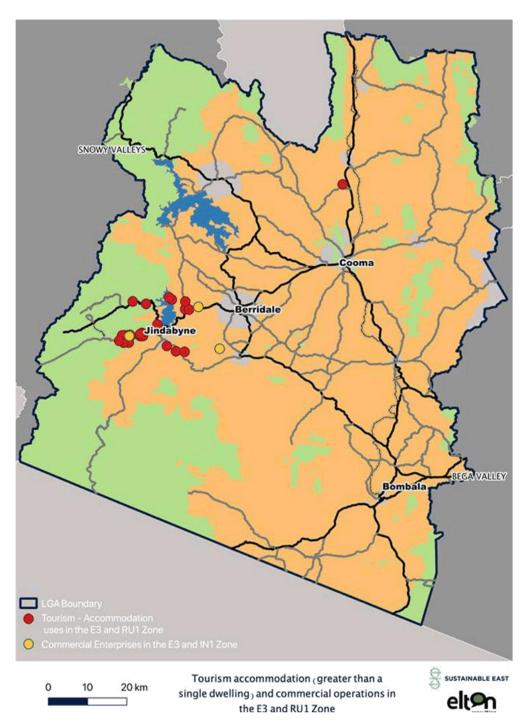
Further, tourist and visitor accommodation permitted in the Alpine Way Corridor under the Snowy River LEP is limited to bed and breakfast accommodation and farm stay accommodation. However, bed and breakfasts are limited to three bedrooms, and farm stays are limited to eight bedrooms. Eco-tourist facilities are also permitted, but its definition under the Snowy River LEP creates uncertainty regarding scale and number of rooms. Only a handful of eco-tourist facilities have been approved since 2017. The introduction of a combined LEP could simplify permitted uses and consider how emerging uses align with existing definitions. It is recommended that Council identify the strategic intent of the Alpine Way Corridor, specifically addressing tourism-related development. The purpose would be to demonstrate to potential developers and landowners what the desired character of the corridor is and how particular development types could be approved.

The Snowy Mountains SAP creates further opportunities and increased attention for economic resilience in the region. The intent of the SAP investigations will seek to increase year-round tourism and promotes the Snowy Mountains as Australia's premier alpine tourist destination and an internationally comparable location. While Council cannot control the direction of the SAP investigations, it is recommended that it seeks to highlight how many of the tourism business are complementary and would benefit from increased connection and a dedicated Snowy Monaro regional tourism brand. This could include creating food and wine trails for self-guided tours or constructing supporting infrastructure such as a shared path along with parts of the Alpine Way Corridor.

Recommendations

- 35 Council review permissible uses for the Alpine way corridor in the Rural land Use Strategy.
- 36 Council create a site specific development control plan section for the Alpine Way
 Corridor which provides clarity for tourism related development in this area.
- 37 Council to work with NSW Government to establish agri-tourism as part of the Snowy Mountains SAP investigations.

FIGURE 73 TOURISM RELATED USES IN RURAL ZONES ACROSS THE SNOWY MONARO



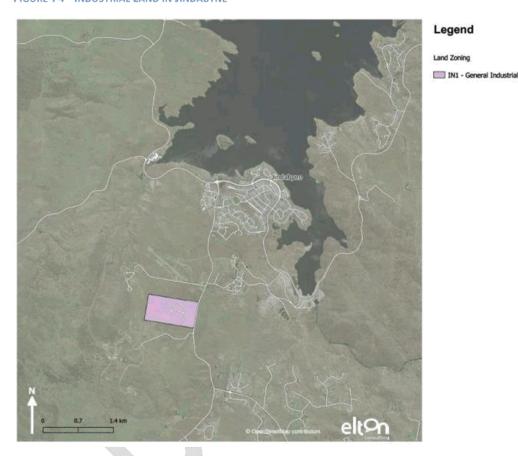
10.4.2 Industrial Land

Jindabyne has an industrial estate, Leesville, located south of the town on Barry Way, towards Dalgety. The Jindabyne industrial zone supports a number of industrial, manufacturing and production uses:

• hardware and building suppliers;

- · industrial retail outlets;
- landscape suppliers;
- · recycling and salvage yards;
- transport depots; and
- · vehicle body repair workshops.

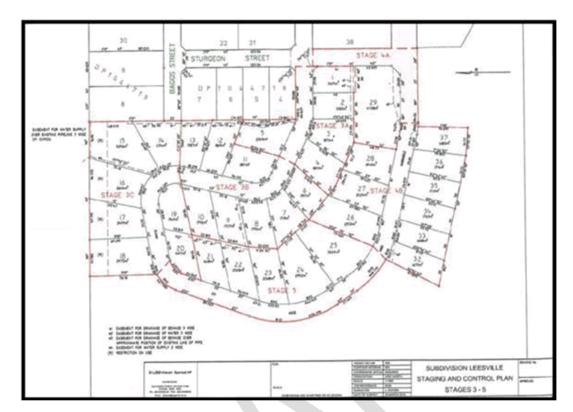
FIGURE 74 - INDUSTRIAL LAND IN JINDABYNE



While the Go Jindabyne economic study does not identify a need for additional industrial land, Councils independent employment lands Study undertaken by Elton consulting established that there is an undersupply of industrial land in Jindabyne. It is recommended that no rezoning take place before the completion of the Snowy Mountains masterplan which may identify alternative sites for employment lands, particularly concerning airport investigations.

The employment lands Study undertaken identifies the need for 37.6ha of land in total over the short, medium and long term. There is an approved subdivision to the west of Leesville at the end of Percy Harris Street totaling 21 lots, the average size of the lots proposed is just over 2000sqm per lot providing for approximately 5ha of Industrial land. This does not satisfy the 13.8ha demand in the short term.

FIGURE 75 - APPROVED SUBDIVISION LEESVILLE ESTATE



Once the land subject to the approved subdivision has been developed, this will leave approximately 10 hectares of undeveloped IN1 General Industrial zoned land to the west side of this precinct. However, this area is heavily constrained by high environmental value snow gum woodland, bushfire risk and slope and is not considered suitable for further development. Council may want to rezone this residual portion of land E3 Environmental Management to reflect the environmental constraints of the land.

There are approximately 7ha of land between Leesville and Barry Way zoned IN1 General Industrial. This land forms a 180meter wide strip between Barry Way and Leesville which includes a 'buffer zone'. This buffer zone is designed to mitigate the visual impact of industrial development from Barry Way, which is a regional road frequently used by tourists and is part of Councils agri-tourism route between Jindabyne and Dalgety. While mitigating the visual impact of industrial development from Barry Way is a positive outcome the development of this 'buffer zone' should be reviewed with the intent of the visual buffer to be scaled down to a smaller area potentially in the form of a physical barrier (landscaped earth mound).

There is a current planning proposal for the site north of which proposes approximately 12ha of Industrial land. While this site does offer the potential for industrial zoning, there are several constraints with the site, this is discussed further in section 5.7. The existing airstrip sight may provide the prospect of some industrial land zoning. After the Snowy Mountains SAP Masterplan is completed the role of the airstrip site will be better understood.

10.4.3 Commercial and Retail Land

Jindabyne is the second largest town in the Snowy Monaro LGA with a population of 3,326. It functions as a service town for the Australian alpine region and is the closest settlement to ski resorts of Perish and Thredbo. The main town of Jindabyne is located on the foreshore of Lake

Jindabyne and contains a commercial centre, zoned as B2 Local Centre. The B2 Local Centre contains the majority of retail, commercial and entertainment services for the town including:

- » a full line supermarket;
- » hospitality; and
- » recreation services.

East Jindabyne contains a pocket of land between Kosciuszko Road and Camira Avenue zoned as B1 Neighbourhood Centre containing:

- » tourist and visitor accommodation (not in use);
- » a fuel station with convenience store;
- · » a ski hire outlet; and
- » a café.

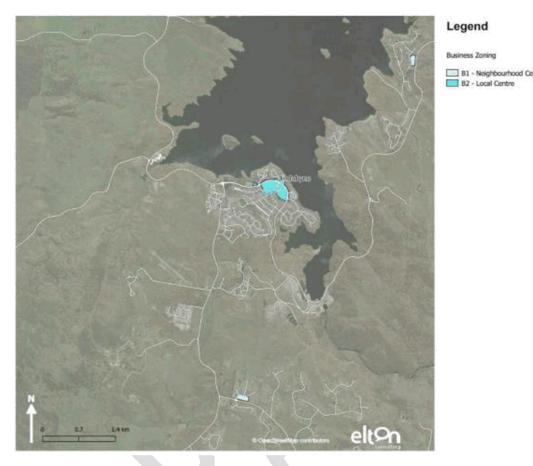
There is another pocket of B1 zoned land to the south of Jindabyne, along The Snowy River Way to service the associated tourist and visitor accommodation and restaurant. In addition to the B1 and B2 zones, Jindabyne also has a number of areas zoned SP3 Tourist zones near the Lake Jindabyne foreshore. There is also a small parcel of SP3 zoned land on the East Jindabyne foreshore, and surrounding the B1 zone to the south of Jindabyne. This land accommodates tourism-oriented development such as:

- » Jindabyne Bowling and Sports Club;
- » tourist and visitor accommodation (hotels and holiday parks); and
- » hospitality related uses such as restaurants and bars.

The land zoned B1 Neighborhood Centre at the Station resort has a two additional permitted uses under schedule 1 of the Snowy River LEP. These uses are 'entertainment facility' and 'pub' this is reflective of the existing uses. Other uses in this area could be defined as 'food and drink premises' and 'function centre'. All of these uses are permitted with consent in the SP3 Tourist Zone which surrounds this site. It is recommended that this site is rezoned to SP3 Tourist and removed from schedule 1 of the LEP in accordance with the relevant section 9.1 direction.

As previously noted, Jindabyne is the centre of the NSW Government initiative called the Snowy Mountains SAP. The program aims to grow Jindabyne into the region's premier year-round alpine destination. A draft masterplan is expected to be released in 2021 to define a proposed Special Activation Precinct for Kosciuszko National Park including Thredbo, Perisher and Charlotte's Pass, with Jindabyne at the centre.

FIGURE 76 - MAP OF BUSINESS ZONED LAND, JINDABYNE



Town Centre

The Jindabyne town centre provides for the main commercial and retail uses for Jindabyne and the surrounding areas, including alpine towns such as Thredbo. The Jindabyne Town Centre is predominantly zoned B2 Local Centre. Council and the NSW should actively seek redevelopment of undeveloped or undeveloped sites in this area to provide for further retail and commercial services required in the short term to service the needs of locals and visitors. This will be necessary to meet short, medium and long term demand. The new DCP should provide a site-specific section on Jindabyne Town Centre providing clear guidance on appropriate types and scale of development in the Town Centre. The height of buildings (HoB) in the Town Centre currently consists of 9 and 12 meters.

There are four sites zoned SP3 Tourist in central Jindabyne. These consist of the Jindabyne Caravan Park, Rydges Horizons, the precinct the other side of Kosciusko Road including the Brumby Bar and Bistro and the Bowls Club. The NSW Government provide some guidance on the use of zone SP3 Tourist Use which states:

"Where a range of tourist, business and longer-term accommodation uses are located together, for example, tourist uses within an established centre, a suitable business zone should be employed instead of the SP3 zone."

Given two of these sites are located directly adjacent to land zoned B2 Local Centre it may be suitable that these sites are rezoned from SP3 Tourist to B2 Local Centre or potentially B4 Mixed

Use. The caravan park site may be more suitable to a B4 Mixed Use zone as 'caravan parks' are prohibited from the B2 zone. The outcomes of the SAP Masterplan may require this zoning to be reviewed.

The Snowy Mountains SAP Masterplan may recommend that a precinct close to the centre of town is rezoned to provide a consistent higher density of development. It is recommended if this does occur zone B4 Mixed Use as proposed in this strategy may be more suitable than zone R3 Medium Density. Zone B4 Mixed Use will provide permitted land uses for consistent medium density development while also permitted commercial uses which near Jindabyne Town Centre may be suitable.

10.5 Bombala

10.5.1 Forestry Industry

The second largest industry for employment for the Snowy Monaro LGA is Agriculture, Forestry and Fishing. This industry does not feature in the top five employment industries for regional NSW, despite regional NSW providing the majority of agricultural production. The high proportion of employment in this industry is dominated by agriculture, and the region is known for its fine wool production and sheep and cattle grazing. Bombala is also home to the region's forestry industry. The dominance of the Agriculture, Forestry and Fishing industry for Snowy Monaro, even compared to regional NSW, demonstrates its importance to the local economy.

Forestry includes logging operations or harvesting of forest products. Forestry is part of the agriculture, forestry and fishing industry, which as noted above, is the second most populous employment industry for the Snowy Monaro region. Forestry operations are centred in the southeast of the LGA, around Bombala, which includes the Dongwha Australia timber mill.

It is noted the 2020 bushfires have had a significant impact on forestry and the timber industry more broadly and the Bombala region is no exception. It is expected there will be a slow recovery of the forestry industry over many years. Innovation and value add opportunities related to timber processing, and production will increase the resilience of the sector and help it recover from this and future fire events. It is noted a review of management activities and better land management practices could mitigate the impact of future fires. Encouraging and facilitating innovative and sustainable practices in timber production is a vital role of comprehensive strategic planning and state government regulatory authorities.

The Dongwha Australia mill in Bombala recently completed a \$10 million project to establish a biofuel reactor to utilise sawdust as a source of biomass⁵. Sawdust is a by-product of the soft timber production, and the biofuel it produces is used to power the kilns used to dry the timber manufactured at the mill. While the Dongwha example is not a profit-making enterprise, it does lower the general operating costs of the sawmill.

Depending on timber production levels, it may be possible to increase output and provide ethanol to the regional market. The neighbouring Bega Valley LGA also has a developed forestry industry which could contribute waste sawdust. Increasing biomass production also creates opportunities for local employment in the operation of the refinery facilities, which could be further expanded to for advanced manufacturing the to produce biochemicals depending on the availability of biomass for the Snowy Monaro region. Despite its potential advantages, biofuels do not specifically feature in the SETRP or the REDS. Council should prepare a policy position on biofuels to be incorporated into

⁵ Reardon, 2019 <u>https://www.abc.net.au/news/2019-05-21/timber-mill-turns-excess-sawdust-into-bioenergy/11120590</u>

its climate change and renewable energy policies. Council should also identify local sources of biomass for detailed investigated in detail for the Snowy Monaro region, as well as determining the requirements for expansion of local biorefineries such as the Dongwha facility. This issue is further considered in Councils Rural Land Use Strategy.

10.5.2 Capitalising on the Port of Eden

The Port of Eden is noted in the South East and Tablelands Regional Plan 2036 as a "global gateway" and a recognised hub for cruise ships and marine-based tourism. Direction 2 of the Regional Plan aims to: 'Enhance tourism and export opportunities through the Port of Eden'. The Regional Plan does acknowledge the opportunity for increased supply of local produce to cruise ships, which could include the Snowy Monaro region.

Imlay road offers a strategic connection between the Snowy Monaro Region and Eden. The road is considered appropriate for B-double truck movements. It does provide significant freight opportunities, which could be realised should an expansion of Port of Eden facilitate more significant freight movements. Currently and in the foreseeable future, the Port of Eden will predominantly be used for the movement of tourists related to various cruise ships. It is not fully understood at this stage what long term impact the Covid-19 pandemic will have on the cruise ship industry; however, it is expected the Imlay Road link will become increasingly important with the development of the Snowy Mountains SAP.

The Port of Eden provides a significant gateway to the South East region of NSW and will be an essential connection for tourists to move from the coast to the mountains. Bombala will become a significant stop for tourist between these two popular tourist regions providing the halfway point and offering essential tourist attractions, including the Bombala areas rich heritage and wildlife, including platypus. It is crucial that this opportunity is recognised and that businesses adapt to capitalise on opportunities.

Recommendations

 38 - Council liaise with Forestry Corporation and Transport for NSW to facilitate significant upgrades to Imlay Road to support greater freight and tourist movements.

10.5.3 Industrial Land

Bombala has a small industrial area in the southwest corner of the town, located on Maybe Street and Bright Street. This area is surrounded by residential development and appears undeveloped for industrial uses. Another small industrial area is located outside the town, on Rosemeath Road. The land uses here appear to support the logging industry.

FIGURE 77 - INDUSTRIAL ZONED LAND, BOMBALA



Rosemeath Industrial Estate

The land currently zoned IN1 General Industrial is to the south of Bombala Township along Rosemeath Road. There are a few industrial uses along Rosemeath Road; some operate in the IN1 General Industrial and others in zone RU1 Primary Production.

In the Snowy Monaro Planning and Land Use discussion paper, it was hypothesised that the Rosemeath Road estate should be expanded to accommodate all current industrial uses and provide land for future industrial services. This was considered in the context of trying to minimise any potential land use conflict with rural and residential properties surrounding this area. The Employment Lands Study was undertaken by Elton and Sustainable East consulting projected the long-term demand of approximately 1ha of Industrial land by 2040.

While it is noted there is sufficient capacity within existing industrial land appropriately zoned in Bombala. Council could investigate zoning additional land around this area industrial to attract further growth for industry and employment. There are existing industrial activities zoned RU1 Primary Production in this precinct which would be primary candidates for rezoning along with the existing sale yards facility on the western end of Rosemeath Rd.

Recommendation

 39 - Council monitor development applications for industrial land uses in Bombala and review land zoning if required.

Dongwha and associated timber industry

The Dongwha timber mill current zoning could limit a significant employer in the region potential future development relating to this purpose. The timber mill is currently zoned RU1 Primary Production, as this use is primarily industrial, it is recommended it is rezoned to IN1 General Industrial. This is considered a more appropriate zone and allows the land around to be developed by complementary businesses. As this land is significantly disturbed by the current land uses no know environmental values where discover in Councils Biodiversity Study.

Recommendation

 40 - Council pursue the rezoning of lot 27 DP 1061792, lot 2 DP 1016573 and lot 4 DP 1118146 from zone RU1 Primary Production to zone IN1 General Industrial.

Bright Street Light Industrial Precinct

The land zoned IN2 Light Industrial is located at the site of the former timber mill along Maybe and Bright Streets. The site is predominantly vacant other than a couple of ancillary dwelling houses. The houses are currently and have historically been used for residential purposes. It is proposed these recommended these two dwellings and curtilage are rezoned to R1 General Residential. The remainder of the site is unlikely to be suitable for residential development and is best suited for light industrial or large floorplate commercial uses. The most appropriate zone to support these uses and be relatively compatible with the surrounding residential uses is zone B5 Business Development.

Recommendations

- 41 Council rezone lot A and part lot B of DP 201851 from zone IN2 Light Industrial to zone R1 General Residential; and
- 42 Council rezone the remaining land in Bombala zoned IN2 Light Industrial to zone B5 Business Development.

10.5.4 Commercial and Retail Land

Bombala is a small town in the southeast corner of the Snowy Monaro LGA. It was formally the administrative centre for the former Bombala Shire Council, which was amalgamated into the current LGA.

Bombala provides many commercial and retail services for residents of Bombala and many surrounding rural and remote settlements such as Cathcart, Cragie, Bibbenluke and Delegate but also some rural communities in Victoria such as Bendoc, Bonang, Goongerah and Tubbut. Bombala is also located on important North-South and East-West routes, connecting East Gippsland and the Far South Coast of NSW with Canberra and other strategic centres. This results in significant movements of freight and tourists through Bombala regularly.

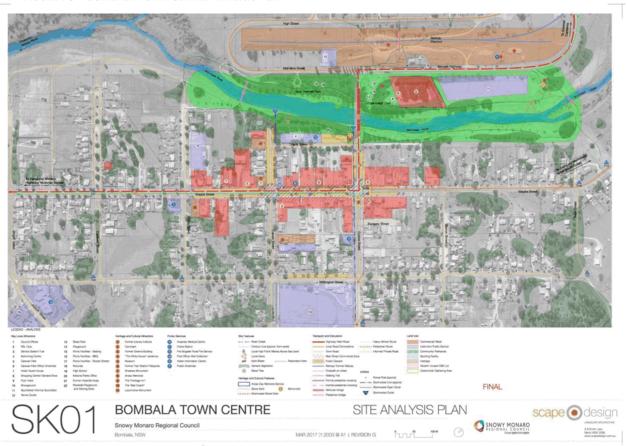
Bombala has an established central business district, on Maybe Street, which is formally zoned B2 Local Centre. Bombala has a more structured land-use approach, including dedicated commercial land use zones. The town centre is defined by a B2 Local Centre zone with an approximate area of 21 hectares. Young Street physically bounds the B2 zone to the southwest and Burton Street to the northeast and either side of Maybe Street. The area does include some residential uses on the periphery, and the core of the commercial area is centred on Maybe Street between Forbes Street and Caveat Street. Businesses in Bombala's commercial zone include:

- a supermarket;
- a post office;

- a newsagency;
- several restaurants, cafes, and food services;
- several pubs;
- · tourist and visitor accommodation;
- a car dealerships;
- service stations and car repairs; and
- offices for professional services.

Town Centre

FIGURE 78 - BOMBALA TOWN CENTRE ANALYSIS PLAN



The town centre also accommodates community, recreational and administrative services for the local population and visitors. It was the administrative centre for the former Bombala Shire Council. The number of Council positions in Bombala remains the same as pre-amalgamation. Due to the prominence of the forestry industry to Bombala and the surrounding southeast area of the Snowy Monaro LGA, the town hosts regional offices for several organisations including National Parks and Wildlife and Forestry Corporation.

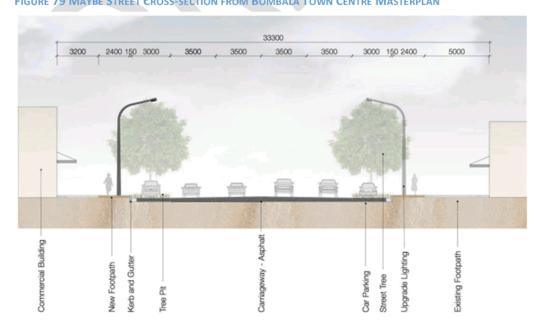
The Bombala and Delegate Town Centre Strategic Masterplan Report 2017 notes the importance of freight and tourist movements through the town. Freight movements are primarily associated with the forestry industry and activity between Bombala and Cann River in Victoria. From Bombala, it is a two-and-a-half-hour drive to Canberra, a one-hour drive to Cooma, a 1 hour and 20-minute drive to

Jindabyne via Dalgety, and a 1 hour and 20-minute drive to Bega. Due to the isolated location of Bombala, remote from critical services, the population is mostly reliant on private motor vehicles for transportation. There is a community transport service available for particular members of the community for medical, social, shopping and community outings.

Bombala is expected to experience a maximum long-term demand of 4,350m2. This is expected to be accommodated in the existing town centre through the redevelopment of underutilised lots. Bombala is currently experiencing an imbalance between retail/commercial vacancy and the market expectations of leasing costs. There is a need to develop a strategy to overcome inelastic floorspace by identifying where there is potential to be more flexibility in market attraction and understanding the price-attraction point. Unlike Cooma or Jindabyne, there are more commercial and retail properties on the market, reflecting 'market availability' in the 20% recorded vacancy rate from the Council Audit. Increasing economic activity and a role for the future floor space requirements should be considered together.

The long-term projected demand for commercial floorspace in Bombala is between 1,200m2 and 4,300m2 depending on population growth scenarios (see Table 39). Generally, Bombala is considered to have a stable or minor increase in population through to 2041. This represents an increase of up to 26 per cent above current supply. However, an analysis of market vacancy revealed Bombala has the highest commercial vacancy rates of any towns in the Snowy Monaro LGA at 20 per cent. Therefore, Council should investigate the factors influencing vacancies, such as rental prices and street appeal of vacant buildings. Alternatively, Council could consider other opportunities for economic development in and around Bombala, such as the expansion of the biofuel reactor at the Dongwha timber mill. It is expected that Bombala's long-term demand can be absorbed within the existing industrial zoned land.

The main street of Bombala is frequently used by heavy freight vehicles carrying agricultural goods, logs, and defence materials for the Royal Australian Navy. Over 100 trucks drive along the main street per day to deliver logs and pick up goods from the local timber mill. The volume of heavy vehicle movements through Bombala is expected to increase with the upgrade of Port of Eden.



The primary users of the port are the Royal Australian Navy, woodchippers, cargo ships for logs and cruise ships. In recent years, the main street of Bombala was temporarily closed, and its roundabouts dismantled and modified to allow heavy vehicles carrying disassembled wind turbines to drive through Bombala from the Port of Eden. Construction of an alternative heavy vehicle route bypassing the main street of Bombala will reduce heavy vehicle movements around the town centre. The heavy vehicle route will:

- · improve road safety for residents
- open up the main street for better pedestrian usage
- enhance the amenity of Bombala and allow the Council to proceed with the Bombala CBD beautification Project
- improve traffic flow for local road users.

The Snowy Monaro Regional Council has identified an alternative heavy vehicle route and has conducted preliminary engineering and costing studies.

Bombala town centre has struggled to adapt to the changing commercial and retail landscape in Australia today, and this is reflected in its vacancy rates and the slow market reaction to this. Two crucial land-use planning changes can be made, which will help reinforce Bombala's Mainstreet as a commercial and retail hub. The most significant planning direction is focused on these two changes of consolidation and improved pedestrian connection.

The area in Bombala zoned B2 Local Centre covers 20.2ha, much of this area is made up of dwelling houses which are prohibited in the zone. This area should be consolidated to reflect the retail and commercial uses centred on Maybe Street. It is recommended that the residential and undeveloped lots on the fringe of this area are rezoned R1 General Residential to reflect the existing development pattern and reinforce the residential nature of these areas.

Euroda Business Zoning

Bortoda

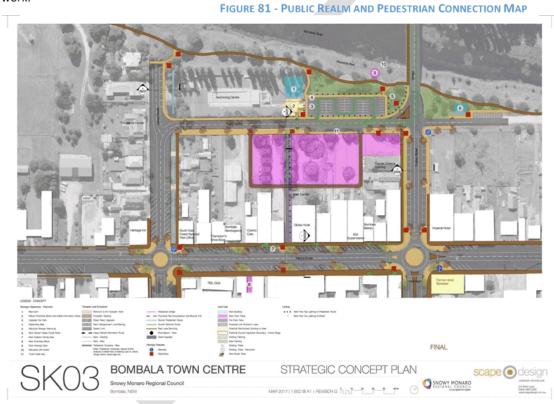
Business Zoning

Bortoda

FIGURE 80 - BUSINESS ZONED LAND IN BOMBALA

Targeted redevelopment of lots in the town centre of Bombala can respond to potential demand along with adaptive re-use of heritage buildings. Adaptive re-use of heritage items can be guided by Bombala's heritage study and will be assisted by heritage listing buildings of significance and a heritage conservation area. This will also enhance Bombala's tourism offering by providing high-quality heritage buildings with a consistent character throughout central Bombala. This does not mean all buildings must keep to one particular style; instead, that redevelopment should consider and enhance the heritage character of the area.

Redevelopment in the town centre of Bombala should be actively encouraged by the Council, including pedestrian connections and precincts. Such as a town square precinct oriented towards the river and pedestrian connections through activated laneways from the Main Street to the river. Figure 81 below from the Bombala Town Centre Masterplan provide a concept of how this may work.



Recommendations

- 43 Rezone Lots A & B DP 359655, lot 1 DP 568718, lot 141 DP 546880, lot 151 DP 524185, lot 10 DP 1023017, lot 4 DP 1087752, lot 1 DP 770930, lot 1 DP 986832, lot 1 DP 209505, lot 21 DP 706813, lot 1 DP 518206 and lot 1 DP 137435 from zone B2 Local Centre to zone R1 General Residential .
- 44 Encourage adaptive re-use of heritage buildings through DCP controls.
- 45 Actively engage with landowners for targeted redevelopment of lots and potentially
 offer incentives for land to be dedicated back to the public realm in the form of laneways or
 a town square precinct.
- 46 Introduce a height of building control over land zoned B2 Local Centre of 12 meters.

10.6 Berridale

10.6.1 Industrial Land

Berridale has an industrial estate located south-east of the village on Granite Street and Basalt Street, which includes a Council depot and several other private industrial uses. As noted above, the town itself is zoned RU5 which permits a variety of light industrial uses, such as artisan food and drink industry, and vehicle body repair workshop.

The anticipated long-term demand for industrial land in Berridale is expected to be approximately 8ha. There is one undeveloped lot at Berridales industrial estate which has an area of approximately 8ha which might cater to the long-term demand. It is noted this lot is subject to slope and biodiversity constraints which may restrict the development of this area.

There are three lots to the east of this estate zoned R5 Large Lot Residential, a residential development near this industrial precinct is likely to cause land-use conflict. As such, it is recommended these lots are rezoned to a more appropriate zone. These three lots offer limited biodiversity value and are potentially less constrained than the existing undeveloped land zoned IN1 General Industrial. It is recommended that these lots are rezoned from R5 Large Lot Residential to IN1 General Industrial.

Recommendations

 47 - Council pursue the rezoning of lots 1 and 2 of DP 1236130 and lot 3 of DP 1258041 from zone R5 Large Lot Residential to zone IN1 General Industrial.





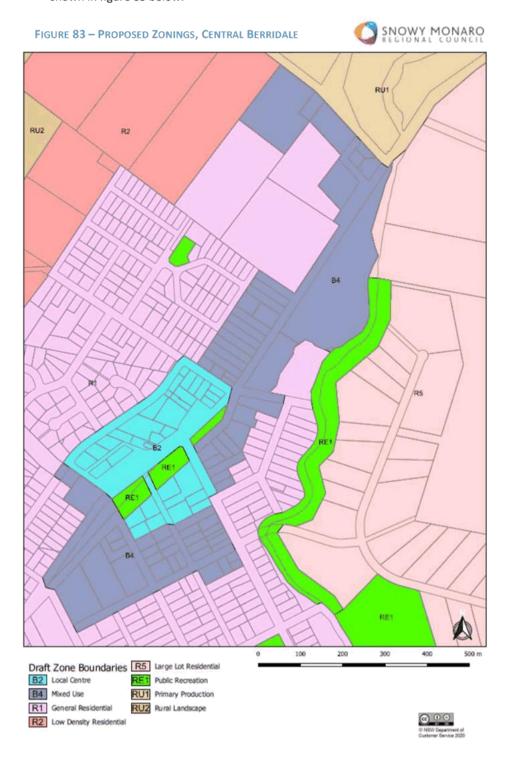
FIGURE 82 - INDUSTRIAL LAND IN BERRIDALE

10.6.2 Transition from Village to Town

As identified in section 7 of this Strategy, it is considered that Berridale would benefit from a clearer zoning structure. This zoning structure includes the town centre of Berridale being zone B2 Local Centre to support appropriate retail and commercial services. The town centre would be supported by a surrounding B4 Mixed Use zone which will provide for complementary commercial uses while facilitating higher density development around the town centre. The remaining land currently zoned RU5 Village will be rezoned to a residential zone.

Recommendations

 48 - Rezone Berridale Town Centre from zone RU5 Village to zone B2 Local Centre as shown in figure 83; and 49 - Rezone surround complimentary areas from zone RU5 Village to zone B4 Mixed Use as shown in figure 83 below.



Town Centre

Action 2.8 of the Snowy Monaro Local Strategic Planning Statement was for Council to investigate ways to improve the aesthetics and amenity of Berridale Town Centre. In 2016 Council engaged a consultant to undertake a landscape masterplan for the central precinct of Berridale, this included improvements to access, flooding and amenity of this area. The landscape masterplan provided detail on formalising the parking areas located off Jindabyne road which is a current eyesore, and the lack of formalised parking has led to safety issues along with large uninterrupted areas of tarmac which creates a significant urban heat island effect in summer. This issue is further discussed in section 7.6.

10.7 Michelago

10.7.1 The Canberra Influence

The Canberra Corridor is expected to have the largest population increase of any population catchment identified in SMRC's population projections for catchments. The catchment is defined as land either side of the Monaro Highway, north of Cooma through to the ACT border. It includes the villages of Bredbo and Michelago. It is understood the population growth is driven by people moving to rural lifestyle lots and generally lower property prices than the ACT, but still maintaining a connection to Canberra for employment, commercial services and social needs.

An increase in resident population within this area will generate increased demand for local services to support residents' daily needs (such as neighbourhood shop or cafe). The LSPS expresses the ambition to development Michelago into a small town of a few thousand people. However, it does not necessarily translate that increased population in this catchment requires associated employment lands. The proximity of the Canberra Corridor to Canberra's established economy and employment base means it is unlikely that villages such as Michelago will develop self-sufficient employment lands, particularly in terms of industrial uses. Further, development of employment lands in Michelago and population growth, in general, will likely be hampered by the fact that the village does not have mains connections for water and sewerage, which may also restrict population growth.

It is more likely that the associated demand for commercial/retail lands will be accommodated within the existing Michelago village footprint in the short term with minimal intervention from the Council. The current RU5 Village zoning permits a variety of commercial and light industrial uses, and new businesses may be attracted to the area as the population grows. Council will provide further guidance in the form of a Masterplan Plan for Michelago as per the LSPS. Still, it is not anticipated that specific employment land parcels will need to be identified in the short term. Any preparation of a Master Plan for Michelago should be revisited if the village were to receive mains connections for water and sewerage. Secure access to essential services must be identified before any realistic planning potential employment in Michelago, and the broader Canberra Corridor can occur.

10.7.2 Industrial and Commercial Land

Michelago is unlikely to realise the long-term projected demand for industrial and business zoned land unless it is connected to reticulated services and improved infrastructure that also generates robust population growth.

Michelago currently has no zoned industrial land. It is, however, anticipated to be the primary service town within the emerging growth area of the Canberra Corridor which forms the critical northern link of the Snowy Mountains Region to Canberra as well as the broader northern markets (Queanbeyan, Goulburn and Sydney). Effectively, there will be an emergent need for employment

land to support residential growth, with some elasticity in the market to pick up additional business generation.

Michelago is predicted to generate demand for 7.3 hectares of industrial and commercial land in the immediate term to 2021. Like Berridale, it does not currently have industrial zoned land, but it is possible that immediate demand could be accommodated in the existing planning controls for Michelago's RU5 Village zoned land. Unlike Berridale, Michelago's village structure is much more compact and much less developed. It possible for light industrial development to occur on the edge of the town, within the existing RU5 zoned land, or on immediately adjacent RU1 zoned land, which also permits a variety of industrial developments under the Cooma-Monaro LEP. It is important to note that projected demand for Michelago is based on population figures from the Council's 2040 Development Vision, and this assumes reticulated services to support population growth in Michelago.

Therefore, despite Michelago having a projected demand for industrial land, it is likely the population would utilise the ACT to cater to this demand, given its proximity and a wider variety of businesses. Michelago is forecast to see residential growth of almost 1,500 residents over the next 20 years which will create local induced demand for commercial, industrial and general employment needs. The total projected quantum of 13.3 hectares by 2041 is intended to accommodate commercial/retail, light industrial and potential service uses.

Further, as highlighted above, the projected floorspace need should encompass general employment permissibility given the small quantum and desire to attract new industry as a result of proximity in the Canberra Corridor.

Recommendations

 50- Undertake a Land Use Plan for Michelago which considers at a minimum the need and location of employment lands to respond to changing population. This should also consider ways to attract potential industries and employment opportunities to Michelago.

11 - Housing Strategy

TABLE 41 - REGIONAL PLAN AND LSPS ACTIONS RELEVANT TO THIS SECTION

This section progresses the following actions from presiding strategic documents.						
SETRP Actions	3.3, 9.3, 9.5, 10.1, 16.1, 16.4, 16,5, 16.6, 22.1, 22.2, 22.3, 23.3, 24.2, 24.3, 24.4,					
	25.1, 25.2, 26.4, 27.1, 27.2, 28.1, 28.2, 28.3					
LSPS Actions	1.2, 1.6, 8.1, 8.3, 8.4, 8.5, 8.6, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 10.7, 10.8, 11.1, 11.2, 11.3,					
	11.8, 11.9, 12.1, 12.3, 12.4, 12.6, 12.7					

There is a need to establish what the likely demand for housing is going to be to 2041. Then the surplus supply of land for these number of dwelling should be provided through planning controls. The leading indicator of housing demand is growing in usual residents, and this reflects the houses needed for long term residences to reside. Another clear indicator of housing demand is the average dwelling size if the average dwelling size gets smaller; the number of dwellings needed to house the population increase. Likewise, if the average dwelling size gets larger, the number of homes required to accommodate the population is less.

Another aspect to consider in our region is the investor-driven housing market. Investor-driven housing demand is challenging to calculate as it varies based on many different factors, including some external to our area, such as tax incentives. Investor driven housing is most substantial in Jindabyne but still exists in many housing markets across the region including Berridale, Cooma and Adaminaby. There is data to show that the strong demand for investment properties in Jindabyne has fuelled an increase in property and rental prices. The lack of housing affordability in Jindabyne is leading to adverse social outcomes which need to be addressed.

The NSW Government periodically release population projections for all LGA's in NSW. These projections were used to inform the Snowy Monaro Planning and Land Use Discussion Paper. Many submissions and comments received on the discussion paper indicated that there was a perception that these projections were too conservative and not reliable. The size and diverse nature of the Snowy Monaro Region make reliable population projections difficult, and the community perceptions on whether the population is growing or declining depend on where people live. In response to this, SMRC has established three alternative population growth scenarios based on the potential impact of various investment in the region.

The NSW Government Department of Planning Industry and Environment populations are limited by not considering the potential impacts of large projects such as Snowy 2.0, Snowy Mountains SAP and growth of Canberra influencing population growth at the north of the LGA. As a result, the DPIE projections show the Snowy Monaro LGA will decline in population by 2,950 people by 2041. By contrast, the SMRC projections consider the potential impacts of Snowy 2.0, the Snowy SAP and a larger Michelago in its scenario's. The Main SMRC scenario shows the region growing by approximately 4,300 people by 2041.

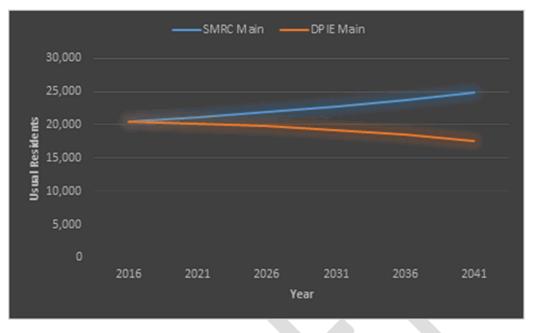


FIGURE 84 - SNOWY MONARO REGION POPULATION FORECASTS TO 2041

Establishing potential change in population for a region as vast as the Snowy Monaro isn't on its own incredibly helpful. It must be established where population growth or decline will occur on the micro scale as well as the macro. It is anticipated most of the development will occur within or around the five main settlements of Cooma, Jindabyne, Bombala, Berridale, and Michelago identified in Snowy Monaro's LSPS. Of the almost 25,000 people expected to reside in the Snowy Monaro Region, it is expected approximately 23,500 people will live in or around the five main townships.

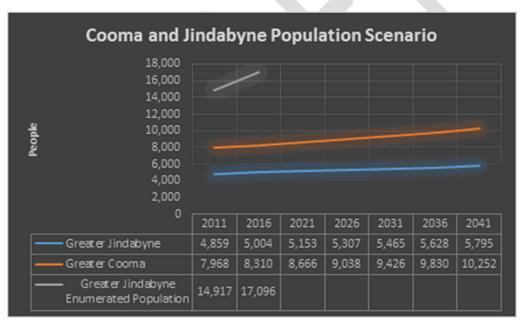




As identified in the LSPS and SETRP, it is essential to establish a clear settlements hierarchy to plan for efficient growth with access to necessary services. It has been identified in the LSPS that Cooma will remain as the business and services hub. While the population is a factor in considering this, Cooma has a central location with established transport links through the region and to higher-order service centres such as Canberra. Recognising Cooma as the service centre for Snowy 2.0 will help provide for growth in employment and service provision in the town, this will likely result in a population increase. Housing supply must be provided in a manner which responds to the needs of these workers while also providing the lifestyle aspects associated with public housing.

Jindabyne's role in the settlement hierarchy is focused on providing services to residents, along with servicing many visitors to the region. It is noted that Jindabyne's population already often surpasses Cooma's in Winter due to high visitation rates to Jindabyne and KNP. It is expected that the Snowy Mountains SAP will increase visitation to the region outside of winter and as such Jindabyne region's population may often be larger than Cooma's. Cooma's role as the region's services hub is not diminished but instead outlines the importance of Jindabyne's role to provide adequate services to meet the needs of residents and visitors.

FIGURE 86 - GREATER JINDABYNE AND COOMA REGIONS POPULATION FORECAST (USUAL RESIDENTS) COMPARISON TO THE GREATER JINDABYNE REGION'S ENUMERATED POPULATION AT 2011 AND 2016 CENSUS*



*All 2011 and 2016 population figures are based on census data. Greater Jindabyne Region includes KNP and resorts such as Perisher and Thredbo.

The other main towns identified in the Snowy Monaro LSPS are Bombala, Berridale and Michelago. Bombala is the leading service centre in the south-east. It offers essential services for some very remote areas of NSW and Victoria. Bombala also is fundamental to providing services to the agricultural and forestry industry in the region. Historical trends have seen Bombala's population stagnate, and this is most likely to continue. However, housing affordability and better telecommunications technology may drive remote working and deliver growth based on a lifestyle

change. The population forecasts are only showing a modest increase in population to the Bombala area.

Berridale between 2011 and 2016 saw a significant increase in usual residents, seeing an additional 150 people call Berridale home. This increase in population has been attributed to several aspects, including a lack of affordable housing in Jindabyne and adequate provision of infrastructure.



FIGURE 87 - BERRIDALE, BOMBALA AND MICHELAGO MAIN POPULATION GROWTH SCENARIO

Bredbo which has experienced some modest growth over recent years. Further development of the Silver Brumby rural residential area may fuel further growth in Bredbo. The Canberra Corridor includes Michelago, Bredbo and rural residential communities such as Smiths road and Mt Burra. Most of this growth is anticipated to occur in Michelago if servicing issues can be addressed approximately 2,000 of the 2,660 could be located in Michelago.

The increase of population in each of these towns will result in different dwelling requirements dependent on average dwelling size and occupancy rates. The average dwelling size in the Snowy Monaro region is 2.2 people per dwelling. While this rate has been trending down in recent years, it is expected to remain around this point. It is likely that the average dwelling size we stay between 2 and 2.3 over the next 20 years. Table 42 below shows how many dwellings will be required to house the increase in population in the townships of the Snowy Monaro. Michelago is not included as the demographic trends, and dwelling implications in Michealgo will be further examined as part of the Masterplan.

Town	2021	2026	2031	2036	2041	Total		
Cooma	162	169	176	184	192	883		
Jindabyne*	Final figures to be determined as part of the Snowy Mountains SAP Project							
Bombala	3	3	3	3	4	16		
Berridale	72	78	86	93	102	431		
Michealgo*	Final figures to be determined by the Michelago Masterplan							
Total	237	250	265	280	298	1,330		

TABLE 42 - POPULATION SCENARIO'S IMPLIED DWELLING IMPLICATIONS BY TOWNSHIP

11.2 Residential

The large and dynamic state of the Snowy Monaro Region means it will grow and contract in different locations, and this is due to changing trends in lifestyle, employment and technology. The Snowy Mountains SAP, Snowy 2.0 and the continued growth of Canberra are expected to drive growth in Jindabyne, Berridale, Cooma Michelago and to a lesser extent Adaminaby and Bredbo. The overall impact can only be predicted through best estimations at this stage and will not be fully understood until this growth is occurring. It is crucial that Strategic Planning is proactive rather than reactive. Still, it is also essential strategic planning doesn't distort the viability of development through over or undersupply of land.

11.2.1 Affordability and Availability

Housing affordability and the availability of diverse housing is becoming increasingly scarce across the Snowy Monaro Region. Given the regions large and diverse nature housing markets vary significantly, with some areas much more affordable than others. It is emerging that towns and villages located along the corridor from Canberra to Jindabyne are becoming less affordable and this is putting pressure on people on low-medium incomes in particularly. While some of these affordability and availability issues are likely to be attributed to Snowy 2.0, it is important they are addressed comprehensively in a strategic nature.

Increasing supply and diversity in housing is unlikely to be a 'silver bullet' for these issues. Although, strategically greater supply should be pursued to renew housing quality and provide supply for population growth. Affordable housing supply and affordable rental housing will be required to address emerging housing stress issues.

Housing stress is a specific term which refers to households having trouble meeting their financial housing obligations – rent or mortgage payments. For those who are purchasing or renting their dwellings, we use the definition of housing stress used by a number of State Governments across Australia, which is households in prescribed income brackets, spending more than 30% of their gross household income on either rent or mortgage repayments.

It is noted that the Snowy Monaro Region fairs better than the NSW average when it comes to housing stress there are areas of ongoing concern. As of the 2016 census the Snowy Monaro LGA had 10.2% of homeowners in mortgage stress and 27.7% in rental stress compared in to 12% and 43.3% average for NSW respectively. Cooma rental market is of significant concern with 38.8% of rental households in Cooma experiencing rental stress in December 2019. The region also has a higher percentage of people on very low incomes experiencing housing stress than can be seen in the rest of NSW.

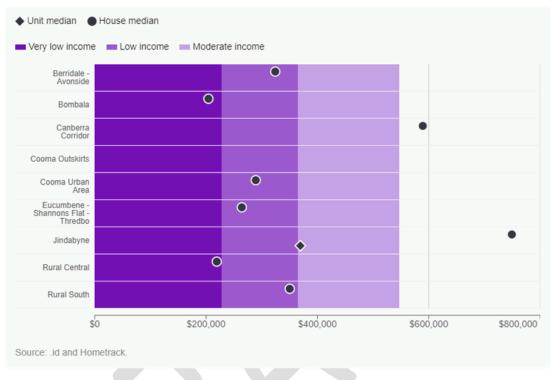


FIGURE 88 - DWELLING AFFORDABILITY IN THE SNOWY MONARO

Housing need is defined as 'the aggregate of households unable to access market provided housing or requiring some form of housing assistance in the private rental market to avoid a position of rental stress'

Housing need is estimated for the following groups:

- Homeless
- Marginally housed
- Very low, low and moderate income households in rental stress
- Households in social housing.

Unmet need is based on the groups above, and excludes households in social housing as their need is met.

In some cases, rental stress is only a temporary state. For example, some households within housing stress may have temporarily lower incomes due to short-term unemployment or on parental leave or may be looking to move into a more affordable house after a break up or separation. Many of these households may exit housing stress once they return to work or move house. The latest HILDA report examined persistence of housing stress from one year to the next. The research found that in the 2013 to 2016 period, 49.2% of those in housing stress in year one were also in housing stress in the next year.

⁶ AHURI, Modelling housing need in Australia to 2025

To estimate housing need, it is assumed that 50% of rental stress is households in temporary stress. Based on these assumptions, it is estimated that around 284 households in rental stress needed affordable housing opportunities in 2016

Recommendation

51 – Council undertake an Affordable Housing Strategy

11.2.2 Housing resilience and Energy efficiency

Housing quality is a concern across the LGA. Many homes in the region are a legacy of the Snowy Mountains Hydro-Electric Scheme. While these homes still serve an essential purpose, they contribute to the ageing housing stock. These homes were generally built quickly from lightweight materials with little to no consideration of energy efficiency or liveability.

The Snowy Monaro regions harsh climate makes energy efficient homes vital for liveability and affordability and Council should seek a high standard for new build dwellings to reflect this. The State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP) limits Councils ability to require energy efficient building standards beyond what the SEPP requires. The BASIX SEPP outlines that Council controls to reduce consumption of mains-supplied potable water or to reduce greenhouse gasses are of no effect when the BASIX SEPP applies.

Recommendation

52 – Council work with DPIE to ensure BASIX requirements meet community expectations.
 Council explore additional Energy Efficiency Controls in its DCP.

11.2.3 Short Term Rental Accommodation

Short term rental accommodation has resulted in significant impacts to the Jindabyne and surrounding property markets. The proposed regulation of STRA is unlikely to address these issues and is likely to further exacerbate problems around STRA in Jindabyne. It is considered necessary that the Snowy Mountains SAP Masterplan consider alternative measures to regulate the provision of STRA to ensure housing affordability, community cohesion and appropriate safety measures are taken into accounts.

Jindabyne will play a significant role in the implementation of direction 3 of the South East and Tablelands Regional Plan 2036 (Develop the Snowy Mountains into Australia's premier year-round alpine destination). The NSW Government has invested \$2.4million in the preparation of a masterplan for Jindabyne. The 'Go Jindabyne' Masterplan is considering amongst other issues, demographic elements of Jindabyne, including STRA impact on the housing market, which has subsequently evolved into the Snowy Mountains SAP project.

It is expected further data will be available as the SAP Masterplan progresses. Information provided through the Go Jindabyne Masterplan project shows that approximately 30% of all dwellings in Jindabyne are used solely for STRA and that the majority of these properties are investment properties owned by people residing in either Sydney or Canberra.

In 2018, data shows that 18,730 people used Airbnb and HomeAway platforms to book short term accommodation in the Snowy River Region, 95% of these were booking entire homes. Of the Jindabyne properties listed on Airbnb, 69% are reserved for less than 90 days per year, and 95% were booked for less than 180 days.

Below is an extract from the City Plan Jindabyne Housing and Demographics report 2019 as a part of the Go Jindabyne Masterplan process which found STRA is having a disproportionate impact on the Jindabyne housing market.

"This conclusion reinforces that short-term accommodation comes at the expense of certainty for prospective tenants such as permanent residents, for whom long-term housing may be more challenging to secure, particularly in areas where seasonal rental properties are higher than usual.

The impacts of Airbnb on rental supply in large cities such as Sydney and Melbourne tend to be offset by the significant increase in the construction of dwellings over recent years. However as outlined in the historical dwelling approval data, Jindabyne has seen a relatively minor increase in the number of houses being constructed, which is insufficient to offset the high demand for rental properties, in particular during key seasonal periods."

It should also be noted that STRA investment could be at the expense of investment in tourism and/or visitor accommodation due to several elements including rates, and more lenient fire and disabled access requirements. This could lead to an under-provision in tourist and visitor accommodation products which have more significant social benefits than STRA. STRA accommodation makes up 41% of the total utilised by domestic visitors to Jindabyne; in comparison, hotels make up 32%.

The cost of dwellings in Jindabyne over the past 5-years has increased by approximately \$242,000. This has been due, in part, to the rising investment in properties for STRA. As shown in figure 88, the median house price in Jindabyne is now not considered affordable to people on a moderate income.

As property prices have increased, so have rental prices and increasingly long term rental stock is being taken off the market in preference of STRA. As such, action is required from both Local and State Government, although the ability only to restrict STRA to a minimum of 180 days is not considered adequate. As outlined above, 95% of STRA dwellings were booked for less than 180 days. As was highlighted in Council's earlier submission, regulating the number of 'available days' for STRA does not guarantee that premises would be available for longer-term accommodation in off-peak periods.

It is anticipated that the Snowy Mountains SAP may present an opportunity to address these issues through better regulations in the AP SEPP. The AP SEPP will have the ability to 'turn off' other SEPPs either completely or in part to ensure planning policy aligns with the vision of the masterplan for the area.

The draft regulations did propose fire safety standards (FSS) as part of the regulation for STRA however, the further consideration of fire safety is likely to be required in the final code to address ongoing issues. For these standards to be effectively implemented there must be a clear understanding of what compliance responsibilities sit with which State Government agencies and what compliance burdens sit with Council.

The Draft Code of Conduct outlined requirements for booking platforms to advertise STRA properties. The Draft Code of Conduct excludes 'tourist and visitor accommodation' within the meaning prescribed by the Standard Instrument (Local Environmental Plans) Order 2006. It should be noted a large number of STRA currently in operation in Jindabyne were granted consent as a holiday dwelling under the Snowy River Local Environmental Plan 1997.

Many of these holiday dwellings operate with existing use rights and may not comply with proposed STRA regulations as they have more than two beds per bedroom. Holiday dwellings may not be excluded from the code of conduct as they are not defined as 'tourist and visitor accommodation'. As such could be undertaking a lawful use under the Environmental Planning and Assessment Act 1979 but might be considered non-compliant with the code of conduct outlined by the draft Fair Trading Regulation 2019 Amendment.

Recommendation

53 – Council work with the Snowy SAP team to regulate STRA in the SAP Study Area

11.2.4 Development Types

There are generally three different types of housing development that can occur. **Infill Residential development** occurs within an already established area. This may involve building a second dwelling (dual occupancy) on an existing lot or could come in the form of multi-dwelling housing whether townhouses, units/apartments, terrace housing, villas or mixed-use developments. There are many advantages to infill development, including that infrastructure is existing. That development tends to occur close to shops, services and employment. Negatives of this type of development are that it may impact on streetscape, character or heritage value, particularly in established low-density areas.

The zones which are utilised to facilitate infill development include R1 General Residential and B4 Mixed Use. Infill development may occur in other zones, including B2 Local Centre and B3 Commercial Core; however, the primary purpose of this zone is commercial development. As such residential development should only be part of a mixed-use development with a retail component such as 'shop top housing'.

R1 General Residential – is a flexible residential zone to provide a variety of housing densities from detached dwelling houses to residential flat buildings. It is recommended that this zone is utilised in residential parts of townships across the LGA, particularly in areas which are close to town centres or other services.

Objectives

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage residential development that has regard to local amenity and in particular public and private views.
- To provide for a range of tourist and visitor accommodation compatible with the surrounding residential character
- To integrate new development with the established settlement pattern and character.
- To focus higher density residential development in areas closer to the town centre.

B4 Mixed Use – this zone is designed to provide for a variety of residential and commercial uses. It may ease the transition between residential and commercial areas. This zone is also appropriate for tourist and visitor accommodation type uses to limit potential conflict in more traditional residential areas. This zone should be provided around zone B3 Commercial Core. It may be appropriate around some other town centres to allow for commercial expansion and to limit potential land-use conflicts.

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations to maximise public transport patronage and encourage walking and cycling.
- · To promote development that enables a transition from residential to commercial land uses

R3 Medium Density Residential - is a standard instrument zone that can also be used to provide infill development of a consistent medium density. This zone could be used near town centres; however, it is not considered necessary at this stage. R3 Medium Density may be a suitable zone in Jindabyne or Cooma but only if demand justified the need for a consistent higher density zone outside the flexibility of zone R1 General residential.

Objectives of zone

- To provide for the housing needs of the community within a medium-density residential environment
- To provide a variety of housing types within a medium-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Greenfield residential development is the most common, and this is a new suburb or subdivision that occurs on the edge of town. This allows for the development of new housing and neighbourhoods and is generally of a low density due to it usually occurring on the fringe of towns.

R2 Low-Density Residential zone is considered the most appropriate to use in these areas, as it provides a cohesive detached dwelling type development on the fringe of town.

R1 General residential zone may also be appropriate where a variety of densities may be preferred. However, this can lead to poor outcomes with higher density development located further from services and in a dispersed and non-consistent manner. R1 General Resident zone should only be used for greenfield area when recreation and commercial services our within proximity, e.g. within 800m (10min walk).

Rural residential development is a sought-after development type in the Snowy Monaro region. The lifestyle attraction of a rural area includes space for families to live and grow, and many see rural residential living as providing this opportunity.

While in high demand, rural residential living brings with it some concerns. This includes a lack of knowledge regarding weeds management and domestic animal management. This frequently leads to land use conflict with rural landowners, particularly farmers. Disputes also arise from rural residential lots and the pollution which comes from standard agricultural industries such as noise from stock or air from weed spraying. The NSW Governments right to farm policy deals with these issues in greater detail.

Rural residential areas are difficult and expensive to service, as services are spread across large areas with a relatively low population. While these issues aren't insurmountable as outline by the Snowy Monaro Local Strategic Planning Statement, all rural residential areas must be well-planned areas. For this reason, there will only be a few focused areas across the whole snowy Monaro identified for rural residential type development.

Greenfield sites must consider how to build a sustainable neighbourhood using principles effectively.

- connected, compact and walkable neighbourhoods with a recognisable focal point and local identities
- variety of housing types and densities
- mixed-use communities
- reduced car dependency and increased travel choice
- protection of natural environment and place values
- efficient use of infrastructure.

Two types of land zoning can be utilised for rural residential development; zones R5 Large Lot Residential and E4 Environmental living.

E4 Environmental Living – this zone is for large-lot residential type development in a rural setting. This zone is generally intended for land with specific environmental or scenic values. Lot size should vary depending on access and biodiversity value. This zone should also provide for small scale rural and agricultural uses.

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To encourage development that is visually compatible with the landscape.
- To minimise the impact of any development on the natural environment.
- To ensure that development does not unreasonably increase the demand for public services or facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

R5 Large Lot Residential - is a zone which provides for residential uses on large lots, e.g. rural residential type developments. Lot size should vary based on access to services, topography, biodiversity value and surrounding agricultural land uses. This zone is restricted to specific areas surrounding townships and villages identified in this strategy.

- To provide residential housing in a rural setting while preserving, and to minimise impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote an innovative and flexible approach to rural residential development.
- To enable non-residential development, including small scale agricultural uses, to be carried out where compatible with the rural character of the locality
- To provide a buffer between urban development and broadacre rural and environmental areas.

It is anticipated that R5 Large Lot residential zoning will be the most appropriate zone for many rural residential communities across the region. Zone E4 Environmental living should be used in the case

that there is an underlying environmental value in the area. Use of zone E4 Environmental Living may be because of a known nearby endangered ecological community or threatened species or a nearby place of high historical values.

11.3 Cooma

11.3.1 Infill

It is considered that land-use planning must appropriately respond to changing demographics in Cooma over the next 20 years. The two largest demographic shifts include an increase in an ageing population and an increase in the lone person households. This is a trend across the LGA and is expressed in the Snowy Monaro Local Strategic Planning Statement.

These changes in demographics over the next 20 years will increase the need for a diverse range of housing types. Infill development is going to play a significant role in providing this type of development. Zone B3 Commercial Core offers the opportunity to develop shop-top housing which will provide greater housing options close to services. The Cooma CBD Masterplan should consider appropriate locations for this type of development and ways to offer exact parameters for development.

This principle of providing increased density around existing services is a sound one, and something Council has heard from the community. This principle can be expanded into zones B4 Mixed Use and R1 General Residential. These zones should be applied near services and town centres. The purpose of zone B4 mixed-use is to facilitate business uses which reinforce town centres and provide for medium density housing such as multi-dwelling housing, residential flat building and shop top housing.

Zone R1 General Residential differentiates itself from zone R2 General Residential by being applied closer to services and providing a variety of residential densities, including multi-dwelling housing and residential flat buildings. This zone should be utilised to provide a variety of residential densities and dwelling types including low rise medium density through dual occupancies, multi-dwelling housing and residential flat buildings. This zone also provides for single dwelling houses and as such higher density housing must be of an appropriate scale to contribute to the streetscape and neighbourhood character of the area.

Zone R1 General Residential provides a flexible range of residential development types and is generous in terms of planning controls with 12m (3-4storey) Height of Building Controls (HoB). However, infill development does not seem to be occurring, and this is contributing to a lack of housing diversity. It is recommended that Council use zone B4 Mixed-Use to encourage infill development by facilitating medium density development through multi-dwelling housing, residential flat building and shop top housing. As such it is recommended Council prohibit dwelling houses and dual occupancies in zone B4 Mixed-use to encourage infill development further.

The recent explanation of intended effect (EIE) that the NSW Government have put out on a proposed housing diversity SEPP identified a few new land use definitions. One of the land use definition for 'build to rent' development could serve an essential purpose in Cooma by providing affordable rental accommodation in a central location. 'Build to rent' is proposed to be defined as a building or place that:

- · contains at least 50 self-contained dwellings that are offered for long term private rent;
- is held within single ownership;
- is operated by a single management entity; and

includes onsite management.

It is recommended that the areas bound by North Street and Cromwell Street Shown in figure 89 are rezoned to zone R1 General Residential to facilitate potential infill in appropriate locations close to services.

Zone R2 General residential applies to suburban land generally further from services. Dual occupancies are considered the highest density development appropriate for this zone, and this should only apply to lots over 1000sqm. This allows a generally consistent low-density streetscape which residents expect in these areas.

11.3.2 Housing Greenfield

Cooma North - Urban Growth Area

In recent years Cooma has generally been growing north. Most of the land zoned appropriately for residential development has now been developed. It is considered that Cooma Creek provides a natural barrier to urban growth. It is recommended that no further intensification of zoning takes place along the creek to protect water quality in the Cooma creek. As such, no zoning or minimum lot size changes are considered appropriate.

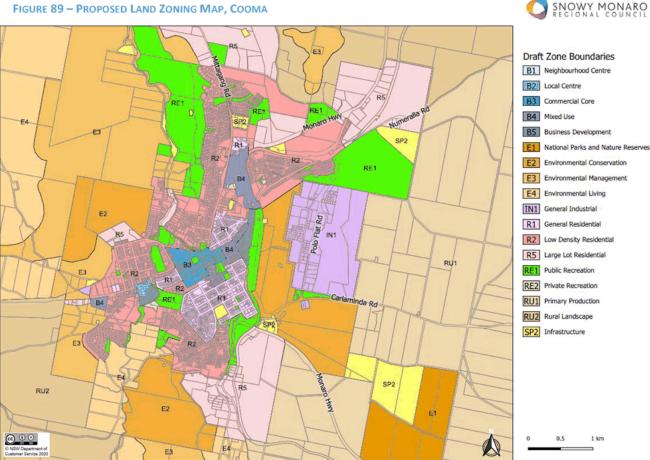
The area south of Snowy River Creek Avenue to Yallakool Road has a minimum lot size of 4000sqm. The site is constrained by biodiversity values, two stormwater depressions, sewerage pumping station and electricity transmission lines. The stormwater depressions provide a co-location opportunity for a recreation corridor.

It is considered the biodiversity values could be incorporated into an open space corridor as part of any potential subdivision. Due to the constraints, the 4000sqm MLS is considered appropriate to allow lot layouts which respond to these constraints.

The size of Cooma allows for active transportation to make up the majority of internal trips made. It is considered appropriate that this area focusing predominantly on moving people by walking and cycling, which can be achieved via active travel corridors. It is considered appropriate to incorporate foot and cycle paths along these corridors into section 7.11 contributions plan for the area.

To the south of Yallakool road zoned R5 Large Lot Residential has an approved subdivision of 68 lots. It is considered that while this may be a useful development to deal with existing demand. It is believed that this area's capability with water and wastewater infrastructure, limited biodiversity value and connectivity makes it an important strategic site for future residential supply. It is recommended that zone R2 Low-Density Residential and a reduction in the minimum lot size would be appropriate to allow continuity in urban residential growth for Cooma.





Mittagang road is the primary collector road which would serve this area. Yallakool road is expected to act as a minor collector connecting access streets to Mittagang Road and the Monaro Highway. Driveway access to Mittigang and Yallakool Roads should be avoided if possible and only permitted for new developments where vehicles can enter and exit in a forward direction.

Recommendations

- 54 Include a local provision in LEP providing residential development buffer from sewerage services such as STP and pump stations.
- 55 Rezone lot 101 DP 1183622 from R5 Large Lot Residential to R2 Low-Density Residential and reduce the minimum lot size accordingly.

- 56 Work with Land Owners on lots 100 DP 1183622, lot 1 & 3 DP 242762 and lot 1 DP 1074550 to create a structure plan which limits access to the Monaro Highway and rezone land to R2 low density residential.
- 57 Rezone lots 1 & 2 of DP595926, lot 76 of DP1098505 and lot 77, 78 & 79 of DP750535 to zone E4 Environmental Living as part of the new LEP.
- 58 Rezone lots 190, 191, 192, 194, 195, 196, 197, 198 & 343//750535 and 2//1023087 to
 E3 Environmental Management. Amend minimum lot size from 4000sqm to 80ha
- 59 Amend minimum lot size on lot 1 DP595926 from 1200sqm to 4000sqm.

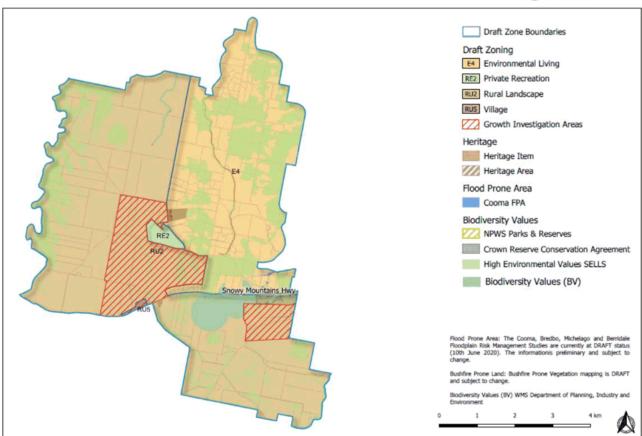
Dairymans Plains/Pine Valley - Long Term Growth Precinct

Following the development of land at North Cooma, a new Greenfield location will need to be identified. Potential sites could be Dariymans Plains/Pine Valley area. This area provides a large flat area with relatively few biodiversity constraints. The primary limitation in this area is the lack of reticulated sewerage and water infrastructure. The Water and Wastewater unit are currently undertaking a feasibility study into reticulated water provision for the site. If deemed successful, it is considered appropriate to undertake a feasibility study into sewerage for the area before a potential urban zoning, or minimum lot size is finalised.



FIGURE 90 - DAIRYMANS PLAINS/PINE VALLEY GROWTH INVESTIGATION AREAS





It is recommended that the land is rezoned to RU2 Rural landscape with an 80-hectare minimum lot size to prevent fragmentation while further investigation is carried out. It is considered that if the provision of water and wastewater services is feasible that this location should be master-planned to assess population and business potential of the area. The unconstrained and flat nature of the land could allow it to provide housing for up to several thousand people. Demand for this development is likely to occur outside of the 20-year planning horizon of this strategy.

It is recommended that Council monitor development applications in Cooma and if demand justifies further investigate this area. When demand is sufficient, a structure plan should be undertaken for the area including a site-specific DCP for the site limiting access points to Snowy Mountains Hwy and detailing service accessibility.

Recommendations

 60 - Rezone land identified to RU2 Rural Landscape with a Minimum Lot Size not less than 80 hectares to prevent fragmentation. If demand justifies, develop a Structure Plan for Dairyman's Plains area.

11.3.3 Rural Residential

Cooma has three existing rural residential areas. These include Binjura, Bunyan and Dairy Man Plains. It is recommended that these areas are maintained, and rural residential zonings are investigated around the south of Cooma.

Binjura rural residential precinct is located north of Cooma between Yallakool road and the Murrumbidgee River. Mittigang road acts as the primary collector road for the area connecting down into Cooma. It is recommended investigations are undertaken on upgrading and connection of Bidgee Road and Murrells road. This would provide a northern link to the Monaro Hwy and offer better connectivity residents along with an exact alternative route in the event of an unforeseen road closure.

Development in Binjura should consider significant biodiversity that surrounds the area. Including the high biodiversity values around the Murrumbidgee River and the Cooma creek. The Binjura rural residential area has two distinct minimum lot sizes. The area south of the Cooma Creek has an MLS of 4000sqm, while the area north of Cooma Creek has an MLS 2ha.

Bunyan is a rural residential area located north of Cooma in the locality of Bunyan. This area is located off the Monaro Highway and Binjura road acts as the primary collector road for the area. The intersection of Binjura Rd and the Monaro Hwy is a point of concern. At the same time, there are adequate site lines the lack of dedicated turning lanes for deceleration has a significant impact on traffic along the Monaro Hwy. An intersection upgrade here is considered a priority.

Development in the Bunyan should limit the visual impact from the Monaro Highway and consider vehicular access needs. The new SM LEP should include a clause to clarify subdivisions in split zones.

To the west of Cooma, there is a large area of land zoned R5 Large Lot Residential in the Dairymans Plains area. This area of zone R5 Large Lot Residential covers a large area of high biodiversity values. Currently, lot averaging is utilised to protect biodiversity value. This area should be further investigated regarding the suitability of zone R5 Large Lot Residential. It is considered that due to high surrounding and underlying biodiversity values that E4 Environmental Living may be a more suitable zone while keeping the 8ha lot size. Lot averaging down to 2ha should also be maintained through this should only be supported by Council when protecting biodiversity values this must be reflected.

As these existing areas around Cooma have mostly been developed there is potentially a need for small areas of rural residential development in the immediate future. To the south of Cooma along Maffra Road, there is land zoned RU1 Primary Production which is not suitable for primary production due to lot sizes, previous uses and vegetation coverage. It is considered appropriate that the Council works with landowners to establish biodiversity value of the land and zone it appropriately.

Zone E3 Environmental Management is considered an appropriate zone for the land of high-medium biodiversity value. Zone E4 Environmental Living may be applicable for land with lower value vegetation. A higher density development such as 2-8ha lots may be suitable, particularly the areas of lower biodiversity values and impacted by weeds due to the land's proximity to the Centre of Cooma. The subject area is not compatible with reticulated water and sewer as such an absolute minimum lot size of 2ha would need to be provided to provide room for onsite water and wastewater management.

Recommendations

- 61 Introduce a clause for the SM LEP addressing subdivisions relating to split zones.
- 62 Amend minimum lot size of lots 77, 78 & 79 DP750535 from 400ha to 8ha
- 63 Rezone land zoned R5 Large Lot residential in the Dairymans Plains Area to E4 Environmental Living, maintain existing MLS.
- 64 Review lot averaging clause in LEP to ensure environmental protection is afforded.
- 65 Work with landowners to investigate the zoning of rural land south of Cooma and consider appropriate use of Environmental Protection Zones to protect biodiversity values well providing for limited development potential.

11.4 Jindabyne

11.4.1 Infill

The areas located east of Barry Way and south of Reedys Cutting Road zone R1 General Residential Precinct will be zoned R2 Low-Density Residential including the future development areas of Highview. Much of this area is already zoned R2 Low-Density Residential however there are two significant portions of land zoned R1 General Residential in the Highview development. The larger of these areas have not been developed yet. The other has mostly been developed, providing inconsistent development which harms the streetscape, neighbourhood continuity and land use conflict between longer-term residents with the transient population.

It is recommended the areas zoned R1 General Residential and R5 Large Lot Residential are rezoned to R2 Low-Density Residential. This will help provide greater continuity in land uses and focus the area for residential accommodation that supports longer-term residents. The upzoning of the land zoned R5 Large Lot Residential will help negate any net loss of dwelling yield.

East Jindabyne has a large, undeveloped area of land zoned R1 General Residential. The site owned by Snowy Hydro this may change in the near future and result in a significant residential area between the established areas of East Jindabyne and the Lake foreshore. Protection of the public access to the lake foreshore is a crucial issue for the East Jindabyne residents and should be enhanced. Lake Jindabyne is owned by Snowy Hydro and is an operational lake. It is also an important recreational and aesthetic asset to the local community. The planning principle of connectivity and accessibility must be applied to the development and reflected through local planning controls.

Recommendations

• 66 – Work with the SAP Master Planning Team to ensure use of land zones is consistent to provides for desired community character while achieving relevant infill objectives.

11.4.3 Rural Residential

Most of the rural residential land around Jindabyne is located to the south township via Barry Way. These areas, including Lakewood and Cobbng Creek Estate which each have their distinct character.

Several MLSs apply to these rural residential estates varying from 3000sqm to 400ha these predominantly depending on the servicing available and the type of existing subdivision. The approach to MLS in this area is not consistent and a more consistent MLS should be provided based on the desired community and rural residential character of this area.

There is a portion of land zoned R5 large lot residential in East Jindabyne. The MLS applying to this land is 3000sqm, which is considered a relatively small lot size to be consistent with zone R5 Large lot residential. It is considered that east Jindabyne character is more consistent with zone R2 Low-density residential.

Much of the rural residential land to the south of Jindabyne particularly the areas South of Snowy river way are surrounded by high environmental values. The use of E4 Environmental Living zone may be considered more suitable than zone R5 Large Lot Residential.

If further rural residential is deemed necessary, it is anticipated that will form part of the Snowy Mountains Special Activation Precinct Masterplan.

11.5 Bombala

11.5.1 Infill and Greenfield

Bombala's only urban residential zone is R1 General Residential, and this is not recommended to change. It is considered that all areas of zoned R1 General Residential in Bombala are close enough to the centre of town for that zoning to be warranted. The zoning provides for a variety of residential densities including Residential Flat Buildings, multi-dwelling housing, dual occupancies and dwelling houses. This variety is considered appropriate as there is a need for a variety of housing types in Bombala and townhouses or small RFBs may be suitable around the town centre.

Bombala would benefit from more precise planning controls guiding development. Existing planning controls while flexible are unclear and left up to individual interpretation. There is undoubtedly a place for flexibility in the planning framework. However, development controls should provide clear guidance for development. As such it is recommended in Bombala an MLS is introduced for zone R1 General Residential. Zone R1 General Residential covers existing residential areas of the Bombala Township and currently does not have an MLS for subdivision purposes leading an appropriate lot size to rather be determined based on a merit-based assessment. It is recommended an MLS of 500sqm is implemented in the R1 General Residential areas. A 500sqm MLS provides flexibility for subdivision while also providing a precise minimum lot size. Acceptable to be in keeping with the rural town character of the town but still an appropriate size for a house to be built.

Zone B2 Local Centre is the zoning which covers the town centre of Bombala. The zone extends into residential areas away from the main street. The retail sector is vastly different today, and expansions of commercial space are considered unlikely, not just in Bombala but in regional towns across Australia. Consolidation and enhancement of shopping precincts are now vitally important for their survival, and this is no different in Bombala. As such it is recommended the residential lots fronting Young Street are rezoned R1 General Residential.

Outside of this, it is not proposed to rezone land in Bombala to zone R1 General Residential as there are large undeveloped parcels of this land located around the township. It is recommended that Council monitor these parcels and reconsidered zonings around Bombala when they are in the process of being developed.

Recommendation

 67 - Council create a list of large undeveloped lots in Bombala and monitor the development of these.

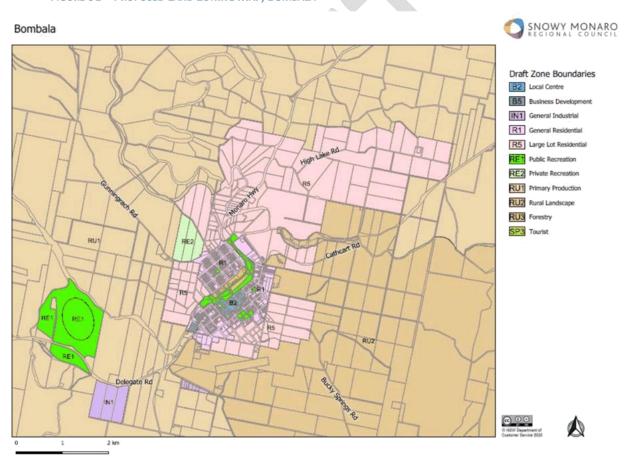
11.5.2 Rural Residential

Bombala has portions of rural residential land to its north and west. There are many small rural lots which have historically been created around the periphery of the R5 Large lot residential area but do not necessarily inherit a dwelling entitlement under the BLEP 2012.

These lots do not provide for viable large-scale agricultural production but for the most part, are near the township of Bombala with good access to existing road infrastructure. Some of these lots fall within Bombala's drinking water catchment and as such consideration should be given to impact on water quality of greater development.

It is considered that the ability of a greater number of rural residential properties close to Bombala will provide further housing options and contribute to the local community and economy. It is essential only to rezone areas with access to infrastructure and services. The map below provides an outline of the potential change in zone R5 Large lot residential.

FIGURE 91 - PROPOSED LAND ZONING MAP, BOMBALA



Recommendation

• 68 - Rezone land between Monaro Hwy and Cathcart Road identified in figure 91 from zone RU1 Primary Production to R5 Large Lot Residential.

11.6 Berridale 11.6.1 - Zoning

Berridale's current zoning is zone RU5 Village with a 5km ring of rural residential zoned land around it. The RU5 Village zone is flexible to provide a variety of commercial, light industrial and residential uses to be carried out. This is based on a small village where much of this commercial activity and residential growth happens organically. Berridale has outgrown this zoning and has, to a certain extent, already created segregated clusters of commercial and residential. It is proposed to formalise these clusters via land-use zoning.

As identified in the employment lands section of the Settlements Strategy Berridale's town centre focused around the highway will be zoned B2 Local Centre, enhanced and formalised. It is recommended that zoning densities steadily decrease from here. Zone B4 Mixed Use is proposed around the B2 Local Centre zone, to provide flexibility for commercial activity to occur outside of the B2 Local Centre. This will allow for organic commercial growth to emerge as the town grows while also not detracting from the town centre due to its proximity. The B4 Mixed use zone will also create an excellent opportunity for infill by providing medium density housing around the town centre and in a short walking distance of services.

The remaining existing residential areas of the Berridale Township are proposed to be zoned R1 General Residential. This provides a similar variety of housing typologies which the village zone allowed but limits commercial and industrial land uses to avoid conflict and not to undermine the role of the town centre. It is proposed that this area has a decrease in the minimum lot size to 500sqm; this will allow for limited amounts of infill. It is providing potential Torrens title subdivision options for properties over 1000sqm which may be preferred in some instances over strata title.

The current area to the east of the town identified as a land release area remains mostly undeveloped due to constraints around development until a site-specific DCP is developed. It is noted there are several constraints with this area. Of most concern is the compatibility of the southern portion of the site which is not compatible with reticulated water. It is recommended that this area is rezoned R2 Low-Density Residential. The area not compatible with services could potentially be zoned R5 Large Lot Residential with an MLS of 2ha, this area is identified by figure 92 below.

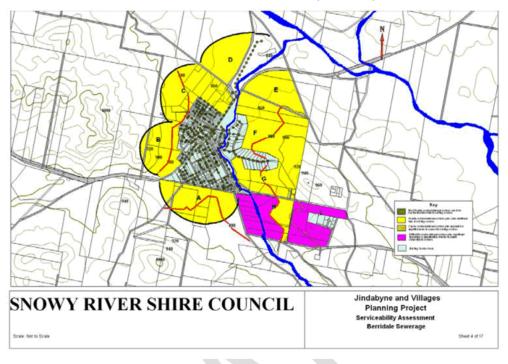


FIGURE 92 - SERVICE COMPATIBILITY OF LAND IN BERRIDALE (SEWERAGE)

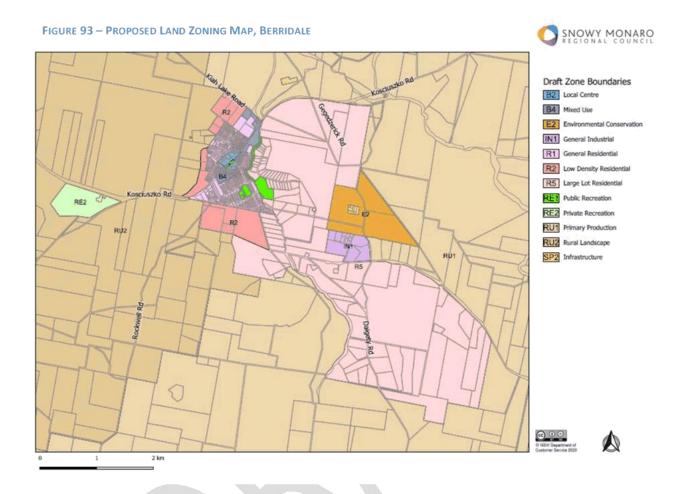
It is recommended that a similar approach is taken to the south of the township with the land compatible with services being zone R2 Low-density Residential with a 700sqm MLS. This provides for lower density greenfield developments on the periphery of town to respond to this ongoing demand which has been seen in recent years in Berridale. Provision of this land will need to be carefully considered with the provision of infrastructure, particularly electricity, water and wastewater infrastructure.

11.6.2 Rural Residential

Berridale currently has a 5km ring of land zoned R5 rural residential around it. The area has many different applicable MLS ranging from 5ha – 150ha. Based on historical place-based planning controls which were used in the former Snowy River Local Government area. The introduction to the standard instrument Local Environmental Plan and then were transferred into the standard instrument through a 'best fit' scenario.

Unfortunately, the standard instrument isn't as malleable to place-based planning as was seen when individual Council areas had greater autonomy over their LEP's. As such a new approach is required to provide for well-planned rural residential areas and focus the rest of this area on primary production on maintaining the productivity of this land.

It is proposed that a variety of lot sizes are provided for in a well-planned rural residential area to the east and south-east of Berridale. The northern section of this area is reasonably compatible with water and wastewater infrastructure. It is recommended that the minimum lot size for this area below 880 AHD be lowered to 8000sqm.



Recommendations

- 69 Review and refine land zoned R5 Large Lot Residential to provide a consistent well planned area for rural residential development.
- 70 Review land zoned RU5 Village in Berridale. Zone established residential areas R1
 General Residential and new growth areas R2 Low Density Residential.

11.7 Michelago

Due to the demand for housing in Michelago, Council will engage a suitably qualified consultant for the provision of a Michelago Masterplan. The Masterplan will strategically consider future growth options for Michelago in conjunction with the community. Some items of consideration will include appropriate zoning of land as per the items outlined below.

Zone RU5 Village – the existing Village of Michelago is anticipated to remain with the current zoning of RU5 Village. It is expected that water and sewerage infrastructure will need to be provided to the town as part of future developments. It is anticipated that this provision will be optional for existing residents; however, to be cost-effective, all existing residents would need to be connected. To maintain the 'village feel,' the minimum lot size of 1800sqm should be maintained.

There is a portion of land currently zoned RU1 primary production (29//1002933, 27 and 28//11158) which is bounded by the Monaro Hwy to the west, Michelago Creek to the south and the existing Village to the north and east. Evidence indicates this site is not suitable for primary production as all three (3) lots have a total area of around 7 hectares, and it has close proximity to the village zoning. As such this land should be rezoned to RU5 Village with the 1800sqm MLS applying.

Zone R1 General Residential – it is considered essential to apply a large minimum lot size to residential areas to provide for the village character Michelago residents' desire. However, the evidence suggests that to get commercial and retail services to the town that are desired, a certain amount of density is required. As such, any potential portion of land to be zoned R1 General Residential should be identified close to shops and services. The General Residential zoning is to provide diversity in housing supply for Michelago; this may include dual occupancies, terrace housing, townhouses and small apartment complexes. Typically, the appropriate minimum lot size for this area in this study is proposed to be 500sqm.

Zone R2 Low-Density Residential – This zone potentially may be most suitable for new growth areas of Michelago if water and wastewater infrastructure are implemented. This zoning will restrict the type of residential development that can take place to detached dwellings and dual occupancies. To maintain the 'village feel,' the MLS should vary with an MLS of (not less than) 1,200sqm near the existing Village and potentially lower in other areas depending on the availability of services and open space.

11.7.1 Rural Residential

Michelago is an area with significant demand for Rural Residential land. It is vital to make sure this is done in a well-planned manner rather than on an ad hoc basis.

An area located north of the existing rural residential area in Michelago has been selected. This area situated predominantly of Tinderry Road already has many small rural lots which have historical dwelling entitlements. In many ways, the rezoning of this land will better reflect the existing rural residential character of this area.

It is unlikely this area would be serviceable by any future reticulated water or sewer. An 8ha minimum lot size with lot averaging to 2ha is considered appropriate. It will help create approximately 78 additional lots in this area. This should be a part of the Michelago catchment in a development contributions plan to contribute towards the upgrade of Tinderry and Burra Roads. Specifically, contributions should go towards the upgrade of the causeway on Tinderry Road and sealing/safety upgrades along Burra road.

It is recommended that for a 20-year planning horizon, this is the only area around Michelago zoned to support rural residential development. Suppose rural land around Michelago is continually upzoned in an ad hoc fashion. In that case, it will create a disjointed community which is difficult and costly to adequately service. A significant increase in rural residential properties around Michelago would have a detrimental impact on the rural landscape and rural character of Michelago. It is resulting in a long term impact on the viability of agricultural production and employment in the area.

All discussions or proposed ideas above will need to be holistically considered in the Michelago Masterplan. With this master-plan document providing a clear strategic framework for Michelago over the next 20 years.

- To provide for low-impact residential development in areas with special ecological, scientific
 or aesthetic values.
- To ensure that residential development does not harm those values.
- To encourage development that is visually compatible with the landscape.
- To minimise the impact of any development on the natural environment.
- To ensure that development does not unreasonably increase the demand for public services or facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

R5 Large Lot Residential - is a zone which provides for residential uses on large lots, e.g. rural residential type developments. Lot size should vary based on access to services, topography, biodiversity value and surrounding agricultural land uses. This zone is restricted to specific areas surrounding townships and villages identified in this strategy.

- To provide residential housing in a rural setting while preserving, and to minimise impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote an innovative and flexible approach to rural residential development.
- To enable non-residential development, including small scale agricultural uses, to be carried out where compatible with the rural character of the locality
- To provide a buffer between urban development and broad acre rural and environmental
 areas.

12. Recommendations

The success of the Strategy in meeting the objectives and vision for the Snowy Monaro LGA will depend on on-going engagement with the community and government agencies and to provide the Snowy Monaro with a consolidated, comprehensive suite of planning documents.

Various actions contained within this Strategy will require further strategic attention by Council that are not necessarily associated with the development of the LEP and DCP, such as the Koala Plan of Management. The Strategy should be regularly reviewed (i.e. every five years) to capture any changes in the circumstances affecting the future of the LGA.

The strategic directions recommended in the Strategy are translated into statutory provisions through the development of an LEP and subsequent DCP framework. The LEP will establish the applicable land zones, permissible uses and constraints to development. At the same time, the DCP will guide planning and design outcomes and supplement the provisions of the LEP. These are the implementation documents and provide the means of ensuring that development outcomes match the aspirations and vision established for the region.

This Strategy identifies vital actions, recommendations and reference documents to be considered when assessing development applications as well as proposals to rezone the land. Where any inconsistencies arise between reference documents and this Strategy, detailed recommendations of reference documents should only be implemented if the broad directions of the Strategy can be achieved.

Timeframes	
Immediate	0-1 years following the adoption of the Strategy
Short	1-5 years following the adoption of the Strategy
Medium	5-10 years following the adoption of the Strategy
Long	10-20 years following the adoption of the Strategy
Ongoing	Action required when item arises

Action	Timeframe	Relations Documen	hip to Strategi	С	Relati	onship to	Delivery Plan	S
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
 Undertake a review of heritage controls to ensure adequate protection of built and cultural heritage values in Cooma. 	Medium	Action 1.3	Action 23.3	6.2.2	1	√		1
Develop a staging plan for greenfield development on the urban fringe of Cooma	Medium	Action 9.1	Action 25.1	8.3.1				\checkmark
Council work with DPIE to deliver the Snowy Mountains SAP Masterplan.	Immediate	Action 7.4	Direction 3	6.1.1				√
 Council advocate for the SAP Masterplan to be informed by evidence and the local community. 	Short	Action 7.4	Action 25.1	6.1.1				√
 Work with the Department of Planning, Industry and Environment (Biodiversity Conservation Division) to investigate biodiversity values around Bombala. 	Short	Action 3.1	Action 14.5	7.1.2				√
Implement recommended heritage listings identified in table 27 of section 6	Short	Action 1.2	Action 23.3	6.2.3	1			1
 Investigate Planning controls that incentivise low impact moveable structures between Maybe Street and the Bombala River. 	Medium	Action 6.2	Action 12.2	6.3.1		√		√
8. Work with Snowy Mountains SAP team and Councils Water and Waste Water team to ensure sufficient infrastructure is provided to Berridale to Support Growth	Medium	Action 12.7	Action 25.2	7.2.2				√
Work with essential energy to increase electricity infrastructure capacity in Berridale.	Medium	Action 12.6	Action 25.2	6.2.2			1	1
10. Undertake Council wider Aboriginal Cultural Heritage Study.	Short	Action 1.1	Action 23.1	2.1.2	1	1		1
11. Implement recommendations from the flood risk management plan.	Medium	Action 11.2	Action 16.2	7.1.1	1	1	1	1

Action	Timeframe	Relations Documer	hip to Strategi	С	Relatio	onship to	Delivery Plan	S
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
12. Implement recommendations from Cou Landscape Masterplan for Berridale To Centre.		Action 6.7	Action12.3	6.2.1			√	√
 Develop a masterplan for Michelago an specific development control plan in accordance with relevant planning prin and objectives. 		Action 8.7	Action 22.1	8.2.1		1	√	√
14. Amend Minimum Lot Size (MLS) for all zoned RU5 Village with reticulated wat waste water to 700sqm.		Action 8.3	Action 25.1	8.1.1	1			
 Amend MLS for all land zoned RU5 Villa without reticulated sewer to 1800sqm. 	ge Short	Action 8.3	Action 25.1	8.1.1	1			
16. Investigate rural residential land option between Adaminaby and Old Adamina		Action 8.3	Action 25.1	8.1.1	1	1		
17. Rezone Pt lots 38 & 39 DP 635407, Bred RU1 Primary Production to R5 Large Lot Residential. Amend MLS from 80ha to 8		Action 8.3	Action 25.1	8.1.1	1	1		
18. Rezone lot 1 DP 703710, lot 1 DP 12330 DP 261057, lots 5 & 7 DP 832997, Lot 3 1233031 and lots 1 & 2 DP 777716 from R5 Large Lot Residential to zone RU2 Ru Landscape. Amend MLS to 80ha.	DP zone	Action 5.3	Action 28.3	8.1.2	√			
19. Rezone Lots 6 & 7 DP 4259 from zone R Lot Residential to RU5 Village and ame to 1800sqm.		Action 8.3	Action 24.2	8.1.1	1			
20. Standardise MLS of land zoned R5 Large Residential around Dalgety to 2ha and		Action 8.3	Action 28.2	8.1.1	1			

Action		Timeframe	Relations Documen	hip to Strategi ts	С	Relatio	nship to	Delivery Plan	S
			LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
	respectively based on proximity to the village and biodiversity values.								
21.	Rezone land around Adaminaby from zone R5 Large Lot Residential to RU2 Rural Landscape and amend MLS to 80ha	Short	Action 5.3	Action 28.3	8.1.2	√			
22.	Further investigate land identified as a village expansion area Nummeralla.	Medium	Action 8.3	Action 28.2	8.1.1	1	1		
23.	Rezone land at the northern end of Smiths Road from E3 Environmental Management to E4 Environmental Living and amend MLS to 16ha to reflect development pattern.	Short	Action 8.3	Action 28.1	8.1.1	1	1	√	
24.	Amend MLS at Eucumbene Cove to 250ha to reflect bushfire risk.	Short	Action 11.3	Action 16.1	8.1.3	1			
25.	Provide appropriate protections for heritage items in Delegate, Bibbenluke and Cathcart as per recommendation in Appendix D Bombala Area Heritage Study	Short	Action 8.3	Action 23.3	8.1.1	1	√		
26.	Work with the NSW Government on the completion of the SAP Masterplan and use the findings from this master planning process to inform future allocation of Industrial land.	Short	Action 6.1	Action 4.2	8.1.1	1		√	√
27.	Following the completion of the SAP Masterplan, Council undertake an options study to compare industrial land sights between Snowy Mountains Airport and Polo Flat for the long-term provision of employment lands.	Short	Action 6.1	Action 4.2	8.1.1	√		√	√
28.	Rezone lot 1 of DP 550951 from zone RU1 Primary Production to IN1 General Industrial to	Immediate	Action 6.1	Action 4.2	8.1.1	1			

Action		Timeframe	Relations Documer	hip to Strategi its	ic	Relatio	nship to	Delivery Plan	S
			LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
	provide for the short to medium term industrial needs in Cooma and allow for the logical and orderly expansion of Polo Flat.								
	Council undertake a detailed structure plan for Polo Flat that provides at a minimum an outline of the orderly staged expansion of polo flat, details road hierarchy and future road layout and details the requirements for appropriate signage and wayfinding.	Short	Action 6.3	Action 4.2	8.1.1		√	√	√
	Work with the NSW Government to facilitate related technical studies including airport studies relating to Snowy Mountains SAP. Consider land use implication of these studies.	Short	Action 6.1	Action 4.2	8.1.1	√	√	√	√
	Council remediate lot 184 of DP 750535 to a standard suitable to support industrial development. Following remediation lot 184 of DP 750535 is rezoned from SP2 Infrastructure to IN1 General Industrial.	Medium/ Long	Action 6.4	Action 4.2	8.1.1	√			√
	It is recommended land uses in zone B5 Business Development are reviewed with the intent of prohibiting uses that will undermine Cooma's CBD and prohibiting all types of residential accommodation to avoid land use conflict.	Immediate	Action 6.2	Action 12.4	6.3.1	√			√
	Rezone lots 1, 2 and 4 of DP 390856, lot 23 of DP 631276 and lot 4 of DP 232738 from zone B4 Mixed Use to zone B5 Business Development to	Short	Action 6.4	Action 12.1	8.1.1	1			

Action		Timeframe	Relations Documen	hip to Strategi ts	С	Relatio	Relationship to Delivery Plans			
			LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies	
	support complimentary business opportunities and development around the Birdsnest site.									
34.	Undertake a Masterplan for Cooma's CBD. This should consider at a minimum the use of planning controls including heritage conservation, height of building and active Street frontage maps.	Medium	Action 6.5	Action 12.3	4.2.1	1	√		√	
35.	Council review permissible uses for the Alpine way corridor in the Rural land Use Strategy.	Immediate	Action 7.1	Action 5.2	8.1.1	1				
36.	Council work with the SAP team to create a site-specific development control plan section for the Alpine Way Corridor which provides clarity for tourism related development in this area.	Short	Action 7.1	Action 5.2	8.1.1		√			
37.	Council to work with NSW Government to establish agritourism as part of the Snowy Mountains SAP investigations.	Immediate	Action 5.3	Action 5.1	8.1.2				√	
38.	Council liaise with Forestry Corporation and Transport for NSW to facilitate significant upgrades to Imlay Road to support greater freight and tourist movements.	Medium	Action 10.5	Action 11.1	9.1.3				√	
39.	Council monitor development applications for industrial land uses in Bombala and review land zoning if required.	Immediate	Action 6.1	Action 4.2	8.1.1	1				
40.	Council pursue the rezoning of lot 27 DP 1061792, lot 2 DP 1016573 and lot 4 DP 1118146 from zone RU1 Primary Production to zone IN1 General Industrial.	Ongoing	Action 6.1	Action 4.3	8.1.1	√				

Action	Timeframe	me Relationship to Strategic Documents				nship to	Delivery Plan	s
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
41. Council rezone lot A and part lot B of DP 201851 from zone IN2 Light Industrial to zone R1 General Residential.	Immediate	Action 9.2	Action 25.1	8.3.1	1			
42. Council rezone the remaining land in Bombala zoned IN2 Light Industrial to zone B5 Business Development.	Immediate	Action 6.5	Action 4.1	8.1.1	1			
43. Rezone Lots A & B DP 359655, lot 1 DP 568718, lot 141 DP 546880, lot 151 DP 524185, lot 10 DP 1023017, lot 4 DP 1087752, lot 1 DP 770930, lot 1 DP 986832, lot 1 DP 209505, lot 21 DP 706813, lot 1 DP 518206 and lot 1 DP 137435 from zone B2 Local Centre to zone R1 General Residential.	Immediate	Action 9.2	Action 25.1	8.3.1	√			
44. Encourage adaptive re-use of heritage buildings through DCP controls.	Short	Action 1.2	Action 23.3	6.2.3		1		
45. Actively engage with landowners for targeted redevelopment of lots and potentially offer incentives for land to be dedicated back to the public realm in the form of laneways or a town square precinct.	Medium - Long	Action 8.3	Action 22.3	8.1.1		√		√
46. Introduce a height of building control over land zoned B2 Local Centre of 12 meters.	Immediate	Action 8.3	Action 24.3	8.1.1	1			
47. Council pursue the rezoning of lots 1 and 2 of DP 1236130 and lot 3 of DP 1258041 from zone R5 Large Lot Residential to zone IN1 General Industrial.	Immediate	Action 6.1	Action 4.2	8.1.1	1			
48. Rezone Berridale Town Centre from zone RU5 Village to zone B2 Local Centre as shown in figure 83 of section 10.	Immediate	Action 8.6	Action 12.3	8.1.1	1			

Action	Timeframe	neframe Relationship to Strategic Documents				onship to	Delivery Plan	S
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
49. Rezone surround complimentary areas from zone RU5 Village to zone B4 Mixed Use as shown in figure 83 of section 10.	Immediate	Action 8.6	Action 12.2	8.1.1	√			
50. Undertake a Land Use Plan for Michelago which considers at a minimum the need and location of employment lands to respond to changing population. This should also consider ways to attract potential industries and employment opportunities to Michelago.	Immediate	Action 8.7	Action 12.2	8.1.1		1	√	√
51. Council Prepare an Affordable Housing Strategy.	Short	Action 9.1	Action	8.3.1			1	\checkmark
52. Council work with DPIE to ensure BASIX requirements meet community expectations. Council explore additional Energy Efficiency Controls in its DCP.	Ongoing	Action 4.2	Action 4.2	7.1.2	1	1		
53. Council work with the Snowy SAP team to regulate STRA in the SAP Study Area.	Immediate	Action 7.4	Action 4.2	6.1.1	1			1
54. Include a local provision in LEP providing residential development buffer from sewerage services such as STP and pump stations.	Short	Action 12.4	Action 4.2	8.1.1	1			
55. Rezone lot 101 DP 1183622 from R5 Large Lot Residential to R2 Low-Density Residential and reduce the minimum lot size accordingly.	Short	Action 9.1	Action 12.3	8.3.1	1	√		√
56. Work with Land Owners on lots 100 DP 1183622, lot 1 & 3 DP 242762 and lot 1 DP 1074550 to create a structure plan which limits access to the Monaro Highway and rezone land to R2 low density residential.	Short	Action 9.1	Action 5.2	8.3.1	√	√		√

Action	Timeframe	Relations	nip to Strategio	С	Relatio	nship to	Delivery Plan	s
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies
57. Rezone lots 1 & 2 of DP595926, lot 76 of DP1098505 and lot 77, 78 & 79 of DP750535 to zone E4 Environmental Living as part of the new LEP.	Short	Action 9.5	Action 5.2	8.1.2	1			
58. Rezone lots 190, 191, 192, 194, 195, 196, 197, 198 & 343//750535 and 2//1023087 to E3 Environmental Management. Amend minimum lot size from 4000sqm to 80ha	Short	Action 3.1	Action 5.1	7.1.2	1			√
59. Amend minimum lot size on lot 1 DP595926 from 1200sqm to 4000sqm.	Short	Action 9.1	Action 11.1	8.3.1	1			
60. Rezone land identified to RU2 Rural Landscape with a Minimum Lot Size not less than 80 hectares to prevent fragmentation. If demand justifies, develop a Structure Plan for Dairyman's Plains area.	Short	Action 9.1	Action 4.2	8.3.1	√			
61. Introduce a clause for the SM LEP addressing subdivisions relating to split zones.	Short	Action 3.1	Action 4.3	7.1.2	1			
62. Amend minimum lot size of lots 77, 78 & 79 DP750535 from 400ha to 8ha	Short	Action 9.1		8.3.1	√			
63. Rezone land zoned R5 Large Lot residential in the Dairymans Plains Area to E4 Environmental Living. Maintain existing MLS.	Short	Action 3.1	Action 25.1	7.1.2	1			
64. Review lot averaging clause in LEP to ensure environmental protection is afforded.	Short	Action 3.1	Action 4.1	7.1.2	1			

Action	Timeframe	Relationsl Document	nip to Strategio	С	Relatio	nship to	Delivery Plan	Plans			
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies			
65. Work with landowners to investigate the zoning of rural land south of Cooma and consider appropriate use of Environmental Protection Zones to protect biodiversity values well providing for limited development potential.	Immediate	Action 9.1	Action 25.1	8.3.1	√						
66. Work with the SAP Master Planning Team to ensure use of land zones is consistent to provides for desired community character while achieving relevant infill objectives.	Short	Action 9.1	Action 22.1	8.3.1	1	√	√	√			
67. Council develop a list of large undeveloped lots in Bombala and monitor the development of these.	Short	Action 9.1	Action 25.1	8.3.1				√			
68. Rezone land between Monaro Hwy and Cathcart Road identified in figure 91 of section 11 from zone RU1 Primary Production to R5 Large Lot Residential.	Short	Action 9.1	Action 28.2	8.3.1	√			√			
69. Review and refine land zoned R5 Large Lot Residential to provide a consistent well planned area for rural residential development.	Short	Action 9.5	Action 28.2	8.1.2	1						
70. Review land zoned RU5 Village in Berridale. Zone established residential areas R1 General	Immediate	Action 8.5	Action 25.1	8.1.1	1						

	Timeframe	Relationsh Document		Relationship to Delivery Plans					
		LSPS	SETRP	CSP	LEP	DCP	Contributions Plan	Other Plans and Strategies	
Residential and new growth areas R2 Low									
	Residential and new growth areas R2 Low Density Residential.		LSPS Lesidential and new growth areas R2 Low	Residential and new growth areas R2 Low	LSPS SETRP CSP desidential and new growth areas R2 Low	LSPS SETRP CSP LEP desidential and new growth areas R2 Low	LSPS SETRP CSP LEP DCP tesidential and new growth areas R2 Low	LSPS SETRP CSP LEP DCP Contributions Plan	



9.4.1 DA BEST PRACTICE GUIDE AND PROCESSING TIMES

Record No:

Responsible Officer: Chief Operating Officer

Author: Manager Built & Natural Environment

Key Theme: 3. Environment Outcomes

CSP Community Strategy: 8.1 Plan for rural, urban and industrial development that is

sensitive to the region's natural environment and heritage

Delivery Program Objectives: 8.1.3 Development assessment processes are streamlined to

support regional development and growth

Attachments: 1. Draft DA Guide to the Development Process (Under Separate

Cover)

Cost Centre Work Order 11 Development Assessment

Project DA Best Practice Guideline and Processing Times

EXECUTIVE SUMMARY

A report was tabled at the Council meeting of 15 March 2018 following a request from the Mayor in relation to the NSW Department of Planning and Environment's "Development Application Best Practice Guide". Council resolved to "defer the report DA Best Practice Guideline and Processing Times pending a workshop to discuss the Development Assessment Best Practice Guide". (Resolution 68/18).

A workshop was undertaken with Councillors on 23 May 2018. The workshop outlined the current functions of the Development and Building Certification Group, current development application processes of Council and measures that could be utilised to align with the relevant NSW Department of Planning and Environment "Development Assessment Best Practice Guide".

A report was considered at 1 November 2018 Council meeting with recommendations adopted (Resolution No 395/18) for action from the workshop. The last remaining recommendation being the development of "Snowy Monaro Regional Council Guide to the Development Process" is still outstanding.

A report was considered at 20 August 2020 Council meeting. This item was deferred to 17 September 2020 meeting (Resolution No 137/20). The deferment was to allow amendments to made to the Guide in response to suggestions put forward by Councillors.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council endorse the Snowy Monaro Regional Council Guide to the Development Assessment Process for public use.

BACKGROUND

On 18 December 2017 the Mayor requested (in relation to assessment and determination of Development Applications) "a report to Council in February or March regarding what Council needs to put in place or resources it will require to ensure we can meet the best practice guideline and can improve our response times."

A report was prepared in response to this request and tabled at the Council meeting of 15 March 2018. Council at this meeting resolved the following (Resolution 68/18):

That Council defer the report DA Best Practice Guideline and Processing Times pending a workshop to discuss the Development Assessment Best Practice Guide. (CIr Beer/CIr Castellari – Carried).

The recommendations of the report presented to Council meeting of 15 March 2018 were;

That Council

- A. Not accept DA's that are incomplete or unclear
- B. Reject DA's that do not contain the information required by Part 1 of Schedule 1 of the EP&A Regulation (in accordance with Clause 51 of the EP&A Regulation).
- C. Limit notification commensurate with impacts.
- D. Amend notification requirements in Council Development Control Plans to reduce the number of DA's being notified
- E. Determine DA's based on the information held at the time where an applicant has been requested to provide additional information (under Clause 54 of the EP&A Regulation) but has failed to respond within 14 days.
- F. Not provide applicants with more than one opportunity for provision of additional information.
- G. Reassess resourcing in areas of Building Surveying, and Engineering referrals for DA's
- H. Determine whether to apply items E and F to developments other than 'housing' (or development ancillary to 'housing').

The report highlighted the NSW Department of Planning and Environment "Development Assessment Best Practice Guide" (the Guide) was very urban-centric and did not reflect issues and common practises that Councils in Rural or Regional areas were accustomed to, particularly in relation to the level of assistance provided to 'mum and dad' developers. The report acknowledged that some parts of the Guide could be adopted which would assist in improving DA processing times, such as limiting the time for provision of additional requested information, however this could potentially be at the risk of negative reactions from applicants.

It was clear from discussions at 15 March 2018 meeting that Councillors were generally not in favour of adopting an approach to DA processing merely to achieve improved statistical results, and that a helpful approach to assist applicants through what has become a quite complex process even for relatively straightforward applications was more acceptable.

In line with Council's Resolution 68/18 a workshop was undertaken with Councillors on 23 May 2018. The workshop outlined the current functions of the Development Assessment and Building Certification group, current development application processes and measures that could be utilised to align with the Guide.

A subsequent report presented to the Council meeting held on 1 November 2018 outlined discussions from the workshop and a proposed pathway forward identified at the workshop. In this regard the following resolution was issued;

COUNCIL RESOLUTION 395/18

That Council endorse the following recommendations;

- 1. Council staff develop a Snowy Monaro Region Development Guide.
- 2. Increased promotion of pre-lodgement meetings with applicants and a media campaign be undertaken.
- 3. Creation of a user friendly information portal on Council's website.
- 4. Development assessment staff actively participate in the review of the consolidated LEP and DCP with the Strategic Planning Group to achieve practical workable provisions.
- 5. A review and report be presented to the General Manager on resourcing requirements for Building Surveying and Development Engineering staff in order to reduce development application referral times, assist with approvals relating to the issuance with Complying Development Certificates and provide efficient and timely advice to applicants.
- 6. Councillors continue to be provided with a list of applications lodged with Council on a monthly basis and a list of determined development applications on a monthly basis.
- 7. Ensure that when the corporate IT platform is implemented it includes online tracking of applications and use of mobile IT platforms, to improve efficiencies in administration of development assessment and building certification processes.
- 8. That checklists and guidelines are updated and expanded to ensure applicants have detailed information to ensure applications are submitted with all relevant information as required by Part 1 of Schedule 1 of the EP&A Regulation (in accordance with Clause 51 of the EP&A Regulation).
- 9. A review be undertaken and report be put forward to Council proposing amendments to the Bombala, Snowy and Cooma DCP's to align notification requirements as being commensurate with impacts and to reduce the number of development applications being notified.
- 10. That development applications be determined based on the information held at the time where an applicant has been requested to provide additional information (under Clause 54 of the EP&A Regulation) but has failed to respond within 21 days.
- 11. Additional information requests be provided to applicants in a timely manner and applicants be provided with only one opportunity for provision of additional information before determination of application. The response time on these requests be increased from 14 days to 21 days.

Council staff have been working through these recommendations and have reported to Council on their progress through the Questions and Answers section of Council Meeting agendas. With the completion of recommendation 1 for the development of a Snowy Monaro Region Development Guide (as attached to this report) all recommendations listed above have now been completed/and or will continue to be implemented through the roll out of the new CIS project and interaction with the Department of Planning, Environment and Industry on a new online application portal.

Development Assessment Internal Audit

Councils' internal auditor has also undertaken an audit of Councils' development assessment processes based on the following objectives.

Audit Objectives

- 1. Review achievement of organisation objectives.
- 2. Assess if decisions are properly authorised.
- 3. Assess reliability and integrity of information.
- 4. Review that assets are safeguarded.
- 5. Assess compliance with laws, regulations, policies and contracts.
- 6. Assess efficiency, effectiveness, economy and ethical conduct of business activities.
- 7. Consider fraud and corruption risk scenarios.

The audit forms part of the Annual Plan for Financial Year 2019/20 contained within the Internal Audit Strategic Plan 2019-2022 approved by the Audit, Risk and improvement Committee at its meeting on 14 June 2019 (Resolution No ARIC32/19).

One of the findings of the audit required that the Council guide be developed to include the following items;

- A. Details on pre-lodgement discussions;
- B. Types of requests for and limitations on pre-lodgement advice; and
- C. Statutory requirement in relation to submitting amended development applications prior to determination.

The Council guide has incorporating these requirements within the terms of advice provided and additional statutory requirements required for lodging of development applications.

A report was considered at 20 August 2020 Council meeting. This item was deferred to 17 September 2020 meeting (Resolution No 137/202).

COUNCIL RESOLUTION 137/20

That the item be deferred to the 17 September 2020 Council Meeting.

Moved Councillor Ewart Seconded Councillor Stewart CARRIED

The deferment was to allow amendments to be included in the Guide in response to suggestions put forward by Councillors. These include;

- A. Inclusion of a flow chart for the development assessment process.
- B. Amendments to Mayoral message to iinclude emphasis of the importance of working with applicants to ensure applications are determined in a timely manner.
- C. Include reference to Council' "Referral of Development Applications to Council" Policy.

With these items now included, the Guide is presented for Councils consideration.

QUADRUPLE BOTTOM LINE REPORTING

1. Social

Improved customer communication and engagement of the community in the development assessment process can provide positive social impacts.

2. Environmental

Ensuring adequate processes are in place to properly assess Development Applications is a fundamental function of Council and must meet legislative requirements. Poor development decisions can have long-term adverse environmental impacts and unintended consequences. While a lot of focus is placed on the time taken to produce a determination, the quality of the decision being made is also a vital factor.

3. Economic

Staffing levels are contained within the existing Council structure, however individual work areas are consistently under review to ensure workload and accreditation requirements are achieved. There are indirect economic benefits of providing an improved and streamlined assessment and approval process.

Estimated Expenditure	Amount	Financial year	Led	ger	Account string											
Expenditure Development Assessment	\$409,700	2019- 2020	W	О	1 1											
Funding (Income/reserves)	Amount		Led	Ledger Accoun				striı	ng							
Revenue Development Assessment	\$1,401,133	2019- 2020	W	0	1	1										

4. Civic Leadership

- 1. On 18 December 2017 the Mayor requested (in relation to assessment and determination of Development Applications) "a report to Council in February or March regarding what Council needs to put in place or resources it will require to ensure we can meet the best practice guideline and can improve our response times".
- 2. A report was presented to the Council meeting on 15 March 2018 with recommended changes to processes to align with the NSW Government Development Assessment Best Practice Guideline. Councillors resolved not to accept the suggested changes to align with the recommendations of the Guide and resolved to hold a workshop with staff to consider other options to achieve reportable processing times.
- 3. The workshop was held on 23 May 2018 with several Councillors in attendance. In response to findings from the workshop a subsequent report was presented to Council on 1 November 2018 resolved (Resolution No 395/18) to adopt 11 recommendations. The items under consideration as part of this report is the last outstanding item that was required to be presented to Council to finalise this resolution. Throughout this process Council has

9.4.1 DA BEST PRACTICE GUIDE AND PROCESSING TIMES

demonstrated a commitment to improve Development Application processes and to provide education resources to our community to assist them through the process.

9.4.2 ANSWERS TO QUESTIONS WITH NOTICE

Record No:

Responsible Officer: Chief Strategy Officer

Author: Secretary Council and Committees

Key Theme: 4. Leadership Outcomes

CSP Community Strategy: 10.2 Sound governance practices direct Council business and

decision making

Delivery Program Objectives: 10.2.2 Councillors are supported to make informed decisions in

the best interest of the community and to advocate on behalf of

the community

Attachments: 1. Responses to questions with notice

EXECUTIVE SUMMARY

As per clause 3.13 of Code of Meeting Practice a councillor may, by way of a notice submitted under clause 3.9, ask a question for response by the Chief Executive Officer about the performance or operations of the Council.

In order to provide answers to questions asked by Councillors, a report has been generated with responses for the period ending September 2020. Refer the answers in the attachment of the report.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council receive and note the answers to questions with notice.

ATTAC	HMENT 1 R	ESPON:	SES TO QUESTIONS WITH NOTICE			Page 38
No.	Date rec'd	Item No.	Question/Request	Responsible Officer	Response	Compl Y/N
169	17 Sep	12.1	Jerrara Drive Update	Manager	25/09/2020 – GH:	Y
	2020		Councillor Castellari	Corporate	As previously advised a number of the maintenance	
			Question: At the June 18 2020 Council meeting,	Projects	type projects have been included within the upcoming	
			under item 9.1.2 it was recommended that		maintenance works or have been undertaken. This is	
			Council refer the Jerrara Drive upgrade study to		including monitoring of speeds to determine the extent	
			the Local Traffic Committee for technical review		of the safety issue.	
			and comment. The Local Traffic Committee			
			declined to do so on the basis that it does not		The only funding provided by Council was to undertake	
			within their authority to comment. Jindabyne		the study. Funding is not currently available to	
			East Residents Committee (JERCs) therefore		undertake the significant works identified. This means	
			have the following questions:		that the works need to be considered in conjunction	
			Will the 8 recommendations suggested by the		with the overall network to identify priorities for works	
			report and under item 9.1.2 for immediate		from within the available funds in future years.	
			action now be implemented?			
			Will Council, in lieu of the Local Traffic		As the works have been identified they will be included	
			Committee, consider the comments submitted		in consideration of future works programs. The	
			from JERCs on the study report (as per their		comments submitted by the community will be	
			letter to the Local Traffic Committee on July 17		considered. Some of the requests, such as changing the	
			2020), including their request for further		speed limit are beyond Council's control and cannot be	
			discussion on the recommendations before they		considered as an option to the proposed works.	
			are adopted by Council for further action? Will the Council then proceed to accept the		Council has invested in a technical study to provide	
			recommendations, and prioritise and identify		solutions based on expert knowledge in traffic	
			funding options for them, as foreshadowed		management solutions. Alternative solutions would	
			under item 9.1.2?		need to be reviewed to ensure that they do not have	
			under item 3.1.2:		adverse impacts and achieve the desired outcomes.	
					Funds are not currently provided to develop alternative	
					designs.	
					Where investigation indicates interim works are	
					required these will be reviewed and prioritised within	
					the maintenance funding for the road network.	

No.	Date rec'd	Item No.	Question/Request	Responsible Officer	Response	Compl Y/N
					29/09/2020 – GS:	-
					The recommendations suggested in the Jerrara Drive	
					Upgrade Study report, considered by Council in June 2020, will be implemented as follows:	
					R32 - Traffic speed assessment was completed in July 2020. R14 – street sweeping to remove gravel at the intersection of Old Kosciusko Road was completed in June 2020. R9 & R18 – Line marking will be scheduled once weather conditions improve. R10, R21 & R23 – Vegetation work will be scheduled now spring has arrive.	
					Council staff will arrange a meeting with Jindabyne East residents to discuss comments in their letter of 17 July 2020. However, it is believed that point 1 - concern relating to speed reductions on Kosciuszko Road in preference to an intersection upgrade has already been answered by the relevant Minister and TfNSW in letters dated 7 Sep 2020 (The Hon Paul Toole MP) and 12 June 2020 (Joanne Parrott – Acting Director Southern Region). Point 4 relates to speed monitoring and assessment, which has already been completed.	
170	17 Sep 2020	12.2	Rates Payments at Berridale Post Office Councillor John Castellari Question: Why can members of the public not pay their rates at the Berridale Post Office? Very inconvenient for some people to not be able to	Manager Finance	25/09/2020 – MP: The DEFT payments system was only available to residents of the Snowy River Shire and saw limited use. The introduction of a combined banking provider saw a move to Bpay. We will work with those affected to	Y

No.	Date rec'd	Item No.	Question/Request	Responsible Officer	Response	Compl Y/N
			pay this way.		identify the other options available, which include Bpay, the offices in Berridale, phone payments, and direct debits.	
					So far 4 people have contacted Council seeking assistance and councillors are encouraged to direct anyone seeking help to our rates staff.	
171	17 Sep 2020	12.3	NSW Farmers and Monaro Farming Systems Councillor Anne Maslin Question: Given community concerns over the proposed Koala Sepp and KPOM, can Council invite local peak farming groups that is NSW Farmers and Monaro Farming Systems, to present their views at the next Council briefing session in two weeks' time.	Coordinator Strategy Development	25/09/2020 – GM Groups looking to present on topics to provide their views on topics are encouraged to contact Council to arrange to present to the Public Forum. This allows the wider community to see what views are being put before the councillors from community groups.	N
172	17 Sep 2020	12.4	Rail Feasibility Study Councillor Anne Maslin Question: Can Council approach the NSW government to disclose when the Rail Feasibility study will be made public?	Coordinator Economic Development	28/09/2020 – MA: A copy of the executive summary is available on TfNSW website. The study found it was not feasible.	Y
173	17 Sep 2020	12.5	Polo Flat Road Councillor John Last Question: What was going on out at Polo Flat road yesterday? (16 Sep 2020)	Manager Built & Environment	28/09/2020 – JG: Completed. Email update from Chief Operating Officer sent to Councillors on 18 Sep 2020	Υ
174	17 Sep 2020	12.6	Sealing of Roads in Cooma Councillor John Last Question: What is happening with the sealing of the road in town? Downers got last contract about two years ago. Are we calling for tenders	Chief Strategy Officer	03/10/2020 – DR: The bituminous resealing contract for SMRC was awarded to Downer EDI by Council at its meeting held on 14 December 2017, for a period of two years with a further two by one year extensions subject to a report	Y

No.	Date rec'd	Item No.	Question/Request	Responsible Officer	Response	Compl Y/N
			again?		for Council consideration / approval before invoking any extension period. The two year contract commenced on 1 July 2018 and ended on 30 June 2020. Depending on weather, sealing traditionally takes place from February through to May. If it is recommended that the contract be extended, a report will be presented to Council in the coming months.	
175	17 Sep 2020	12.7	Bushfire Recovery Report Councillor Sue Haslingden Question: Why was there no Bushfire Recovery Report in this business paper? We have a considerable fund for Economic and Bushfire Recovery and this needs to be transparently reported on.	Chief Communications Officer	25/6/20 – GW: The new Recovery Team was unaware of any requirement for a regular paper to be submitted to Council papers. The new CRO will provide these reports quarterly in line with reports to Resilience NSW (who fund this role located within Council). A report will be provided to the next meeting.	Υ
176	17 Sep 2020	12.8	Cooma North Servo Councillor Lynley Miners Question: What is Council going to do with the former service station site at Cooma North?	Manager Corporate Projects	25/09/2020 – GH: The former service station site is flagged for demolition to make way for the Yallambee Lodge extension. Construction barriers will be put into place while the development of the proposal is continuing and consideration will be given to undertaking the demolition as a standalone project. Consideration will need to be given to whether this will creates additional costs as this will need to be funded by reducing other projects that are planned to be achieved.	Υ
177	17 Sep 2020	12.9	Yaouk Road Councillor Lynley Miners I have recently taken three senior staff on a tour of Yaouk Road. Since January fires, many of the culvers have been blocked by debris (From	Manager Infrastructure	25/09/2020 – GS: Councils Maintenance Crew completed works on Yaouk in early Sep, this included drainage improvement and culvert clearing along those sections of road where work was required.	Y

No.	Date rec'd	Item No.	Question/Request	Responsible Officer	Response	Compl Y/N
			Boundary Cr to Shannon's Flat). Recently the road was closed by a bog, which has been fixed – hence the machinery requires was nearby. Question: When will these problems be fixed? The longer it goes on, the more it will cost to repair.		Additional work has also been scheduled once surfaces/drains dry out, this includes the annual maintenance grade in November and will include drainage improvement and culvert clearing works. Staff are in the process of developing Councils Capital gravel re-sheeting program for the 2020/2021 financial year and a further \$40,000 has been allocated to improve several areas of Yaouk Road where pavement materials have higher levels of plasticity which has little tolerance to moisture. The cost for repairs to Yaouk Road following damage resulting from an underground spring was in excess of \$49,000.	
178	17 Sep 2020	12.10	Bredbo Water Councillor John Rooney Question: The Bredbo Community is concerned that level 4 water restrictions were imposed at short notice. Will Council ensure that in future the Bredbo community is kept better informed about Council's plans for stage 4 water restrictions, how long they will last and the measures Council is taking to ensure the supply of an acceptable standard of water adequate to meet Bredbo's growing needs?	Manager Water Wastewater Operations	24/09/2020 – JD: Council met with Bredbo community on 24 Sep 2020 to discuss the concerns they raised regarding the Level 4 restrictions and to obtain input on a better communication strategy for the Bredbo community going forward. Details about the current scoping study being undertaken for Bredbo will also be discussed and how we plan to involve the community with this and keep them informed.	Y
179	17 Sep 2020	12.11	Boco Rock Community Enhancement Fund Councillor John Rooney Question: The Boco Rocks community fund is meant to apply to the entire local government areas of Cooma Monaro shire and Bombala shire. Yet in the latest round, no grants were	Coordinator Governance	25/09/2020 – JM: There was no decision taken by the committee to approve funds due to the proximity of the location. The decision was based on the following criteria: How well does this submission meet the Boco Rock Community Enhancement Fund criteria.	Y

9.4.2 ANSWERS TO QUESTIONS WITH NOTICE ATTACHMENT 1 RESPONSES TO QUESTIONS WITH NOTICE

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No.	Date rec'd	Item No.	Question/Request	Responsible Officer	Response	Compl Y/N
			given to community groups north of Cooma. Has the committee decided that these groups are ineligible due to their distance from Boco Rocks? If so, they should be advised not to waste their time applying. If the fund still applies to the whole of the Cooma Monaro Shire, as the State Government intended, can Council ensure that in future grants will be made on the basis of the quality of the application and not proximity to Boco Rocks?		Will the project benefit a significant portion of the community? Will this project drive Tourism & Economic development? Will the project improve the community infrastructure and services? Project supports sustainable renewable energy Does the project represent good value for money? Are you confident that the applicant has the capacity to carry out this project? Project involves resident participation and local business? Could the project be better funded by other Grant / Programs?	
180	17 Sep 2020	12.12	Process of Emergency Services for pending Bushfire Season Councillor Bob Stewart Question: Can we get a report on evacuation centres across the region for the pending bushfire season?	Manager Corporate Projects	25/09/2020 – GH: RFS will be contacted to provide details of the Evacuation Centre details for the coming fire season.	N

9.4.3 RESOLUTION ACTION SHEET UPDATE

Record No:

Responsible Officer: Chief Strategy Officer

Author: Secretary Council and Committees

Key Direction: 7. Providing Effective Civic Leadership and Citizen Participation

Delivery Plan Strategy: DP7.1.1.2 Council's leadership is based on ethics and integrity to

enable informed and appropriate decisions in the community's

best interest.

Operational Plan Action: OP7.7 Provide timely, accurate and relevant information to

Council to enable informed decision making.

Attachments: 1. In progress action sheet

EXECUTIVE SUMMARY

In order to provide Councillors with updates on the progress of Council resolutions, a report is generated with a summary of action that is current, for the period ending September 2020.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council receive the progress on Resolution Action Sheet for the period ending September 2020.

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
16	05 April 2018	118/18	Proposed Road Closure & Sale of old Lions Park at Bombala That Council; A. Approve the partial road closure on the corner of High Street and Stephen Street Bombala so that the fence line becomes the boundary of lot 9 DP 995614; B. Engage the services of a land surveyor to provide a plan for the boundary adjustment; C. Authorise the General Manager to execute any documents necessary to complete the boundary adjustment and sale of the property; D. Readvertise the property on the open market for auction with an appropriate reserve; and E. Make the Report public once the matter is settled.	Property Officer	23/09/2020 - JH: C Consolidation Plans lodged, surveyor has advised that a CT was not created and the solicitor is now preparing this so that registration can take place. 26/08/2020 JH: A. Finalised. B. Finalised. C. Consolidation Plans lodged, Surveyor is following up on progress of same. D. Once notified of completed registration the property can be placed on the open market. E. To take place at completion of D 22/07/2020 – JH: C. Consolidation Plans received from Surveyor and signed by CEO, returned to Surveyor for lodging for registration of same. D. Once notified of completed registration the property can be placed on the open market. E. To take place at completion of D. 24/06/2020 – JH: C. Finalised. D. Finalised. C D and E: Still waiting finalised consolidation plans from surveyor for this item to be completed. Have sent numerous email requests to Surveyor. 28/05/2020 – JH: Surveyor again requested to provide the final plan,	30/11/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					no response and will continue to follow up. This		
					plan is in draft form with the Surveyor and would		
					not be cost effective to engage another surveyor to		
					finalise the plan.		
					27/04/2020 - JH:		
					Email sent to Surveyor requesting a definite date		
					for plan to be registered. Surveyor advised he will		
					review the current draft of this consolidation plan		
					this week and submit for Registration.		
					26/03/2020 - JH:		
					Followed up with Surveyor and was advised this		
					item is going to be delayed due to the large scale		
					workload he has in place.		
					27/02/2020 - JH:		
					Followed up with Surveyor and was advised this		
					item is going to be delayed due to the large scale		
					workload he has in place.		
					15/01/2020 - JH:		
					The Surveyor has advised that he is hoping to have		
					the consolidation plan ready for the end of January		
					2020.		
20	07 May	162/18	Proposal to Realign the Barry Way Jindabyne and	Land &	24/09/2020 – LB:	31/08/2021	N
	2018	. ,	to Address Issues with the Intersections of	Property	A&B. Surveyor has addressed questions relating to	,,	
			Barry Way with Eagle View Lane and Bungarra	Officer	the plan at the intersection of Eagle View Lane.		
			Lane		The landowner was notified and again posed a		
			That Council		number of questions. Most of these have been		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			A. Approve the proposal to realign The Barry Way over the constructed road from the intersection with MR286 to the boundary of the national park. B. Approve the proposal to apply to the Crown to transfer those sections of The Barry Way which are Crown reserve road to Council. C. Authorise staff to negotiate with landowners for acquisition of the constructed Barry Way and, where possible, to offer to close corresponding sections of paper road and to dedicate the land to the landowner in compensation. D. To engage the services of a surveyor to identify those sections of the Barry Way which are not on line with the constructed road. E. To acquire any Crown land upon which the Barry Way has been constructed through the process of the Land Acquisition (Just Terms Compensation) Act 1991 through the authority of the Roads Act 1993. F. Authorise the General Manager to execute any documents necessary to complete the project. G. Authorise the expenditure and allocate an amount of \$135,000 in the 2018/19 year Budget with funding to be provided from Stronger Communities Project PP-219 (Undertake project to align the road with road reserves).		answered and the answer to the last question will be provided this week. C. Negotiation will commence next week with landowners adjacent to Cobbon Hill. This section of realignment of the Barry Way will involve compulsory acquisition from the Crown. D. This project has been divided into sections so that the surveyor completes the survey work as Council is ready to address each section. E. The section of the Barry Way which passes through Crown land without a road reserve is at the southern end and will be addressed as that stage is reached. 26/08/2020 – LB: A&B Surveyor has notified Council that due to workload this plan may take a little longer. C Landowner has been notified that there is a delay involved in obtaining the information that they have requested. E-G Ongoing. 29/07/2020 – LB: A & B Surveyor has been requested to provide the plan for the second section which will involve Eagle View Lane. C. Landowners have been notified that Council is waiting on plan. E-G. Ongoing.		
					26/06/2020 – LB:		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					The draft plan may be expected. The landowner is waiting on this information before proceeding. A. Survey is being done in sections B. Request for sections of Crown road to be transferred to Council will be carried out at the end of the project. C. Negotiations with landowners are ongoing. D. See A. above. E. Acquisition will be carried out as necessary when the plan for individual sections is finalised. F-G Ongoing. 28/05/2020 – LB: The surveyor has promised to have the draft plan with the area of road to be closed and the area of the area to be acquired marked on the plan sent to Council within the next week. This plan will then be sent to the landowner.		
					24/04/2020 – LB: Contacted the landowner on Eagle View Lane who has requested information. He wants to know how much land Council will require for the road and how much land he will receive in compensation. Will there be sufficient space for him to construct an eco-hut. The surveyor has been requested to calculate the area of both areas so that an accurate answer can be provided. 26/03/2020 – LB: In view of the fact that the landowner has not		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					contacted the Land and Property Officer to date a letter has been sent asking him to contact the Land and Property Officer to discuss his consent to the creation of the road reserve over the road in its current location through his property. 02/03/2020 – LB: The Land and Property Officer met with the landowner and he said he will respond after consultation with his wife. 20/01/2020 – LB: Waiting on response from landowner on Eagle View Road. He resides in Tasmania.		
29	21 June 2018	253/18	Council Property - Town View, Waterworks Hill, Bombala That Council A. Approve the proposal to demolish the residence located on lot 1 DP 1216130 B. Serve notice on the tenant to vacate the premises in accordance with the Residential Tenancy Act. C. Engage the services of a suitably qualified contractor to demolish the residence, clear the site and dispose of any asbestos in accordance with the EPA Act; and D. Authorise the expenditure and allocate an amount in the 2018 Financial Year Budget with funding to be provided from the Former Bombala LGA Reserve.	Manager Water & Wastewater Operations	24/09/2020 – JD: Both Bombala and Delegate option reports complete and with DPIE for comment. Both now endorsed by Council. Community consultation with both communities will be held once comment from DPIE received. 27/08/2020 – BC: A-D Option Study Report for Bombala sent to DPI Water for comment. Email sent to DPI on 11 August 2020 attaching Delegate Option Study Report and also sought comments from DPI on Bombala Options Study Report. 28/07/2020 – MR: A. Under the provision of the State Environmental Planning Policy (Infrastructure)	31/12/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					2007, development for the purpose of water treatment facilities may be carried out by or on behalf of a public authority without consent on land in a prescribed zone. No DA would be required to rebuild the water treatment works in Bombala, however it will need an REF. The demolition of the existing building will be included as part of the REF for the rebuild. B. The tenant has vacated the dwelling and all utility services have been disconnected. C. Demolition will be a component of the WTP rebuild in accordance with the Options Study and REF. D. Expenditure is expected to be incorporated in the \$10M options funding grant.		
					25/06/2020 – GS: Options study is complete covering Security of supply, alternate water sources and quality issues driving a new water treatment plant with presentation by designer to Councillors scheduled for 2 July 2020. 01/06/2020 – MR: No further update until adoption of final options study.		
					22/04/2020 – GS: Demolition of BWTP Cottage on hold pending Bombala/Delegate Water Supply Options Study recommendations.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					23/03/2020 – MR: Demolition of BWTP Cottage to coincide with Bombala WTP refurb or rebuild in accordance with Bombala/Delegate Water Supply Options Study recommendations. 02/03/2020 – MR: Demolishment of the residence will depend on the outcome of the Options Study and recommendations. Options Study will be provided to Council when received. 14/01/2020 – AS: Still waiting on the Bombala/Delegate Water Options Study Report – expected finalisation April 2020.		
57	6 September 2018	314/18	Proposed Acquisition of Land in Cooma That Council A. Acquire Lots 400 and 434 DP 750535 and lot 461 DP 41999 by compulsory process under the Land Acquisition (Just Terms Compensation) Act 1991 by authority contained in the Local Government Act 1993 for the purpose of saleyards. B. That the land be dedicated as Operational land in accordance with the Local Government Act 1993 C. That minerals be included in this acquisition D. That this acquisition is not for the purpose of	Property Officer	23/09/2020 JH: A to F: Proposed acquisition notice (PAN) lodged now waiting for Acquisition Number to prepare Gazette Notice. Compensation monies deposited to Crown as per PAN. 26/08/2020 - JH: A to F: Notice from OLG to lodge PAN (proposed acquisition notice) and PAN lodgement was completed and lodged with Crown, NTSCORP and NSWALC. There is a 90 day period that OLG has now to complete the notice and gazette the acquisition, subject to no submissions are received	30/11/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			resale E. That the necessary applications be made to the Minister for Local Government and the Governor. F. That the Common Seal be affixed to all documentation required to be sealed to give effect to this resolution. G. That following the acquisition of the three Crown allotments, the eleven lots comprising the Cooma saleyards be consolidated into a single allotment. H. That this project be funded from the former Cooma Monaro Shire Council reserve fund.		from NTSCORP and NSWALC. Submissions from NTSCORP and NSWALC are not expected as this was reviewed prior to the PAN being sent during the original application, but is a requirement of the PAN. G: This will take place once the acquisition has been approved and finalised by OLG and Crown. H: All costs will be funded from the former Cooma Monaro Shire Council reserve fund. 22/07/2020 – JH: A to f: Updated Valuation report submitted to Crown to enable a faster completion of this acquisition once approval received from OLG. Latest email received from OLG is that they are following up on our application and have not forgotten about it. No further response from Crown as to permission to begin project whilst waiting for OLG to send documentation of approval. None of these items can be finalised until a response from OLG is received. G: This will take place once the acquisition has been approved and finalised by OLG and Crown. H: All costs will be funded from the former Cooma Monaro Shire Council reserve fund.		
					A to H: Latest email received from OLG is that they are following up on our application and have not		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					forgotten about it. No response from Crown as to		
					permission to begin project whilst waiting for OLG		
					to send documentation of approval. None of these items can be finalised until a response from OLG is		
					received.		
					28/05/2020 – JH:		
					Email received from OLG on 20/5/2020 advising		
					they can confirm that it has been processed,		
					unfortunately they are unable to advise as to		
					when/if it will be approved. Following up with		
					Crown as to the option to gain approval for works		
					to begin prior to acquisition taking place.		
					Unfortunately with most staff working remotely		
					responses are slower than usual.		
					27/04/2020 - JH:		
					Numerous requests have been sent to Office of		
					Local Government asking for this matter to be		
					finalised.		
					Council does not have the option to gain approval		
					for acquisitions from anyone other than OLG.		
					26/03/2020 - JH:		
					Waiting on response from OLG.		
					27/02/2020 - JH:		
					All information is with OLG and waiting for		
					approval to come through.		
					15/01/2020 - JH:		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					Waiting on response from Crown to advise that the Special Lease will be extinguished after acquisition has been completed to finalise documents required by OLG.		
74	4 October 2018	353/18	Clr Castellari Notice of Motion - Rooftop Solar That Council A. Support the Albury City Council motion regarding legislative changes to enable the implementation of a program similar to that implemented by Darebin City Council in Victoria; B. Advocate for the legislative changes to local members and relevant Ministers; C. Carry out due diligence with a business case which includes funding options, power under current legislation that would provide solar subsidy schemes for residence and businesses within the SMRC council area; and D. Provide for public consultation process once the above has been carried out.	Chief Executive Officer / Executive Assistant to Chief Executive Officer, Mayor and Councillors	28/08/2020 – JT: No further update. 03/08/2020 – JT: No further update 29/06/2020 – SC: A. Motion supported at LGNSW Annual Conference. B. Raised in conversation with Local Member and LGNSW. C & D – No action. 29/05/2020 – SC: No further update. 29/04/2020 – SC: No further update. 04/03/2020 – SC: No further update. 06/02/2020 – SC: No further update. 06/02/2020 – SC: No further update.	Ongoing	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					B – The CEO requested an update from LGNSW in regarding to their advocacy of behalf of the local government sector (as per resolution 100 – Solar Buy Back - from the 2018 LGNSW Conference). LGNSW has made representations to the previous Minister for the Environment and Minister for Local Government prior to the latest cabinet reshuffle. The matter was also raised in LGNSW's submission to the Senate Standing Committee on Environment and Communications Inquiry into Treasury Laws Amendment (Improving the Energy Efficiency of Rental Properties) Bill 2108. Further to this, LGNSW also raised this matter at their liaison meeting with the Office of Environment and Heritage and will continue to advocate on the issue as opportunities arise.		
88	1 November 2018	394/18	Planning Proposal 461 Barry Way, Moonbah to Amend Snowy River Local Environmental Plan 2013 That: A. The report from the Senior Strategic Land Use Planner on the Planning Proposal 461 Barry Way (Lot 101 DP 817374) be received. B. The Planning Proposal be submitted to the Minister of NSW Planning & Environment for a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and	Senior Strategic Land Use Planner	25/09/2020 – AA: No further update. 28/08/2020 – AA: No further update. Proposal is waiting for proponent to respond to agency concerns and is on hold to the conclusion of the SAP Masterplan. The following sections of the Council resolution have been completed. A. No action required. B. Completed. C. Completed.	Ongoing	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			C. The Department of Planning and Environment be advised that Council wishes to be issued with an authorisation to use delegation for the Planning Proposal. D. In the event NSW Department of Planning & Environment issues a Gateway Determination to proceed with the Planning Proposal, consultation be undertaken with the community and government agencies in accordance with Schedule 1, Division 1, Clause 4 of the Environmental Planning and Assessment Act 1979 and any directions of the Gateway Determination.		D. Referred to relevant Government Agencies. A objection was received from OEH. Further information was requested from proponent. Awaiting response. 30/07/2020 – AA: No further update. 22/06/2020 – AA: No further update. 03/06/2020 – MA: No further update and not expected to be any significant progress until the SAP masterplan is more fully developed. 05/05/2020 – AA: An altered Gateway determination was issued by the Department of Planning Industry and Environment extending the timeframe for completion by 24 months to 7 June 2022. This allows the proposal adequate time to be considered and finalised after the Snowy Mountains Special Activation Precinct Masterplan is completed. 19/03/2020 – MA: No response received from DPIE regarding request for extension of time due to SAP Masterplan. In process of following up with DPIE.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					31/03/2020 – AS: No further update.		
					02/03/2020 – BD: No further update.		
					20/01/2020 – AA: A letter has been forwarded to State Government requesting the Gateway Determination date be extended to coincide with the conclusion of the Go Jindabyne masterplan.		
					06/12/2018 – MA: B. Planning proposal has been submitted to the Minister of NSW Planning and Environment for a Gateway Determination. C. Council has advised Department of Planning and Environment that Council wishes to be issued with an authorisation to use Delegation for the Planning Proposal Cannot be actioned until a determination is given.		
89	1 November 2018	395/18	DA Best Practice Guideline and Processing Times That Council endorse the following recommendations; 1. Council staff develop a Snowy Monaro Region Development Guide that also includes a rural and regional context; 2. Increased promotion of pre-lodgement meetings with applicants and a media campaign be undertaken;	Manager Built and Natural Environment	24/09/2020 – JG: The Draft DA Best Practice Guideline will be presented to the October 2020 Council meeting. 28/08/2020 – JG: The Draft DA Best Practice Guideline was presented to the August 2020 Council meeting. The item was deferred to the September 2020 meeting so that amendments could be made as requested	16/10/2020	N

No.	Meeting	Res. No	Action	R/Officer	Progress	Estimated	Comp
	Date					Comp Date	Y/N
			3. Creation of a user friendly information		by Councillors.		
			portal on Council's website;				
			4. Development assessment staff actively		24/07/2020 – JG:		
			participate in the review of the consolidated LEP		The Draft DA Best Practice Guideline will be		
			and DCP with the Strategic Planning Group to achieve practical workable provisions;		presented to the August 2020 Council meeting.		
			5. A review and report be presented to the		03/06/2019 – JG:		
			General Manager on resourcing requirements for		1 – Being developed.		
			Building Surveying and Development Engineering		3 – Portal being created as part of IT platform		
			staff in order to reduce development application		development. Completed.		
			referral times, assist with approvals relating to		5 – Review being undertaken as part of		
			the issuance with Complying Development		organisational redesign review. Completed.		
			Certificates and provide efficient and timely		9 – Completed.		
			advice to applicants;		03/05/2019 – JG:		
			6. Councillors continue to be provided with a		1 - Being developed		
			list of applications lodged with Council on a		3 - Being developed		
			monthly basis and a list of determined		5 - Waiting for structure		
			development applications on a monthly basis;		6 - Report going to June meeting		
			7. Ensure that when the corporate IT				
			platform is implemented it includes online		6. Lists have been and will be continued to be		
			tracking of applications and use of mobile IT		provided		
			platforms, to improve efficiencies in		7. Ongoing		
			administration of development assessment and		8. Completed		
			building certification processes;		9. To be undertaken		
			8. That checklists and guidelines are updated		10. Ongoing		
			and expanded to ensure applicants have detailed		11. Ongoing		
			information to ensure applications are submitted		20/10/2018– JG:		
			with all relevant information as required by Part 1		No further update at this time		
			of Schedule 1 of the EP&A Regulation (in				
			accordance with Clause 51 of the EP&A		06/12/2018 – DA:		
			Regulation);		Best Practice Guideline and Processing Times is to		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			9. A review be undertaken and report be put forward to Council proposing amendments to the Bombala, Snowy and Cooma DCP's to align notification requirements as being commensurate with impacts and to reduce the number of development applications being notified; 10.That development applications be determined based on the information held at the time where an applicant has been requested to provide additional information (under Clause 54 of the EP&A Regulation) but has failed to respond within 21 days; and 11.Additional information requests be provided to applicants in a timely manner. The response time on these requests be increased from 14 days to 21 days.		be developed.		
117	20 December 2018	575/18	Proposed Acquisition of Shannons Flat Community Hall That Council A. Agree to accept the gift of Shannon's Flat Community Hall and approximately 800m2 of land surrounding the hall. B. Classify the property as "community land" upon transfer to Council. C. Engage the services of a surveyor to survey lot 78 DP 750527 and create a plan of subdivision of the land to excise the hall and surrounding land within the immediate fence line. D. Agree to bear all costs associated with the	Land & Property Officer	24/09/2020 – LB: This resolution has been rescinded (see resolution 169/20). 26/08/2020 – LB: A-D The lot containing the hall (approx. 800m²) has been subdivided and the plan has been registered. The landowner has changed his mind and is now requesting that Council lease the hall. A report will go to the September meeting of Council. 29/07/2020 – LB:		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			subdivision and registration of the plan including any legal costs. E. Fund the costs of approximately \$8,000 from former Cooma Reserves.		No further update from previous month. 26/06/2020 – LB: This matter has been placed on hold until December 2020 at the request of the landowner at which time there will be a further report to Council. C. Survey has been completed and registered. D. Costs have been borne by Council. 28/05/2020 – LB: This matter has been placed on hold until December 2020 at which time there will be a further report to Council. 24/04/2020 – LB: Discussion with property owner's family revealed that no decision had been made with respect to the transfer of the Hall to Council. Insurance of the Shannon's Flat Hall is prohibitively expensive and out of the ability for either the family or the Management Committee to pay. Property owners have requested that Council delay any action on this matter until December 2020 when the current restrictions have eased and the Management Committee can meet. This was agreed and will be followed up in December 2020. 26/03/2020 – LB: A letter has been sent to the landowner requesting confirmation of their intentions.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					02/03/2020 – LB: Currently waiting on a response from the landowner to confirm their intentions. 20/01/2020 – LB: A report will be submitted to Council updating Councillors on the status of this matter. At present Council is paying the power bills.		
165	21 February 2019	68/19	Parking in the laneway at the rear of the Jindabyne Town Centre That Council A. Approve the proposal to enter into public consultation with the shopkeepers and owners in Jindabyne Town Centre regarding changes to the laneway at the rear of the shops. B. Receive a further report regarding the results of the public consultation and the proposed way forward together with detailed costings.	Land & Property Officer	24/09/2020 – LB: A. Amended plan still to be received by Council. 26/08/2020 – LB: A. Council has requested a minor adjustment to the concept plan. When the concept plan is amended it is proposed to form a Steering Committee to guide the project to completion. B. further report will be submitted for Council's consideration when the public consultation has taken place. 29/07/2020 – LB: A. Council is in receipt of the draft survey plan and is currently waiting on the design plan. When both plans are to hand Council will undertake public consultation. B. Following public consultation a further report will be prepared for Council with detailed costings. 26/06/2020 – LB: The Road Safety Officer advised that the surveyor	31/12/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					has been selected and the project is progressing.		
					A. Public consultation will take place when the		
					survey and design is completed.		
					28/05/2020 – LB:		
					RFQ sent out to four surveyors for quotation for		
					survey and design. This is to be funded by RMS.		
					28/05/2020 – LB:		
					RFQ sent out to four surveyors for quotation for		
					survey and design. This is to be funded by RMS.		
					24/04/2020 – LB:		
					Specification for the tender is currently underway.		
					Collaboration between the Special Projects Officer		
					and the Road Safety Officer is being undertaken in		
					view of the issues encountered with the proposed construction of the public toilets in Jindabyne.		
					construction of the public tollets in sinuabylie.		
					26/03/2020 – LB:		
					Tenders will need to be called for the survey and		
					design work. When the survey and design is		
					completed, staff will arrange for public		
					consultation.		
					02/03/2020 – LB:		
					Waiting on survey and design so that public		
					consultation can be arranged.		
					03/02/2020 – LB:		
					Shopkeepers and shop owners in the Jindabyne		
					Town Centre have been notified by letter that		

Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
				Council has been successful in securing grant funding for survey and design of the back lane.		
21 March 2019	127/19	Delegate Disadvantaged Housing That Council continue with the current arrangement of Facilities staff managing the tenants and maintenance on the properties pending community consultation, and bring a report back to Council.	Coordinator Land & Property	25/09/2020 – TP: It is anticipated that community consultation will be initiated in first quarter of 2021 calendar year. 27/08/2020 – TP: Council continuing to manage properties. Review of the background and full context relating to this item required by Land & Property unit. 24/07/2020 – KH: This area is now under the Land & Property Portfolio. An initial handover has been conducted with a more detailed one to follow explaining what steps have been taken so far and why, and to work together moving forward on this. 26/06/2020 – KH: There is no further update as there has been too much occurring with bushfires and COVID. 01/06/2020 – KH: No further update. 28/04/2020 – KH: No further update.	30/06/2021	N
	Date 21 March	Date 21 March 127/19	21 March 2019 Delegate Disadvantaged Housing That Council continue with the current arrangement of Facilities staff managing the tenants and maintenance on the properties pending community consultation, and bring a	21 March 2019 Delegate Disadvantaged Housing That Council continue with the current arrangement of Facilities staff managing the tenants and maintenance on the properties pending community consultation, and bring a	Date 21 March 2019 Delegate Disadvantaged Housing That Council continue with the current arrangement of Facilities staff managing the tenants and maintenance on the properties pending community consultation, and bring a report back to Council. 21 March 2019 Delegate Disadvantaged Housing That Council continue with the current arrangement of Facilities staff managing the tenants and maintenance on the properties pending community consultation, and bring a report back to Council. 25/09/2020 – TP:	Date 21 March 2019 That Council continue with the current arrangement of Facilities staff managing the tenants and maintenance on the properties pending community consultation, and bring a report back to Council. 24/07/2020 – KH: There is no further update as there has been too much occurring with bushfires and COVID.

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					02/03/2020 – KH: Mail out to the community at Delegate seeking their feedback to be arranged asap to gauge thoughts. Ongoing.		
227	17 April 2019	151/19	Consolidation of Reserve no. 530002 Centennial Park and Lot 6 DP 758280 Cooma Visitors Centre as one Crown Reserve for General Community Use That Council A. Request that the Crown add lot 6 DP 758280 to Reserve 530002 comprising Centennial Park and add an additional purpose of "General Community Use" to the Reserve. B. Relinquish Licence LI 453017 for the use of the Cooma Visitors Centre when Lot 6 DP 758280 is added to Reserve 530002.	Land & Property Officer	24/09/2020 – LB: A. An email has been sent to Crown Lands asking for an update on the progress of this matter. 26/08/2020 – LB: A. Crown Lands has assured the Land and Property Officer that the documentation recommending the amendment to both reserves has gone before the Minister. B. The licence will be relinquished when Crown Lands has completed their processes. 29/07/2020 – LB: This matter needs to be signed off by the Minister and then must be advertised in the Government Gazette as a part of the process. It is anticipated that it may take some months to finalise. 26/06/2020 – LB: Communication with NSW ALC confirmed that the claim over the Visitors Centre has been rescinded. This information will be relayed to Crown Lands with a request to expedite the matter.	01/11/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					A. Crown Lands is presently preparing the documentation for transfer to Council as Crown Land Manager B. The licence will be relinquished in conjunction with transfer to Council Management. 28/05/2020 – LB: Reminder was sent to Crown Lands last week. This matter will take some time to resolve at the Crown Lands level. 24/04/2020 – LB: Crown Lands has advised that due to the COVID-19 Pandemic this process may suffer some delays.		
					26/03/2020 – LB: Crown was sent a second reminder today. It is an involved process, and will take a while to review, given the current COVID-19 pandemic and the recent bushfires.		
					02/03/2020 – LB: Negotiations with the Crown are ongoing. It is likely that the Crown would prefer lot 6 to be placed under Council management and that the lease be rescinded. We are currently waiting on a reply.		
					20/01/2020 – LB: This matter has been escalated at Crown Lands to achieve a decision on the way forward.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
251	16 May	185/19	CMCA RV Park – Cooma	Manager	25/09/2020 – GH:	30/10/2020	N
	2019		That Council support in principle the	Corporate	Development application notification period and		
			development of a CMCA RV park at the Hawkins	Projects	extent of notification area has been increased in		
			St site and provide in-kind assistance through internal plant rates.		response to concerns raised on the development.		
			·		28/08/2020 – GH:		
					Pending DA outcome.		
					31/07/2020 – GH:		
					DA Processing is continuing.		
				30/06/2020 – GH:			
					CMCA are in the process of submitting the DA for		
					Hawkins Street RV park site and are working with		
					consultant on the bushfire and flood elements of		
					the DA.		
					01/06/2020 – GH:		
					CMCA has now commenced on a Development		
					Application.		
					23/04/2020 – GH:		
					Report with Draft MOU being prepared for May		
					Council meeting.		
					27/03/2020 – GH:		
					Report to Council planned for April meeting.		
					02/03/2020 – GH:	ИСА	
					Final plans and estimates received by CMCA. CMCA		
					has provided a draft MOU and a sample lease		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					documents which will be included in a report to Council. Pending support from Council to proceed a DA will be lodged. 31/01/2020 – GH: Local surveyor is finalising plan for CMCA and is expected by end of January.		
260	16 May 2019	194/19	Classification and Categorisation of Crown Land in Council's Care and Control That Council approve the proposed categorisation of Crown land as per attachment 1 to report Classification and Categorisation of Crown Land in Council's Care and Control	Property Officer Land & Property Officer	23/09/2020 - JH: Council has received the notice from Crown on the categories applied to the Reserves. These have been passed on to the Contractor and the plan is for the Draft PoM to go to public consultation mid-October via council's website and then face to face consultation to take place. 26/08/2020 - JH: Crown have not returned the approval of the application after updates were provided to Crown as per their request. This has been brought up by many other councils as most have not received any notifications. This has been raised with Crown and the Consultants preparing the Plan of Management are also following up with Crown on Council's behalf. 22/07/2020 – JH: Still waiting for approval of Council application from Crown. Draft Plans of Management in preparation stage.	30/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
	Date				24/06/2020 - JH:	Comp Date	1/14
					Updated changes completed and lodged with		
					Crown, awaiting their approval of the application.		
					28/05/2020 – JH:		
					Crown advised they would like some changes made		
					to the application for some of the categories.		
					Changes made as per request and submitted Friday		
					29 May following review by consultant. Community		
					consultation process is being put in place by		
					Consultant and hope to have a final plan for		
					process.		
					27/04/2020 - JH:		
					This application is with DPIE Crown Lands. There is		
					a large backlog of applications and the implications		
					of COVID-19 have added more time constraints on		
					these applications. The contractors are also in		
					contact with Crown to try and get this process		
					expedited.		
					26/03/2020 – LB:		
					The consultants engaged by Council to do the Plan		
					of Management for Crown Land have checked with		
					Crown Lands about approval of the categorisation		
					for Crown Land in SMRC and have advised that the		
					Crown is still working through the many		
					submissions it has received.		
					02/03/2020 – LB:		
					Council is waiting on confirmation of approval of		
					categorisations. The Plans of Management are		
					currently underway.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					20/1/2020 – LB: Requests for classification and categorisation have been submitted for approval by CL. A copy of the submission has been sent to Council's Contractors to enable them to commence work on the Plan of Management for Crown Land to be managed as community land under the Local Government Act.		
290	20 June 2019	227/19	Application to Crown Land to be appointed as Land Manager to Various Waste Management Sites That Council requests to be appointed as Land Manager of the following Reserves: A. Dalgety Landfill Lot 2 DP 837128, Reserve 88070 for Rubbish Depot under Crown control; B. Bombala Landfill Lot 123 DP 756819, Reserve 15472 for Night Soil Depot under Crown control; C. Bombala Landfill Lot 300 DP 756819, Reserve 49491 for Night Soil Depot under Crown control; D. Berridale Transfer Station Lot 178 DP 756837, Reserve 73609 for Sanitary Purpose under Crown control; E. Berridale Landfill Lot 153 DP 756694, Reserve 47391 for Rubbish Depot under Crown control; and Request the purpose of land be changed to Urban	Property Officer Resource & Waste - Project Manager	23/09/2020 - JH: A, B, C & D – Complete. E. NSW ALC are following up on this item they referred to the Local Aboriginal Land Council (LALC) with the recommendation that the CEO of the LALC refer it to the LALC Board for consideration of claim withdrawal. NSWALC will advise of the outcome when received, they have advised that the LALC are not meeting regularly during this COVID pandemic. 26/08/2020 -JH: A, B, C & D – Complete. E. NSW ALC are following up on this item they referred to the Local Aboriginal Land Council (LALC) with the recommendation that the CEO of the LALC refer it to the LALC Board for consideration of claim withdrawal. NSWALC will advise of the outcome when received, they have advised that the LALC are not meeting regularly during this COVID pandemic.	Ongoing	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			Services for Reserves 15472 & 49491		24/06/2020 – JH: A, B, C & D – Complete. E. This item has been referred by NSWLALC to the Local Aboriginal Land Council (LALC) with the recommendation that the CEO of the LALC refer it to the LALC Board for consideration of claim withdrawal. NSWALC will advise of the outcome when received. 28/05/2020 – JH: Item E: Email received from NSWALC requesting further information on this Reserve. Gazette notices were researched and supplied to NSWALC. They still require any information that Council may have on the lawful use and occupation of this land and/or need for this land for an essential public purpose, as at 8 June 2010. Following up on this request with Waste Team. Spoke again to NSWALC 27/5/2020 advice they are also now discussing with LALC with regard to their interest in the land due to it not being used for many years, as such they may wish to keep the land claim active. 30/03/2020 – JH: No further update. 22/01/2020 – JH: E. Property officer has written to the NSW Aboriginal Land Council to see if they wish to revoke their interest as ALC 25795 is current on this reserve.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					09/01/2020 – MD: A. Confirmation has been received Council is the Land Manager of Dalgety Landfill Lot 2 DP 837128, Reserve 88070 for Rubbish Depot; B. Confirmation has been received Council is the Land Manager of Bombala Landfill Lot 123 DP 756819, Reserve 15472 for Night Soil Depot; C. Confirmation has been received Council is the Land Manager of Bombala Landfill Lot 300 DP 756819, Reserve 49491 for Night Soil Depot; D. Confirmation has been received Council is the Land Manager of Lot 178 DP 756837, Reserve 73609 for Sanitary Purpose under Crown control; E. Awaiting confirmation.		
333	18 July 2019	277/19	Australian Tourist Park Management - NRMA - Caravan Park Jindabyne That Council consider the approval for the Lessee to execute the 2 x 5 terms on the Lease Agreement when the first option to renew is due in October 2019 which will take the Lease Agreement through until October 2029.	Commercial Land Officer	24/09/2020 – KH: BMR is actioning the registration of the lease 25/08/2020- KH: Documents with BMR for action. 24/07/2020 – KH: CEO has signed, awaiting a cheque to be drawn to go with signed lease back to BMR for action 26/06/2020 – KH: Signed lease has been received and forwarded onto the CEO Office for signing. 28/05/2020 – JH: Solicitors have advised the signed lease agreement should be returned to Council next week.	30/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					27/04/2020 - JH: Correspondence has been received by Council's Solicitor advising the Lease Agreement has had a few minor amendments and is with NRMA for exaction of same. 26/03/2020 - JH: Council is liaising with NRMA in regard to this item. 27/02/2020 - JH: Council Solicitor and NRMA Solicitor are reviewing Agreement and making some minor amendments. 15/01/2020 - JH: Solicitor has sent through an updated Agreement with some changes that were required to be made for further review. This is now back with the Solicitor.		
347	15 August 2019	296/19	Road Closure and Creation of Road Reserve - Badja Road That Council A. Approve to formally close the Council public road that traverses lot 1 DP 124507, Lot 2 DP 1195991 and Lots 15,16 &81 of DP 752146; B. Engage the services of a Surveyor to prepare a plan of subdivision for the creation of a road reserve over Badja Road; C. Agree to exchange the former closed road through the affected properties in compensation	Land and Property Officer	24/09/2020 – LB: B The plan has been received and letters regarding road closure in accordance with legislative requirements are being prepared. 27/07/2020 – LB: A – B Council is in receipt of a draft plan which has been checked and the surveyor has been requested to provide the final plan with Administration Sheet. When the final plan is received an application will be submitted for	30/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			of the area required of the privately owned properties for the road reserve to be created over Badja Road; and D. Authorise the General Mana		Subdivision Certificate. 26/06/2020 – LB: A. Surveyor has given assurance that the plan will be sent to Council in the next two weeks. B. This will be done in consultation with landowners after plan of subdivision is received. 28/05/2020 – LB: Contractor has been asked to forward plan and it is anticipated that it will be available very shortly. 24/04/2020 – LB: Discussion with the contractor revealed that due to COVID-19 there would be some delay but the plan is now expected any day. 26/03/2020 – LB: Council is waiting on survey plan before proceeding. 02/03/2020 – LB: Survey work is currently being carried out. 20/01/2020 – LB: Landmark Surveys have been engaged to carry out the survey and produce a plan.		
352	15 August 2019	301/19	Proposed Closure and Sale of Public Pathway in Kalkite That Council A. Agree to close the pathway and sell the land	Land & Property Officer	24/09/2020 – LB: A-B. Advertising period has ended and one objection was received. The objection was a general one, which objected to any pathway in	30/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			50% to each adjoining landowner for \$10,000 including GST each with each party to pay their own legal fees; B. Notify the owners of lots 38 and 39 that Council approves the payment for 50% of the pathway as a "repayment schedule" to be paid in conjunction with the land rates to be fully paid prior to 30 June 2020; C. Apply to the Crown to close the public pathway; D. Engage the services of a surveyor to create a plan of subdivision with the pathway to be divided along its length (front to back); E. Engage the services of a solicitor to draw up contracts for the sale of the land; and F. Authorise the General Manager to execute the documents for the sale of the property		Kalkite being closed. C. Waiting on response from Department of Industry - Crown Lands then the plan for road closing will be lodged and gazetted. D. The plan of subdivision will be available in approximately two weeks. E. The solicitor has been requested to get the contracts for the sale of the land ready for when the plan of subdivision is received. 26/08/2020 – LB: A-B Letters to landholders and notifiable authorities have been sent. At this time all responses have been positive. Waiting on response from Crown Lands for consent to proceed and for public pathway to vest in Council following closure. C. This is no longer a requirement under the Act. D. The plan of subdivision will be available in approx 6 weeks. In the meantime, the road closure is progressing. E-F This will take place at the appropriate time. 27/07/2020 – LB: Follow-up with Council's surveyor determined that the plan to close the pathway will be received at Council by the end of July. Letters have been prepared to notify the local community of the proposal to close the pathway. The letters will be posted.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					26/06/2020 – LB: E. Landowners have been notified of Council resolution. Resolution /19 reviews the payment period until 30/6/2023. F. Application cannot be made until plan of subdivision is to hand. G. Plan of subdivision to divide the pathway lengthwise cannot be done until the pathway is closed. H. Contracts will be drawn up as soon as closure of the pathway is registered and the plan of subdivision is ready. 28/05/2020 – LB: Council's Finance Dept. are unable to set up a Special Rate in the rating system and they have suggested that Sundry Debtor accounts be set up with regular quarterly payments to be fully paid prior to March 2023. This will enable the sale of the land to proceed prior to 30/06/2020. 24/04/2020 – LB: Arrangements are currently underway to set up a payment plan and a surveyor has been engaged.		
					26/03/2020 – LB: All parties have been notified of the Council resolution and quotes for the survey of the pathway have been sought. This resolution is now superseded by resolution 57/20.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					02/03/2020 – LB: Purchasers were not happy with the timeline for completion set by the Council resolution and a further report has been submitted to the March Council meeting. 20/01/2020 – LB: Landowners were notified of Council resolution via mail but are intending to write to Council requesting more time to pay.		
367	15 August 2019	315/19	Replacement of Council's road maintenance truck. Plant number 3028 That Council approve the following A. Purchase the Fuso FK61FK/Flocon Engineering combination from Hartwigs Trucks Pty Ltd for \$248,284 excluding GST; B. Additional funding of \$11,075 from plant reserves to be included in the QBRS for September 2019; and C. The disposal of Plant 3028 via public auction with a reserve set at \$36,000	Manager - Fleet & Plant	25/09/2020 – SS: A. Truck prepared for disposal, transport to be arranged. Expected completion 02/10/2020. 31/08/2020 – SS: A. Completed 11/08/2020. B. Completed. C. Truck being prepared for disposal. Expected completion on delivery to auction house 11/09/2020. 24/07/2020 – SS: Action A. Expected delivery 11/8/20 Action C. Expected delivery to auction house for disposal 28/8/20 23/06/2020 – SS: Hartwigs Trucks advised there is a delay getting the truck from Flocon Engineering due to Covid 19. Waiting on firm advice.		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					29/05/2020 – SS: Advice from the supplier is that the vehicle will be available for delivery in June 2020. 22/04/2020 – SS: Due for May 2020 delivery. 26/03/2020 – SS: Flocon now advise mid-May delivery. 27/02/2020 – DC Flocon sending layout plans for our review to ensure suitability. Delivery April 2020. 14/01/2020 – SS: Delivery is still expected in April 2020.		
379	19 September 2019	333/19	Finalisation of Draft Bush Fire Prone Lands Map 2019 That Council A. Receive and note the report of the Senior Strategic Land Use Planner on the finalisation of the draft Bushfire Prone Land Map; B. Submit the draft Bush Fire Prone Land Map and associated supporting documentation to the NSW Rural Fire Service for certification and provide a letter (attachment 3) to the NSW RFS Commissioner; C. Consent to a public notice (attachment 4) being attached to Section 10.7 (formerly Section	Senior Strategic Land Use Planner	25/09/2020 – AA: RFS have advised that draft map is with a commissioner to be signed. 30/07/20250 – AA: Council staff have sought update from NSW RFS on this topic, awaiting response. 22/06/2020 – AA: Letter sent to RFS in October 2019 requesting the Commissioner of the RFS to certify the draft map. Council Staff awaiting update from RFS on this certification process.	Ongoing	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			149) Planning Certificates advising of the bushfire prone lands changes until such time as the draft map is certified; and D. Advise the community and stakeholders via its website and the local newspaper once the Bush Fire Prone Land Map has come into effect.		03/06/2020 – MA: No further update. Waiting for RFS to finalise. 30/09/2019 – AA: A. Noted. B. Letter will be forwarded the Rural Fire Service on 1 October 2019. C. Information has been circulated to all relevant planning administration officers to be distributed with all 10.7 certificates Will be actioned once the Rural Fire Service have advised that the map will be certified by the commissioner.		
388	19 September 2019	343/19	Proposed Compulsory Acquisition of Part Lot 7002 DP 1028529 Crown Land Travelling Stock Reserve That Council A. Approves the acquisition of the constructed section of Dalgety Road 20m wide which traverses lot 7002 DP 1028529 for the purpose of public road through the process of Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of s.178 of the Roads Act 1993; B. Seek approval from the Minister for Local Government and/or the Governor in accordance with section 187 of the Local Government Act 1993 to give all necessary Proposed Acquisition Notices in accordance with the Land Acquisition (Just Terms Compensation) Act 1991; C. Upon receipt of the Minister's/Governor's	Land & Property Officer	24/09/2020 – LB: A-G Currently waiting on a reply from the NSW Aboriginal Land Council. 26/08/2020 – LB: A-G This acquisition has been placed on hold while further investigations through Local Land Services and Aboriginal Land Council are carried out. 29/07/2020 – LB: A. Council is waiting on the survey to be completed. B. When the survey plan is received the application to the Minister and the Governor will be made. C. PANs will be served after the Minister and Governor's consent is received	28/12/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			approval, Council serve each PAN and take each		D. Gazettal will take place after consent of the		
			other action necessary to carry out the		Minister and the Governor is received		
			acquisition;		E. Valuation has been requested from the Dept		
			D. Upon receipt of the Minister's/Governor's		of the Valuer General for land to be acquired		
			approval Council give effect to the acquisition by		without consent.		
			publication of an Acquisition Notice in the NSW		F. Documents will be sent to the CEO for		
			Government Gazette and such other publication		execution when appropriate.		
			as may be required by law;		G. Upon acquisition the acquired property will		
			E. Pay compensation to all interest holders entitled to compensation by virtue of the		be dedicated as road.		
			compulsory acquisition on the terms set out in		26/06/2020 – LB:		
			the Land Acquisition (Just Terms Compensation) Act 1991;		Surveyor is presently carrying out the work.		
			F. That Council authorise the General Manager		28/05/2020 – LB:		
			and the Administrator to complete and execute		Surveyor advised that he will commence the survey		
			all documentation necessary to finalise and bring into force Council's acquisition of the land and if		in the next week.		
			necessary to affix the Council seal to any		24/04/2020 – LB:		
			documents related to the acquisition; and		Surveyor has been engaged and expects to		
			G. That upon acquisition the acquired Property		commence the survey in the immediate future.		
			is dedicated as road following gazettal of the		26/03/2020 - LB:		
			acquisition;		The NSW ALC has requested a survey plan be		
					provided prior to proceeding. Quotations are		
					currently being sought for the survey.		
					02/03/2020 – LB:		
					The NSW Aboriginal Land Council has given		
					consent in principal and is waiting on a survey plan.		
					20/01/2020 – LB:		
					Currently waiting on survey plan.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
No. 390		345/19	Proposed Men's Shed Relocation to the Ti Tree Racecourse, Cooma That Council A. Approve a payment of no more than \$8,970 for those costs for services that cannot be reused for any development application for construction of the Men's Shed at the Ti Tree Racecourse, Cooma, with such payment to be deferred until Council receives written confirmation of an agreement between the Ti Tree Trust and Cooma Men's Shed Inc to use the Ti Tree Racecourse site; and B. Request the General Manager prepare a report on potential future use of the Mulach St	Chief Executive Officer / Executive Assistant to Chief Executive Officer, Mayor and Councillors	Progress 24/09/2020 – JT: A. Men's Shed DA approved 8/4/2020.Refund of \$8,970 completed 20/03/2020. B. Presented to Councillors on 3 September 2020 by Gina McConkey. 28/08/2020- JT: A. Men's Shed DA approved 8/4/2020. Refund of \$8,970 completed 20/03/2020. B. Scheduled for Councillor Briefing Session on 3 September 2020 03/08/2020 – JT: No further update. Briefing scheduled for 3		
			property.		September 2020. 24/06/2020 – SC: No further update. Briefing scheduled for 3 September 2020. 29/05/2020 – SC: C. Men's Shed DA approved 8/4/2020. Refund of \$8,970 completed 20/03/2020. D. To be addressed at Councillor briefing 3 Sep 20. 27/04/2020 – SC: E. Men's Shed DA approved 8/4/2020.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					Refund of \$8,970 completed 20/03/2020. F. Report in progress. 30/03/2020 – SC: No further update. 04/03/2020 – SC: Ongoing. 04/02/2020 – SC: G. Men's Shed DA lodgement in Dec 19 was incomplete. Men's shed still waiting for approval from Crown Land. H. No action pending completion of racecourse DA. 03/12/2019 – SC: I. Men's Shed DA lodged 2 Dec currently being reviewed. J. No action pending completion of racecourse DA.		
408	17 October 2019	369/19	Arts and Culture Advisory Committee Meeting held 11 September 2019 That Council A. Receive and note the minutes of the Arts and Culture Advisory Committee meeting held 11 September 2019; B. Support the Committee recommendations relating to Item 5.3 – Community Arts and Culture facility in Cooma;	Coordinator Economic Development	28/09/2020 – MA: No further update. 02/09/2020 – MA: A. No action required. B. No further update. C. No further update. D. The Bombala Arts and Innovation Hub working group has been formed and had its first	30/10/2020	N

No.	Meeting	Res. No	Action	R/Officer	Progress	Estimated	Comp
	Date					Comp Date	Y/N
			C. Support the Committee recommendation		meeting, attended by Clr Haslingden.		
			relating to Item 5.5 – Communication /				
			Promotion of Committee; and		02/07/2020 – MA:		
			D. Supports the Committee recommendation		Nothing further to update over June.		
			relating to Item 5.6 – Bombala Arts and Innovation Hub.		03/06/2020 – MA:		
			innovation riub.		Bombala Arts and Innovation Hub committee has		
					been advertising for members and is in progress of		
					beginning.		
					Continuing to investigate opportunities and		
					options for the Arts and Culture Facility in Cooma		
					that are compatible with the funding available in		
					grant.		
					29/04/2020 – MA:		
					The Arts and Culture Committee minutes		
					25/03/2020 will recommend a request for		
					extension of time for the funding programme.		
					03/03/2020 – KH:		
					B. Relevant stakeholder meetings will soon		
					recommence.		
					C. No update.		
					D. Committee positions have been advertised and		
					recruitment will commence shortly.		
					04/02/2020 – KH:		
					No further updates.		
					02/12/2019 – KH:		
					B. A small working group continues to meet to		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					work towards the goal of establishing a community arts and culture facility in Cooma. C. A media release will be released early January 2020. Updates to the website have been drafted and are expected to go live in the next 2 weeks. D. To be actioned after December Arts and Culture 355 meeting. 4/11/2019 – KH: A. Noted. B. The GM is to negotiate with Land and Property NSW to transmit the property at 5 Dawson St Cooma to SMRC for the nominal fee of \$1, inclusive of related fees and charges such as stamp duty. C. The communications team are to prepare a media release and additional website to be included on the website. D. Community Development Planner & Support to form working group.		
429	17 October 2019	389/19	Proposed Acquisition of Part Lot 6 DP 218752 for the Purpose of Road That Council, consistent with the guidelines contained within with the body of report: A. Authorise the General Manager to negotiate the purchase of 0.2542ha of lot 6 DP 218752; B. That Council be responsible for any additional costs including survey, legal fees, fencing; C. Authorise the General Manager to execute all necessary documents and affix Council's Seal if	Land & Property Officer	24/09/2020 – LB: A-C. The Title to lot 6 has a mortgage noted in the second schedule. The landowner has verified that the loan has been paid out. A discharge of mortgage application was forwarded to the landowner to complete and return to Council so that the mortgage can be removed from the title. Council is also waiting on the application for a subdivision certificate to be signed by the owner of	30/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			required; and		the property.		
			D. Approach the plantation owners for a contribution towards the works prior to commencing the project.		D. Nearby plantation owners to be approached in writing seeking contribution to the purchase.		
					26/08/2020 –LB: A-C When Land and Property receives the subdivision certificate the landowner can sign off on the plan and arrange for his bank to sign off after which the plan can be submitted to the LRS for registration. Waiting on landowner to sign the application for the subdivision certificate or send an email giving consent for the application to be lodged. The subdivision certificate has been done but can't be released until consent is received from the landowner. B. Council has paid for survey and legal fees will be paid upon receipt of invoice C. Documents will be signed by the CEO when appropriate. D. Plantation owners are not affected and therefore will not be asked for a contribution.		
					27/07/2020 – LB: Council is currently waiting on the subdivision certificate so that the plan can be registered prior to settlement.		
					26/06/2020 – LB: Council's solicitor has been asked to produce the		

No.	Meeting	Res. No	Action	R/Officer	Progress	Estimated	Comp
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					contracts. Application for subdivision certificate		
					has been submitted.		
					A. Purchase price has been negotiated and		
					agreed by both parties.		
					C. This acquisition does not affect the		
					plantation owners.		
					28/05/2020 – LB:		
					An email has been sent to the surveyor each week		
					asking for the plan of subdivision so that contracts		
					for the purchase of the land can be exchanged.		
					The plan has not been registered so the plan will		
					need to be attached to the contract.		
					24/04/2020 – LB:		
					Council's solicitor is organising the contract and it		
					is anticipated that exchange will take effect within		
					the next month.		
					27/03/2020 – LB:		
					MOU has been returned to Council and Council's		
					solicitor has been asked to arrange a contract.		
					27/02/2020- JH:		
					MOU with property owner, waiting return of same.		
					mod man property officer, watering retain of suffice		
					15/01/2020 - JH:		
					Staff have spoken to land owner and are waiting		1
					for a written response.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
439	November 2019	408/19	Closure of Part of the Road Reserve in Barrack Street Cooma That Council A. Approve the proposal to close part of the Barrack Street Cooma road reserve in accordance with the plan in this report; B. Classify this new lot as operational land; C. Approve the consolidation of lot 4 DP 32321 with the new lot to be created by the road closure; and D. Classify the new consolidated lot as operational land.	Land & Property Officer	24/09/2020 – LB: A-B. Crown Lands responded to Council's email to say that the Old Title search is currently underway and we should receive the results shortly. C. A plan of consolidation will be prepared as soon as the road closing is registered. D. The consolidated lot will be classified as operational land upon registration of the plan. 26/08/2020 – LB: Crown Lands have been reminded via email that we are still waiting on the results of the search to fulfil the requirements of the requisition. This action cannot proceed until plan is Registered. 29/07/2020 – LB: Application has been sent to Crown Lands for an Old Title Search in accordance with the requisition from the LRS. 26/06/2020 – LB: When the plan of subdivision was lodged, Council received requisitions on Title. A request has been sent to Crown Lands for evidence of gazettal of Barrack Street as a Council public road. Despite extensive research by Council staff and Council's solicitor definitive evidence was not found. B. Plan of consolidation will be sought after the road closing is complete through lodgement of the plan.	30/12/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					28/05/2020 – LB: Council's solicitor is currently carrying out investigations to provide information to the LRS. 24/04/2020 – LB: The plan was lodged at the LRS and the surveyor is presently addressing a requisition from the LRS regarding the date of gazettal of Barrack Street Cooma as a Council public road. 26/03/2020 – LB: The subdivision certificate has been released and the documents executed by Council. The documents have been delivered to the surveyor for lodgement at the LRS. 02/03/2020 – LB: The plan will be lodged as soon as the subdivision certificate is to hand. 20/01/2020 – LB: Registration of the plan should be gazetted soon.		
449	21 November 2019	418/19	Minutes of the Water and Sewer Committee held on 29 October 2019 and adoption of recommendations That the recommendations of the meeting of the Water and Sewer Committee held on 29 October 2019 be adopted.	Engineer Capital Projects	24/09/2020 – JD: Proposed charges presented to Councillors. There were concerns that Bombala and Delegate would get an increase in charges while all other areas were decreasing. Considering options to include a discount for the first year of 30% for Bombala and Delegate so all areas would see a decrease.	30/12/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					O3/09/2020 – JD: Proposed charges presented to Councillors. There were concerns that Bombala and Delegate would get an increase in charges while all other areas were decreasing. I have proposed to DR that we offer Bombala and Delegate a discount for the first year of 30% so then all areas would see a decrease. Awaiting feedback from DR on this proposal. 24/06/2020 – JD: Proposed charges presented at ELT meeting on 3 June 2020. DSP values accepted by ELT and will be presented at the next council meeting on 2 July 2020 for acceptance by the Councillors. 28/05/2020 – JD: Proposed charges agreed on with Chief Strategy Officer. A report is being prepared to ELT recommending these charges and the way forward. 30/04/2020 – DR: Matter deferred due to impacts of COVID-19. 24/03/2020 – JD: Awaiting further Advice on charges from Acting Director Corporate and Community Services following meetings and discussions. A meeting will then be scheduled with Councillors.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					O2/03/2020 – JD: A. Discussions were held with DPIE Water and they indicated that all towns/villages must have charges. B. DPIE Water indicated we can look at only future assets when determining the charges which could bring the charge amount down. They also indicated we can set the charges ourselves for the smaller villages and present these to Council for approval. C. Charges have been proposed and a meeting will be set up with the councillors to discuss these proposed charges. 24/01/2020 – GA: A. S64 Workshop was held with ELT and the Consultant on 16 January 2020. As the charges were very high for the villages, advice is being sought from DPIE Water if the villages can be exempt from charges and any other changes that will meet the guidelines. B. Awaiting advice from DPIE Water prior to		
					Councillor workshop and date for workshop to be determined after receipt of advice. 27/11/2019 – GA: Noted and the following actions will be taken: A. The draft minutes will be adopted at the next water and sewer committee meeting. B. Adopted Terms of Reference will be sent to document control for finalising.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					C. Amendments to sewer pricing and billing was reported to Council on 21 Nov 2019. S64 DSP Councillor workshop has been proposed to be held on 19 Dec 2019.		
553	21 November 2019	422/19	Managing Heavy Vehicles in Bombala Town Centre - Community Consultation That the matter be deferred for further consultation with the public including correspondence from the Bombala Chamber of Commerce.	Water & Sewer Engineer	25/09/2020 – GH: No further update. 03/09/2020 – GH: No further update. 01/07/2020 – AS: No further update. Consultation occurred from September 2019 to October 2019. 01/06/2020 – GH: Communication distribution proposed re Bombala Town Centre Community Consultation: Noticeboards – IGA and Newsagency Bombala Times and Monaro Post Facebook – Bombala Noticeboard Facebook – SMRC page Facebook – SMRC Business Forum Group Radio – capital network and 2MNO Notice at SMRC office Info sent to SMRC customer service for any enquiries SMRC website	30/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
573	21 November 2019	443/19	Werralong Road - Proposed Acquisition With and Without Consent That Council A. Approves the acquisition without consent of proposed lots 4, 5, 7, 8 and 10 in the plan of acquisition for the purpose of public road under the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 in accordance with Division 1 Section 177 of the Roads Act 1993 and the making of the necessary application to the Minister and/or Governor. B. Approves the acquisition of proposed lots 1, 2, 3, 6 and 9 with consent for the purpose of public road under the provisions of the Land Acquisition (just Terms Compensation) Act 1991	Land & Property Officer	Working with Chief Communications Officer to establish a strategy for community consultation during the COVID-19 restrictions. 24/03/2020 – LN: No further update. 28/02/2020 – LN: Ongoing. 03/02/2020 – LN: Ongoing. 24/09/2020 – LB: No further update. 26/08/2020 – LB: A&B. OLG has not released consent for acquisition without consent. Currently Council is unable to proceed until consent for acquisition without consent is received from OLG C&D. Documents will be executed at the appropriate time. Costs are being paid on invoice. 27/07/2020 – LB: A. Application was sent to OLG for consent to the acquisition. Email reply from OLG received 27/7/2020 consenting to the acquisition with	30/10/2020	N N
			Acquisition (just Terms Compensation) Act 1991 in accordance with Division 1 Section 177 of the Roads Act 1993 and the making of the necessary		2///2020 consenting to the acquisition with consent.B. Application for acquisition of lots 4, 8 and 10 without consent is currently being assessed		

No.	Meeting	Res. No	Action	R/Officer	Progress	Estimated	Comp
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			application to the Minister and/or Governor.		separately.		
			C. To authorise the General Manager to execute		C. The necessary documents will be sent to the		
			all documents relevant to the acquisitions both		CEO when necessary for execution.		
			without consent and with consent on behalf of Council.		D. All costs are being paid by Council.		
			D. Agrees to bear all costs for the acquisition of		26/06/2020 – LB:		
			the proposed lots.		Council received a letter from the OLG to say that		
					the process for requesting a shorter timeframe		
					would result in the process taking longer due to		
					their process. Therefore Council has withdrawn its		
					application to reduce the notification time.		
					The legislated timeframe for notification is 90 days		
					and Council should not anticipate a decision from		
					the OLG for at least 3 months. Recent experience		
					has demonstrated that the OLG is not providing		
					decisions on applications for 6 months or more.		
					28/05/2020 – LB:		
					There has been no response from the OLG with		
					respect to the application to reduce the		
					notification time. The application is with the OLG.		
					24/04/2020 – LB:		
					The application for acquisition of Werralong Road		
					has been lodged with the OLG. At the same time		
					an application to reduce the notification time to 30		
					days has been lodged with the OLG.		
					26/03/2020 – LB:		
					The OLG returned the application. A new		
					application is currently being prepared by Council's		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					solicitors for submission to the OLG. 02/03/2020 – LB: When consent is received from the OLG Werralong Road will be gazetted to Council. 28/01/2020 – LB: Council's solicitor is presently preparing Section 30 Agreements for execution by landowners who are gifting their land to Council. The solicitors are also preparing the application to the OLG for consent to acquire a portion of the land for road through the process of acquisition without consent. 02/12/2019 – LB: Resolution of Council has been sent to Council's solicitor to lodge with OLG for consent of the Minister and the Governor.		
600	19 December 2019	483/19	Sale of Council Land - Percy Harris Street Leesville by Auction off the Plan That Council A. Approve for Lots 14, 15 and 16 at Leesville Industrial Estate to be sold off the plan via Public Auction; B. Authorise the Chief Executive Officer to establish the reserve price for Lots 14, 15 and 16 at Leesville Industrial Estate ahead of the auction, and to negotiate with the highest bidder should the property fail to meet the Reserve; C. Authorise for the Chief Executive Officer to	Property Officer	23/09/2020 JH: D & E: Construction certificate has been lodged and now waiting for approval. 26/08/2020 - JH: A: Completed B: Part Completed – Negotiations to take place if required should property fail to meet Reserve price. C: Completed. D & E: Due to easement restrictions requiring changes to enable sale, plans have been update, and the new the DA modification lodged. CT sent	31/12/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			select the Agent to carry the sale;		to Solicitor for updating to SMRC name for sale		
			D. Authorise the Chief Executive Officer to		contract. Waiting on auction date to be set.		
			undertake all negotiations for the sale of Lots 14,				
			15 and 16 at Leesville Industrial Estate; and		22/07/2020 – JH:		
			E. Authorise the Chief Executive Officer to		A: Completed		
			execute all legal documents and contracts for the		B: Part Completed – Negotiations to take place if		
			Sale of Lots 14, 15 and 16 at Leesville Industrial		required should property fail to meet Reserve		
			Estate.		price.		
					C: Completed.		
					D & E: Due to easement requiring change the requested, the updated plans have now been		
					received and the Mod for DA lodged. CT sent to		
					Solicitor for updating to SMRC name for sale		
					contract.		
					contract.		
					24/06/2020 – JH:		
					A & C. Reviewing sunset clause in contract to		
					ensure the works can be completed in time once		
					sale takes place. Reviewing the requirements of		
					the development to ensure all conditions of the CC		
					are met for the sale to be finalised. Agent has		
					been selected.		
					B.CEO to establish the reserve price.		
					D & E. To be undertaken as the process progresses.		
					28/05/2020 – JH:		
					Reviewing sunset clause in contract to ensure the		
					works can be completed in time once sale takes		
					place. Reviewing the requirements of the		
					development to ensure all conditions of the CC are		
					met for the sale to be finalised.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					27/04/2020 - JH: Design plan received today from Surveyor, CC application will be completed and lodged. Preparation will commence for the Auction to take place. 26/03/2020 - JH: Still no response from surveyor with design plan. Multiple emails sent requesting update on expected completion of design plan. 27/02/2020 - JH: Met with Surveyor 27/2/2020 and was advised he will be visiting the site the week of 2 March 2020 to begin the design plan. 15/11/2020 - JH: A Real Estate Agent has been approved to carry out the sale by auction. The design plan should be received by end of January from Surveyor. The draft contract has been prepared by Solicitor and the process for sale is taking place.		
607	19 December 2019	490/19	Chief Executive Officer's Annual Review That Council: A. Approve the variation of the Chief Executive Officer's contract by: a) Extending the term from three years to five years;	Chief Executive Officer / Executive Assistant to Chief	24/09/2020 – JT: No further update. 28/08/2020 – JT: A. Complete. B. Complete. C. Drafted performance agreement still in	Ongoing	N

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			b) Increasing the total remuneration package from \$300,000 pa to \$320,000; c) Permitting the CEO to participate in Council's leaseback vehicle arrangements in a manner consistent with other senior staff. B. Authorise the Mayor to develop an appropriate Deed of Variation to give effect to the above; C. Authorise the Performance Review Panel to determine a new performance agreement with the Chief Executive Officer's.	Executive Officer, Mayor and Councillors	progress. 03/08/2020 – JT: C. Updated performance agreement is being drafted by the panel. 24/06/2020 – SC: A. Complete. B. Complete. C. Panel scheduled to meet 7 July 2020 29/05/2020 – SC: A. Complete. B. Complete. C. Not yet finalised. 29/4/2020 – SC: A. Complete. B. Deed under review. C. Not yet finalised. 30/03/2020 – SC: No further update. 04/03/2020 – SC: A. In progress B. Deed under review. C. Completed. D. Not yet Finalised		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					A. In progress.B. Not yet finalised.		
615	20 February 2020	9.3.1	Request to Acquire and Repair/Replace Bairds Crossing Bridge over Snowy River That Council: A. Receive and note the report on the request to acquire, repair/replace Bairds Crossing Bridge over the Snowy River; B. Reject the proposal for Bairds Crossing Bridge to become a Council Asset and be subject to Council's asset maintenance/replacement program; and C. After the Proponent receives the advice from the minister with that advice, he consults with the council staff with a view of preparing a report to the council.	Manager Infrastructure	24/09/2020 – GS: LEMC meeting was held after this update was provided. Therefore any recommendations from the LEMC that might influence Council deliberation on this issue are not yet known. 26/08/2020 – GS: No change from previous update other than conversations with Mr Makhoul and other residents of Bairds Crossing Road and Punt Hill Road have been informed of the intention to have this matter discussed at the LEMC in September 2020. 24/07/2020 – GS: C. As per previous update, the issue of Bairds Crossing Bridge is to be discussed at the next LEMC meeting in September 2020. 26/06/2020 – GS There is no action for A and B. A. The latest update from Mr Makhoul dated 15 June was as follows: "we have received a recommendation letter from our local fire brigade for the need of a access bridge at Bairds Crossing, this has been sent to the RFS and meet with open arms. Please see attached for your perusal, the bridge	30/10/2020	N

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					will be a topic at the next Local Emergency		
					Management Committee meeting for		
					recommendation to be replaced with an adequate structure"		
					Structure		
					Councils response to that update was as follows:		
					Thank you for your email and update on		
					discussions relating to Bairds Crossing Bridge. I		
					think a discussion at the Local Emergency		
					Management Committee is excellent progress.		
					Without being a pain, could I please ask for an		
					update on the part of Council's resolution that		
					stated:		
					C. After the Proponent receives the advice from		
					the minister with that advice, he consults with the		
					council staff with a view of preparing a report to		
					the council		
					Has anything from the Ministers Office been		
					received? This would allow a further report to be		
					prepared for Council consideration.		
					29/05/2020 – GS:		
					The latest update was an email from Mr Makhoul		
					to John Barilaro MP on 30 April 2020 that stated:		
					In reply to your below email, we would like to		
					advise that		
					We are expecting documentation in support		
					of our request for retention and upgrade of the		

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					Bairds Crossing Bridge from local Fire Brigade at Numbla Vale and in turn the RFS NSW. • We are expecting that funding can come from the recently advised increase in Safety/Fire expenditure budget • Our understanding is that ownership of the land upon which the bridge stands is passed onto Council • After ownership of the land is finalised, the	·	
					State funding is allocated to Council, for the bridge works. As soon as these documents are to hand we will forward them to you. Note:- No documentation has yet been received from any agency supporting the proposal for a retention and upgrade of Bairds Crossing Bridge.		
					29/04/2020 – GS: On 6 April 2020 A letter was drafted for CEO approval in response to questions raised by John Barilaro MP on behalf of Mr Joseph Makhoul and in relation to Council's decision on Bairds Crossing Bridge.		
					On 23 April 2020, Council staff wrote to Mr Makhoul and other residents seeking any information "the proponent" may have received from the relevant minister in relation to safety concerns should Bairds Crossing Bridge not be repaired or replaced. This correspondence		

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					reiterated the decision of Council from the February 2020 meeting, suggesting this information would assist in preparing a further report on Bairds Crossing Bridge for Council consideration. Unfortunately no reply has been forthcoming.		
					27/03/2020 – GS: There has been no confirmation of any advice from the Minister to the proponent and therefore this action has not been progressed.		
					28/02/2020 – GS Residents near Bairds Crossing Bridge were informed of Councils decision and amendment to the report recommendations; especially the inclusion of recommendation. A. Staff now await the advice from the		
					minister, through the proponent in order to provide a further report for Council consideration.		
628	20 February 2020	10.3	Bombala Library Sign That Council put up a sign at the street frontage entrance to the Bombala Library, indicating the opening hours for the Library and CTC before the	Commercial Land Officer	25/09/2020 – KH: Proof being reviewed to confirm correct font. 25/08/2020 – KH:	30/10/2020	N
			end of May 2020.	Manager Corporate	Proof has been received from a supplier. Reviewing before finalising.		
				Projects	24/07/2020 – KH: Quotes have been received this week. They will be assessed and forwarded onto the appropriate stakeholders for comment.		

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					26/06/2020 – KH: Providers have been contacted still trying to put together quotes. 01/06/2020 – KH: We are still waiting on quotes from sign providers. 28/04/2020 – KH: Suggestions from Bombala based Councillors – Manager Community Services to provide feedback. 27/03/2020 – KH: Still waiting on Bombala based Councillors for design and placement. 02/03/2020 – GH: Acting Land and Property Manager consulting with Bombala based Councillors and library staff for sign design and placement location.		
636	19 March 2020	9.1.1	No Stopping Zones along the Lake Jindabyne foreshore - review of the 2019 winter traffic / camping management campaign. That Council: A. Note the successful outcomes of the 2019 "No Stopping Zone" campaign; B. Note that the demand for budget camping / parking, both in summer and winter, is increasing as tourist and visitor numbers coming to Jindabyne and the Snowy Monaro Region	Coordinator Public Health & Environment	28/09/2020 – JG: F. Evidence is being gathered looking at long term solutions. 28/08/2020 – MR: A. No further action required on this one. It is for Council to note. B. No further action required on this one. It is for Council to note the additional operational costs of enforcement.	31/12/2020	N

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			continue to grow;		C. Budget was allocated for the program. No		
			C. Allocates an annual budget to maintain this		further action required.		
			campaign during the 2020 winter ski season and		D. Evidence is presently being gather to		
			subsequent seasons;		prepare a feasibility study.		
			D. Notes a feasibility study will be undertaken		E. No Stopping Signage zone signage installed.		
			during the 2020 winter ski season to investigate		No further action required		
			the strengths, weakness, opportunities and		Evidence is being gathered looking at long term		
			threats associated with the introduction of a paid		solutions.		
			parking permit for the Claypits carpark;				
			E. Approves the installation of "No Stopping		22/07/2020 – MR:		
			Zone" signs in the following designated areas		F. No further action required on this one. It is		
			restricting parking from 6pm until midnight and		for Council to note.		
			from midnight until 7am between 01 June and 31		G. No further action required on this one. It is		
			October annually:		for Council to note the additional operational costs		
			i. Wollondibby Inlet (6 sites)		of enforcement.		
			ii. Claypits (8 sites)		H. Budget was allocated for the program. No		
			iii. Town Centre (2 sites)		further action required.		
			iv. Townsend Street / Cobbon Crescent (5		I. Evidence is presently being gather to		
			sites)		prepare a feasibility study.		
			v. Other areas identified throughout the		J. No Stopping Signage zone signage installed.		
			course of the campaign; and		No further action required		
			F. Embark on a campaign for a permanent		Evidence is being gathered looking at long term		
			solution to control and regulate camping around		solutions.		
			Lake Jindabyne.				
					24/06/2020 – MR:		
					The winter Lake Jindabyne Foreshore Parking		
					program has commenced. Council Rangers are		
					undertaking morning and evening patrols of the		
					area. The number of campers are presently low.		
					This is due to the Covid-19 restrictions and		
					associated ski field access limitations. The patrols		

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					will continue throughout the ski season, with the initial focus on education moving to enforcement in early July 2020.		
					28/05/2020 – MR: Everything is ready to go for the 2020 ski season winter parking and camping campaign. This includes the collection of intelligence to undertake a feasibility study for the introduction of paid parking.		
					05/05/2020 – MR: The no stopping signage has been installed at the areas noted. I have confirmed that Council's Ranger working in collaboration with the Ranger for the area are ready for the winter ski season. Meeting held last week at the Clay Pits to discuss future works on the foreshore. These works will include the potential of charging a parking fee for long term parkers at the Clay Pits. This concepts discussed are going to be included in the community consultation for the proposed works and will form part of the feasibility study and long term strategies mentioned in the resolution.		
					23/03/2020 – BJ: "No stopping zone" signs have been ordered. Feasibility study to be undertaken throughout Winter 2020 season. Snowy Hydro, NSW Police and other key stakeholders to be consulted in identifying a permanent solution to camping		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					arrangements around Lake Jindabyne. 03/08/2020 – MR: K. No action required. L. No action required. M. Budget was allocated for the program. No further action required. N. Evidence is presently being gather to prepare a feasibility study. O. No Stopping Signage zone signage installed. No further action required P. Evidence is being gathered looking at long term solutions.		
643	19 March 2020	9.3.2	Acquisition by Possessory Title - Lot 16 Section 1 DP 1242 - Berridale Memorial Park That Council A. Apply for possessory title over lot 16 Section 1 DP 1242 (Berridale Memorial Park) B. Classify lot 16 Section 1 DP 1242 as community land upon acquisition.	Land & Property Officer	24/09/2020 – LB: A. The Snowy River branch of the RSL was notified of Council's intention to apply for possessory title and the branch has sent the notification to The RSL's head office for a response. 26/08/2020 – LB: Requisition on Title has requested an Old Title search which is currently being carried out by Crown Lands. 26/8/2020 – LB A. Requisition on Title has requested an Old Title search which is currently being carried out by Crown Lands. B. Lot 16 will be classified upon acquisition through the resolution of Council.	30/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					29/07/2020 – LB: The CEO has executed the documents. 26/06/2020 – LB: Application is proceeding. 28/05/2020 – LB: Documentation is being prepared to lodge an application for Possessory Title. 24/04/2020 – LB: Council's solicitor is presently gathering all the evidence to lodge with the application for possessory title. A surveyor has been engaged to do a survey plan for identification purposes. 26/03/2020 – LB: Council's solicitor has been requested to prepare the documentation.		
660	19 March 2020	13.3	Proposed Acquisition of Easement for Access to Middlingbank Quarry That Council A. Enter into negotiations with the owner of lot 1 DP 1022898 for a right of way for access across his land. B. Engage the services of a surveyor to create a plan for registration of a right of way across lot 1 DP 1022898.	Land & Property Officer	24/09/2020 – LB: A. The agreement has been executed by both parties and Council is planning dates for access to the quarry to extract material. 26/08/2020 – LB: A. Council is currently negotiating an agreement with the landowner that will create a temporary access agreement for a 6 month period between November 2020 and April 2021.	30/12/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
	Date		C. Council to be responsible for all costs for creation and registration of the plan for the right of way. D. Authorise the Chief Executive Officer to negotiate the compensation for the easement. E. Authorise the Chief Executive Officer to sign all necessary documents to give effect to the above.		B. The surveyor has completed the survey for the easement for access subject to negotiation with the landowner. C. Council has engaged the surveyor and will be responsible for all costs. D. Further negotiations are required to understand if a permanent agreement for access to Middlingbank Quarry, through Mr Thomas's property is possible. 28/07/2020 – LB: A. No update. B. Quotations for the survey were received. Despite numerous emails being sent to the surveyors only one surveyor responded and he has been requested to proceed as soon as possible. 26/06/2020 – LB: A. Negotiations with landowners are ongoing. B. Requests for quotations for survey have been advertised. 28/05/2020 – LB: A meeting took place with the landowner, his father, Manager of Infrastructure, Land and Property Officer and Council's solicitor, Mark Herbert. Negotiations are ongoing.	Comp Date	

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					been no response. A second email will be sent this week to be followed up with a phone call. 26/03/2020 – LB Negotiations have commenced with the landowner.		
662	19 March 2020	13.5	Proposed closure and sale of public pathway in Kalkite Council A. Extend the maximum term for repayment of the purchase of the land, being the closed public pathway, to 30 June 2023 for both purchasers. B. Place a caveat on the subject land requiring payment for the outstanding amount before sale.	Land & Property Officer	24/09/2020 – LB: A Landowners have been notified of the extension of the maximum time to repay the purchase price. 26/08/2020 – LB: A. Letters to landholders and notifiable authorities have been sent. At this time all responses have been positive. Waiting on response from Crown Lands for consent to proceed and for public pathway to vest in Council following closure. B. Caveat will be placed on the land after the road closure is completed and before any subdivision takes place. 28/07/2020 – LB: Request for quotations were sent to three surveyors but only one responded. Surveyors were sent a follow up email inviting quotations but only the one response remained. The surveyor has been asked to proceed with the survey 26/06/2020 – LB: Application forms for Sundry Debtor accounts have been sent to both landowners. Solicitor has been	31/12/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					requested to arrange for caveat on title of both properties. 28/5/2020 – LB: Sundry Debtor accounts are being arranged with a repayment schedule to be agreed with the landowners. As the public pathway does not have a registered title it is not possible to place a caveat on the land until the pathway is closed. It is intended to address the issue that payment for the land must be finalised by both parties prior to June 2023. 24/04/2020 – LB: Arrangements are currently underway to set up a payment plan and a surveyor has been engaged. 26/03/2020 – LB: The landowners have been notified of Council's resolution and quotations are currently being sought for the survey work.		
668	16 April 2020	68/20	Monaro Rail Trail Draft Feasibility Report That Council A. Receive and note the report B. Provide in-principle support for the Monaro Rail Trail noting that the rail line easement is not Council's asset, and subject to parts C and D of this recommendation. C. Prior to forming a final position on the use of the rail corridor, Council consider at a future	Recreation Planner	07/10/2020 – GM: The State Government have not released any information on the study for reinstatement of the Queanbeyan to Bombala rail (train) line and extension to Eden. The timeframe on this is unknown. The Rail Trail Feasibility Study is complete and there will be no further reporting to Council until the trail study is released to the public by the State		Y

No.	Meeting	Res. No	Action	R/Officer	Progress	Estimated	Comp
	Date					Comp Date	Y/N
			date the recommendations of the state		Government.		
			government feasibility study into the				
			reinstatement of the Queanbeyan to Bombala rail		03/09/2020 - AD:		
			(train) line and extension to Eden, once these		The State Government have not released any		
			recommendations are known.		information on the study for reinstatement of the		
			D. Prior to forming a final position on the use		Queanbeyan to Bombala rail (train) line and		
			of the rail corridor, Council consider at a future		extension to Eden. The timeframe on this is		
			date a report examining the specific conditions		unknown.		
			highlighted in the final rail trail feasibility report		The Rail Trail Feasibility Study is complete and		
			in detail, including the likely implications of these		there will be no further reporting to Council until		
			conditions for Council including the capital and		the trail study is released to the public by state		
			ongoing costs likely to be involved, and the		Government.		
			potential funding source(s) for these costs.				
					01/07/2020 – AD:		
					No further update.		
					03/06/2020 – AD:		
					No further update.		
					05/05/2020 – AD:		
					The State Government have not released any		
					information on the study for reinstatement of the		
					Queanbeyan to Bombala rail (train) line and		
					extension to Eden. The timeframe on this is		
					unknown.		
					The Rail Trail Feasibility Study is complete and		
					there will be no further reporting to Council until		
					the trail study is released to the public by state		
					Government.		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
669	16 April 2020	69/20	Bombala Commercial Precinct Painting That Council A. Note the previous resolution ADA96/16 adopted by the Administrator; B. Note the previous resolution 297/17 adopted by Council; C. Rescind Part C of resolution 297/17 and replace it with: Authorise expenditure of \$10,000 directly to the Bombala and District Chamber of Commerce to assist with the current street upgrade project. The Chamber must agree to use the money on paint and provide supporting documentation to Council once the project is completed.	Coordinator Economic Development	28/09/2020 – MA: No further update. 02/09/2020 – MA: Still in process of being implemented by Bombala Chamber. 02/07/2020 – MA: Project in progress and resting with Bombala Chamber – no further update from below. 03/06/2020 – MA: Arrangements for payment finalised. Awaiting reports from the chamber on execution of the project in due course. 05/05/2020 – SB: A purchase order will be issued to the Chamber of Commerce this week so that they can send us an invoice and be paid.	30/10/2020	N
690	21 May 2020	96/20	Proposed East Jindabyne water tank mural project That Council A. Receive and note the information in the report on Ben Eyles' proposal to install a mural on the East Jindabyne water tank as identified; B. Approve this particular artwork and endorse Mr Eyles to commence work on mural installation; C. Support Mr Eyles to secure additional grant	Community Development Planner, Tourism & Economic Development	23/09/2020 – KH: A. Completed B. The mural was installed and unfortunately was vandalised within a few days of completion. A Go Fund Me page was created by the community and raised enough money for the artist to reinstall the mural. This is likely to take place in the September school holidays (weather permitting). C. Ongoing D. Ongoing	30/09/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			funding if required to expand the project; and D. Request Arts and Culture committee to investigate opportunities to create arts for SMRC region.		01/07/2020 – KH: A. Completed B. Artist is working through risk assessment processes and hopes to complete the installation during July School Holidays (weather permitting). C. Ongoing D. The Arts and Culture Committee continues to work towards a strategic position which would support further arts initiatives in the region. 30/06/2020 – KH: Artist is working through risk assessment processes and hopes to complete the installation during July School Holidays (weather permitting). 03/06/2020 – MA: Mr Eyles has been connected with the Water and Wastewater team at Council to discuss installation. Mr Eyles will wait for the grant funding to come through to him before proceeding with the mural.		
696	21 May 2020	102/20	Design for truck Parking Area at Adaminaby That Council A. Agrees to proceed with further investigative works and to seek endorsement from Transport for New South Wales for the proposed design; B. Allocates \$50,000 for investigation and assessment from internal reserves for the 2020/2021 financial year;	Manager Corporate Projects	25/09/2020 – GH: TfNSW requirements will require a significant change to the proposal and it may not be possible to establish the location as a truck stop an meet the required specifications for the intersections. 28/08/2020 – GH: TfNSW have provided feedback on the concept	31/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			C. That the project be included in the listing of projects for consideration for grant applications; and D. Approach Snowy hydro or Future Gen for funding towards the project		design. Staff are reviewing this feedback to factor into the detailed design and funding solutions. 31/07/2020 – GH: Infrastructure Engineer seeking feedback from RMS on proposal assessment prior to proceeding to scoping and subsequent full design. 30/06/2020 – GH: Project preliminary investigations underway. 04/06/2020 – DR: The project has been included within the work schedule to be actioned.		
715	21 May 2020	119/20	Judgment of Court of Criminal Appeal on Tropic Asphalts case That Council A. Get report on the costing; B. Report from staff on the progress of the case; C. Proceed with the case; and D. Receive and note the information in the report on the Court of Criminal Appeal's judgment in the Tropic case.	Coordinator Economic Development	28/09/2020 – MA: C. Trial preparation continues. Council successful in subpoena matter judgment. 02/09/2020 - MA: A. Complete – report provided to August Council meeting B. Complete – report provided to August Council meeting C. In progress – preparing for trial in November. D. Complete. 02/07/2020 – MA: Expecting the outcome of a hearing into a subpoena issued by Council in the early days of the	Ongoing	N

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					original investigation within the next fortnight or so. A further report will be provided to Council once the outcomes of the hearing are known. 03/06/2020 – MA: Proceeding with the case and further report(s) with		
					requested details will be provided to future Council meeting(s).		
718	18 June 2020	80/20	Acquisition of Land - RFS Shed Michelago That Council A. Proceed with the compulsory acquisition of the Land described as part Lot 5405 DP 1244970 Land fronting Ryrie Street, Michelago between 369.945 Km and 370.000 Km and having an area of approximately 1,162.6m² for the purpose of Rural Fire Shed in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991; B. Make an application to the Minister and the Governor for approval to acquire part Lot 5405 DP 1244970 Land fronting Ryrie Street, Michelago between 369.945 Km and 370.000 Km and having an area of approximately 1,162.6m² by compulsory process under section 186(1) of the Local Government Act 1993; C. Classify the land as operational land in accordance with the Local Government Act 1993; D. Note that this acquisition is not for the purpose of resale; and E. Authorise CEO to sign any documentation	Property Officer	23/09/2020 - JH: A to C: Survey Plan Quote to be received shortly. 26/08/2020 - JH: A to C: Acquisition process underway. Research has to take place to find gazette notices, survey plans to be prepared etc. D & E: Will be adhered to throughout this process. 22/07/2020 – JH: A to C: Acquisition process underway. D & E: Will be adhered to throughout this process. 24/06/2020 – JH: A to C: The Acquisition process will begin, this is a lengthy process as all items take place under strict timelines. De & E Complete.	30/01/2021	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			required for this Acquisition process.				
723	18 June 2020	85/20	Cooma Regional Sports Hub Funding Agreement That Council receive and note this update on the Cooma Sports Hub project and agree to: A. Proceed with signing the funding agreement of \$15M to design and construct a 3 court indoor sports facility and synthetic athletics track at the Snowy Oval and Monaro High School Precinct; B. Continue negotiations with Department of Education and Monaro High School for a Joint Use arrangement of the indoor sports facility while maintaining Council's right to withdraw if the long term business case places too much stress on Council's financial viability; and C. Undertake consultation with the community sporting clubs on the concept design phase.	Recreation Planner, Environmental Services	23/09/2020 - AD: The draft concept design has progressed and consultation with the project and community working groups has been ongoing throughout the design process. Council will be updated following the completion of the draft concept plan. 23/06/2020 - AD: A. Completed. The Funding Agreement was signed by the CEO 22/06/2020. No Further action is required. B. Negotiation with the Project Working Group will be ongoing throughout the design and construction phase. Council will be updated on the Joint Use Planning arrangements at the September Council meeting Consultation with the Community Sporting Groups has commenced and will be ongoing throughout the design process. Council will be updated on the Sports Hub design at the September Council meeting.	January 2023	N
728	18 June 2020	90/20	Local Government NSW Annual Conference 2020 That Council A. Authorise the Mayor and the Chief Executive Officer to attend the Local Government NSW	Chief Executive Officer / Executive	24/09/2020 – JT: A. Registration complete for CEO and Mayor. B. Councillor Ewart and Councillor Castellari registered as voting members.		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			Annual Conference in November 2020; B. Authorise Councillor Ewart and Councillor Rooney to attend as the remaining voting members; C. Authorise the expenditure and allocate an approximate amount of \$7,000.00 in the 2020/21 Financial Year Budget with funding to be provided from Mayor and Councillor Conferences; and D. Determine whether Council wishes to submit any strategic motions that impact the broader local government sector.	Assistant to Chief Executive Officer, Mayor and Councillors	C. Online registration now \$66 per person. 28/08/2020 – JT: Conference is now online. Registration and further preparations underway. 03/08/2020 – JT: Registration now open and preparations being made. 24/06/2020 – SC: C. Registration is not yet open.		
746	16 July 2020	107/20	Health One Facility, Jindabyne That Council A. Authorise the Chief Executive Officer to execute the Building Management Statement and take steps to finalise and sign the land sale agreement; and B. Approve the establishment of a Building Management Committee to oversee obligations of the Building Management Statement.	Facilities Officer Snowy River Health Centre	24/09/2020 – NW: A. Status remains unchanged. Building Management Statement signed by Chief Executive officer. Information has been returned to surveyor for creation of subdivision. Waiting on lawyers for other party regarding the Land Sale Agreement. B. Building Management Committee to be formed with HealthOne. 26/08/2020 – NW: C. Building Management Statement signed by Chief Executive officer. Information has been returned to surveyor for creation of subdivision. Waiting on lawyers for other party regarding the Land Sale Agreement. D. Building Management Committee to be formed with HealthOne.	31/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
					 22/7/2020 – NW A. Building Management Statement sent to Chief Executive Office for signing. B. Will work on creation of Building Management Committee once BMS signed. 		
748	16 July 2020	109/20	Lake Jindabyne Shared Trail Project Funding That Council agree to proceed with the Lake Jindabyne Shared Trail project.	Recreation Planner	03/09/2020 - AD: The funding deed has been finalised and signed by the CEO and sent to NSW Treasury. NSW Infrastructure are uncertain on the timeframe for approval by Treasury. 31/07/2020 - AD The funding deed is currently being finalised. The document is scheduled to be submitted to NSW Treasury for approval by 16 August.	Ongoing	N
749	16 July 2020	110/20	Minutes of the Youth Council Meeting held on 22 June 2020 That Council A. Receive and note the minutes from the Youth Council meeting held 22 June 2020; and B. Endorse the motion as listed in the Youth Council Minutes under 9.2 to 'develop a shovel ready project plan for minor upgrades at the Bombala, Cooma, Jindabyne and Berridale Skate Parks'.	Manager Corporate Projects Youth Development Officer	25/09/2020 – GH: Project will be added to prioritisation list of existing and backlogged projects that need completion. 03/09/2020 – GH: No further update. 04/08/2020 – BP: D. No action required Assigned to corporate projects to prepare shovel ready project plan and pursue funding opportunities.	30/10/2020	N

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750	16 July 2020	111/20	Arts and Culture Design Discussion Paper That Council approve the Arts and Culture Discussion Paper being put out for consultation.	Community Development Planner	03/09/2020 – KH: The Arts and Culture Discussion Paper is currently out for consultation on Your Say Snowy Monaro. Media coverage has been completed. 04/08/2020 – KH: The Discussion Paper survey is now live on Your Say Snowy Monaro. Feedback closes 30 September 2020. Print and social media coverage is expected	30/10/2020	N
755	16 July 2020	114/20	Proposed Memorandum of Understanding to Maintain Crown Roads That Council A. Receive and note this report; and B. Write to the Minister for Primary Industries expressing Council's concern that amendments to the Policy for Minor Maintenance of Crown Roads were adopted without providing this Council an opportunity to comment.	Land & Property Officer	this week. 24/09/2020 – LB: A-B Letter has been sent and acknowledgement has been received. 26/08/2020 – LB: A-B Letter is waiting approval before sending. 27/07/2020 – LB A letter is currently being prepared expressing Council's concern in accordance with the resolution.	30/10/2020	N
756	16 July 2020	115/20	Floodplain Risk Management Study and Plan That Council A. Adopt the SMRC Flood and Floodplain Risk Management Studies – Flood Studies (April	Environmental Technical Officer	24/09/2020 - PV: A. Completed. B. Discussions with GRChydro (contractor) SES, DPIE and SMRC staff now decided to hold off	31/10/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			2019); B. Notify the property owners identified at significant flood risk, prior to the March 2020 Floodplain Risk Management Studies and Plans being placed on Public Exhibition; C. Agrees to the public exhibition of SMRC Flood and Floodplain Risk Management Studies – Floodplain Risk Management Studies and Plans (DRAFT) report (March 2020); D. Liaise with the NSW SES and landowners at risk to develop an Evacuation Plan for a significant rain event; and E. Submit a Variation Request to the Department of Planning, Industry and Environment (DPIE) Floodplain grant program seeking funding and an amended scope of works to investigate mitigation options for Cooma Back Creek.		contacting landholders until the Cooma Back Creek study finalised. SES aware of properties at risk. Letters have been sent out to residents in high risk areas (entire streets not just the identified 11 properties at significant risk) to advise of the FRMS & P being on public exhibition and how to access copies. C. Floodplain Risk Management Studies and Plans (DRAFT) report on public display – Now extended to 7 October. D. Discussions have taken place with SES and SES keen to support SMRC. Decided to hold off actioning EP until end of consultation process – see what comes back from the community. SES happy to support liaison with relevant landholders. E. Variation request approved by relevant DPIE staff.		
					25/08/2020-PV: F. Request sent to Communications to upload document. G. Discussions with GRChydro (contractor) SES, DPIE and SMRC staff now decided to hold off contacting landholders until the Cooma Back Creek study finalised. SES aware of properties at risk. H. Floodplain Risk Management Studies and Plans (DRAFT) report on public display – closes 23 rd September. I. PV to liaise with SES – discussions have taken place. SES keen to support SMRC. Decided to hold		

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					off actioning EP until end of consultation process – see what comes back from the community. SES happy to support liaison with relevant landholders. J. Variation request approved by relevant DPIE staff. Expect 'official' approval to come through in the next few days.		
					31/07/2020-PV: A. Adopted. Environmental Technical Officer organising to have documents uploaded onto the Council website.		
					B. Discussions have taken place. Agreed managers will send a letter to high risk landowners and invite them in to inform them of their level or risk, plans to develop an Evacuation Plan and undertake further studies to try to mediate risks.		
					C. Hard copies printed, need to be bound and Appendices with maps printed and bound ready for display once Action B addressed.		
					D. Relevant managers aware and need to decide who will liaise with SES to commence this process.		
					Variation documentation 75% complete, should be submitted to DPIE by the end of this week (31 July)		

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
757	16 July 2020	116/20	Answers to Questions With Notice That Council receive and note the Councillor Questions In Progress report for the period ended June 2020, and that a report be brought back to Council on the Heavy Vehicle Bypass for Cooma forward as a short term project.	Senior Strategic Land Use Planner Manager Infrastructure, Transport Infrastructure (Operations)	25/09/2020 – AA: No further update. 25/08/2020 – AA: Report drafted for October 2020 Council Meeting. 10/08/2020 – AA: A Council report is being prepared and will be brought to the September 2020 Council Meeting. 24/07/2020 – GS: This action is now being looked into.		Y
758	16 July 2020	117/20	Resolution Action Sheet Update That Council A. Receive and note the In Progress Resolution Action Sheet Update for the period ending June 2020; and Write to the Deputy Premier requesting that the feasibility study for the reestablishment of the Queanbeyan to Eden rail line be released to the public immediately.	Executive Assistant to Chief Executive Officer, Mayor and Councillors	24/09/2020 – JT: B. Transport NSW released the Queanbeyan to Eden rail line feasibility study on 18 September 2020. 28/08/2020 – JT: A. Action sheet updated. B. The Deputy Premier has confirmed they will release of the study. Awaiting the information. 03/08/2020 – JT: C. Action sheet updated. D. Letter sent to Deputy Premier requesting release of information on 24/07/2020.		Y

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764	20 August 2020	135/20	Drought Communities Program That Council apply for Funding under the extended Drought Communities Programme for; A. \$350,000 towards the Cooma truck wash project, B. \$540,000 towards the Ginger Leigh playground and accessible facilities project, and C. \$110,000 towards the Bombala caravan park upgrades and public RV dump point.	Manager Corporate Projects	25/09/2020 – GH: DCP Extension application submitted on 21 September 2020. 28/08/2020 – GH: Portal access established. Applications for the three nominated projects to be submitted by mid-September 2020.		Y
766	20 August 2020	137/20	DA Best Practice Guide and Processing Times That the item be deferred to the 17 September 2020 Council Meeting.	Manager Built and Natural Environment,	24/09/2020 – JG: The Draft DA Best Practice Guideline will be presented to the October 2020 Council meeting. 28/08/2020 – JG: Item deferred to 17 September 2020 Council Meeting.		Y
768	20 August 2020	139/20	Road Naming Proposals That Council approve the road name Silver Brumby Boulevard for the public road that will provide access to Silver Brumby Estate, Bredbo, and that subject to required advertising the name proceed to gazettal.	GIS Administrator	24/09/2020 – JC: No submissions received. Road Naming will proceed to gazettal. 28/08/2020 – JC: Advertising period will commence 2 September 2020. The Communications Team have been notified.	Ongoing	N
771	20 August 2020	142/20	Harmonisation of Commercial Waste - Method of Charging That Council; A. Harmonise commercial waste charging	Manager Resource and Waste	24/09/2020 – MT: Final draft letter out for comment. 25/8/2020 – MT:	01/01/2021	N

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			methods from 1 January 2021, and B. Inform the commercial/business community regarding the proposed harmonisation of commercial waste charging methods.	Services, Resource and Waste Services	A. Commercial/business consultation will take place prior to the introduction to the changes in charging methods from 1 January 2021 First commercial/business consultation letter has been drafted and sent to finance for final input and comment. Once comments have been received the letter will be amended and then posted to the commercial property owners.		
775	20 August 2020	146/20	Endorsement of SMRC Section 355 Manual That Council send out a draft s355 manual to Committees for review and defer item until a Council workshop can be held.	Governance Officer	25/09/2020 – JM: Documentation has been subjected to a final review and proof read prior to being sent out. 31/08/2020 – JM: The Chief Communications Officer is currently reviewing the manual, after which it will be circulated to all committees to review for one month. A webinar will be conducted with all committees to explain the changes and answer questions. A Council workshop will be conducted on 5 November 2020.	19/11/2020	N
776	20 August 2020	147/20	NSW Government Grants Program Review That Council make a submission that: A. Programs with an allocation per area may benefit from a minimum funding plus discretional pool for strong applications against the criteria. B. That any miscellaneous grant programs need to have full public disclosure of the	Chief Strategy Officer	25/09/2020 – DR: Submission lodged. 28/08/2020 – DR: The submission is being prepared and will be submitted when finalised.		Y

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			guidelines and controls as well as full details of the provision of grants and the reasons for those being provided.				
			C. That where the grants are determined by government agency staff that the rating against the criteria for all applicants be made publicly available.				
			D. That where grants are determined by a board or panel these meetings be open to the public, livestreamed and available on a website and archived to ensure public access consistent with current State Government policies on record management, access and retention.				
			E. That the role of ministers should be to confirm that proper process has been followed in assessing the grant applications, including ensuring that the applications are being assessed against the criteria of the grant program.				
			F. That where recommendations are changed by the minister:				
			(a) That reasons for this be publicly given to justify the intervention against the criteria				
			(b) That the projects which subsequently are not funded be publicly identified.				
			G. Grants that provide favourable consideration for increased contribution or a large contribution can redirect funding away from those who are most in need of support,				

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			particularly for larger grants applications. H. That the process of allocating base funding to local government areas is seen as a good mechanism for: (a) Ensuring equity in access to programs.				
			 (b) Reducing the incentive to divert grant funding across geographical areas. I. Grant programs that operate over a number of years, with rounds of funding are supported as they increase the ability of councils to plan for projects the community needs against the grant funding programs. J. That grants be developed to further assist local rural and regional local governments to enable them to develop robust community recovery programmes. 				
777	20 August 2020	148/20	Land in Vale Street Cooma That Council receive a report on options for the use of its properties in Vale Street.	Chief Strategy Officer	25/09/2020 – DR: Options are being developed. The need to focus staff on completion of the financial statements will delay this report until next month. 28/08/2020 – DR: Work on assessment of options has not yet been scheduled within the existing programmed work.	Ongoing	N
778	20 August 2020	149/20	Development of Jindabyne Town Centre That Council A. Ensure a "precinct-wide" approach is taken to	Manager Corporate Projects	25/09/2020 – GH: Architect engaged to develop design options for facility. Expect first drafts to be available within		Y

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			the delivery of the remaining Jindabyne Town Centre SCFMPP projects, B. Prioritise the renovation of the existing public toilets on site, to provide modern amenities to the community and visitors, and a standard of hygiene and appearance suitable for a premier tourist destination.		two weeks. 28/08/2020 – GH: Project staff are in discussion directly with SAP planners regarding the Town Centre with a site meeting scheduled mid-September 2020. Renovation designs have been requested from the design consultant and are expected prior to site meeting.		
780	20 August 2020	151/20	Consideration of Sponsorship of 2020 Bush Summit That Council sponsor the 2020 Bush Summit by: A. The use of the Cooma Multi-Function Centre and associated costs such as cleaning and staffing support (Communications, Projects, Facilities) as in-kind support valued at \$5000 B. A cash contribution of \$10,000 to be funded from the economic development budget.	Coordinator Economic Development, Economic Development and Tourism	28/09/2020 – MA: No further update. 02/09/2020 – MA: A. Staff assisted with the facilitation of the bush summit last week including a significant commitment of time outside normal work hours. B. Cash payment being arranged with event organisers.		Y
781	20 August 2020	152/20	Support for the Accreditation of the Bombala GP Surgery That Council A. Agree to support the accreditation of the Bombala Medical Centre by a one-off donation of \$19,000 B. Place the donation on public exhibition for a period of twenty-eight days in accordance with s.356(2) of the Local Government Act (1993);	Executive Assistant to Chief Executive Officer, Mayor and Councillors	24/09/2020 – JT: B. Information for Public Exhibition completed and on display until 22 September. C: No objections received. 6 letters of support received. Bombala Surgery has been advised to lodge invoices/receipts for donation payment. 28/08/2020 – JT: A. Carried by Council. B. Information for Public Exhibition completed		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			C. Authorise the Mayor and Chief Executive Officer to finalise the donation if there are three or less objections to the donation.		and on display until 22 September. C. To be completed after exhibition period closes.		
784	20 August 2020		 2020-21 Weed Control Services That Council A. Award 2020-21 Weed Control Services contracts as per the following recommendations and attached tender evaluation reports: B. Eastern region Rural – Riparian Weed Control North West region Byrne Rural Contracting Services Northern region BuckleysWeedspraying & Contract Fencing South east region Rippers Rural Services South West region Buckleys Rural Services B. Readvertise the 2020-21 Weed Control Services – Southern region; C. Authorise Chief Executive Officer to determine the contract for the Southern region based on Council's Purchasing and Tendering Policy 	Manager Built and Natural Environment,	24/09/2020 – JG: All contracts awarded. Advertising of southern region tender undertaken, tenders submitted, assessed and contract awarded. 02/09/2020 – JG: Contracts to be awarded as per recommendation and re-advertisement of southern region tender to be undertaken.	24/09/2020	Y
786	20 August 2020	157/20	Sale of part of Land in Polo Flat That Council: A. Authorise the sale of part Lot 1 DP 077 – Polo Flat Road, and	Chief Strategy Officer	25/09/2020 – DR: The revised plans have been lodged for registration. 28/08/2020 – DR:	Ongoing	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			B. Authorise the Chief Executive Officer, in consultation with the Mayor, to determine the method of sale and sale price.		The process of changing the lot boundaries to suit Council's needs has commenced.		
787	20 August 2020	158/20	Acquisition of Property That Council: A. Purchase Lot 2 DP 860886 Parish of Clyde as outlined in the report as a long-term investment for the Water and Wastewater Fund; B. Authorise the Chief Executive Officer to finalise the purchase according to the terms and conditions outlined in the report, including signing all relevant documentation. C. Authorise the use of the Council Seal if required to execute any relevant documentation.	Coordinator Land & Property	25/09/2020 – TP: NSW Housing & Property have confirmed the following on 15/9/20: Property sale is conditional to a Restriction on Title for community use purposes (for 15 years). The restriction will be sent to LRS with the Certificate of Title for registration after Property New South Wales as the Proscribed Authority has its authorised Delegate sign. Once the restriction is registered upon the title a contract will be issued to Council's solicitor for acquisition of the property. 03/09/2020 – TP: NSW Housing and Property advised of decision, with Council's solicitor details also provided. Land & Property team coordinating arrangements to progress acquisition.	31/10/2020	N
788	17 September 2020	166/20	Amendment Snowy River Local Environmental Plan 2013 Modification to Highview Planning Proposal That: A. The report from the Senior Strategic Land Use Planner on the Planning Proposal Pt Lot 25 & 26 DP 1253407 and Lot 12 DP 1035279 Barry Way be received; B. The amended Planning Proposal be	Senior Strategic Land Use Planner	25/09/2020 – AA: B. Letter to the department requesting altered Gateway determination is being drafted.	Ongoing	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			submitted to the Minister of NSW Planning & Environment for a (altered) Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979; C. The Department of Planning, Industry and Environment be advised that Council wishes to be issued with an authorisation to use delegation for the Planning Proposal; and D. In the event NSW Department of Planning, Industry & Environment issues an (altered) Gateway Determination to proceed with the Planning Proposal, consultation be undertaken with the community and government agencies in accordance with Schedule 1, Division 1, Clause 4 of the Environmental Planning and Assessment Act 1979 and any directions of the Gateway Determination.				
789	17 September 2020	167/20	Acquisition - Easement for Access Adaminaby Sewage Treatment Plant and Town Water Supply That Council: A. Proceed with the compulsory acquisition of the interest in the land described as part Lot 287 DP 729870 Land fronting Snowy Mountains Highway, Adaminaby and having an area of approximately 22m for the purpose of easement for access to essential services being the Sewage Treatment Plant in accordance with the	Property Officer	23/09/2020 - JH: A, B, C, D Public Works Advisory (PWA) is being engaged to action this process so that Council secures permanent legal access swiftly. E: This will take place when required.	30/04/2022	N

Estimated Com
Comp Date Y/N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
790	17 September 2020	168/20	Monthly Funds Management Report - August 2020 That Council: A. Receive and note the report indicating Council's cash and investments position as at 31 August 2020; and B. Receive and note the Certificate of the Responsible Accounting Officer.	Manager Finance	23/09/2020 – AS: No further action required.		Y
791	17 September 2020	169/20	Shannons Flat Hall That Council: A. Rescind resolution 575/18; B. Approve the request for Council to lease the hall for \$200 per annum; and C. If B is agreed to that the following actions occur: i. The Shannons Flat Hall be added to Council's insurance schedule. ii. The lease conditions be approved by Council's CEO. iii. Authorise the CEO to execute the Lease on behalf of Council. D. Notify the landowner of Shannons Flat Hall of Council's decision.	Land & Property Officer	24/09/2020 – LB: B. Lease currently being prepared for execution by the lessee. C. The insurance schedule will be completed and an inspection of the building, incl. photos to be sent to Council's insurers. Documents will be sent to the CEO for execution when they are ready. D. The landowner of Shannons Flat Hall has been notified of Council's decision.	30/10/2020	N
792	17 September 2020	170/20	Nomination Received for Membership to Bredbo Hall Section 355 Committee That Council: A. Accept the resignation of Stephen Littlehales; B. Modify the charter to expand the number	Coordinator Governance	25/09/2020 – JM: Letters will be sent out to both of the applicants and the Bredbo Hall s355 committee informing the appointment of the members. The committee will also be advised that the membership of the committee will be expanded from 5 to 6.		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			of members to 6 and appoint Michelle Hinkel and Muriel Stockheim.				
793	17 September 2020	171/20	August Youth Council Minutes and Mosaic Time Walk 2.0 Project That Council: A. Receive and note the minutes of the Youth Council meeting held 24 August 2020; B. Note the Arts and Culture Committee's In principle support for the Mosaic Time Walk 2.0; C. Approve the Youth Council to extend the Mosaic Time Walk monument in Centennial Park, in partnership with the Arts and Culture Committee, South East Arts and Council Staff; D. Approve Council staff to pursue funding for the Mosaic Time Walk 2.0 project on behalf of the Youth Council; and E. Approve the Youth Council to commence community consultation, with leadership from Council staff, once funding has been secured.	Youth Officer	25/09/2020 – MS: Completed.		Y
794	17 September 2020	172/20	Proposal to Close Part Mittagang Road - Yallambee Lodge That Council; A. Approve the road closing of part of Mittagang Road in accordance with the Roads Act 1993; B. Consolidate the new lot with lot 1 DP 841447 (Yallambee Lodge); and C. Authorise Council's CEO to execute all	Land & Property Officer	24/09/2020 – LB: A. Letters will be sent in the next two weeks to the notifiable authorities and to properties surrounding Yallambee notifying them of the proposal to close the road. B. After the road is closed a plan of consolidation will be prepared by a surveyor and the plan will subsequently be lodged.	30/11/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			necessary documents to complete the road closing and lodgement of the plan of consolidation.				
795	17 September 2020	173/20	Delegate Water Supply Options Report – Update That Council endorse the Options Assessment Report–Delegate Water Supply for public exhibition.	Manager Water & Wastewater	24/09/2020 - JD: Letters will be sent in the next two weeks to the notifiable authorities and to properties surrounding Yallambee notifying them of the proposal to close the road.	30/12/2020	N
796	17 September 2020	174/20	Minutes of the Snowy Monaro Regional Council Traffic Committee Meeting - Held Electronically 23 July 2020 That Council adopt the Recommendations of the Local Traffic Committee meeting held on 23 July 2020: A. LTC162/20 - Rare Cancers Australia - Canberra to Thredbo Charity Ride "Parliament to Peak" That Council approve the application for the Ride for Rare Cancer Event to be conducted over 11 th and 12 th March 2021; B. LTC163/20 - Jindabyne East Residents Committee (JERC) The Jerrara Drive Road Safety Review was noted by the Local Traffic Committee and advises Council that this report is not within the scope of the Delegation from Transport for NSW and council continue to lobby the state government to fix the problem of Jerrara Drive intersection	Road Safety Officer	25/09/2020 – GH: Completed. 23/09/2020- GH: Items completed. No further action required.		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			and Kosciuszko Highway; and C. LTC164/20 - Cardwell Street & Wellington Street Bombala That the Local Traffic Committee requests Council officers to investigate the engineering and funding possibilities to make to intersection of Cardwell Street and Wellington Street safer.				
797	17 September 2020	175/20	Amendment of the Terms of Reference of the Waste Management Committee That Council: A. Adopt the revised terms of reference for the Waste Management Committee; and B. Nominate Councillor Haslingden as a member of the Waste Management Committee.	Manager Resource & Waste Services	17/09/2020 - AT: A. Adopted as per Council Resolution 175/20		Y
798	17 September 2020	176/20	Request for Easement Over Council Land in Cooma That Council A. Approve the request to create an easement for water supply over Lot 2 DP 224408 subject to: i. All costs being borne by the owner of Lot 1 DP 224408. ii. Any disturbance to Lot 2 DP 224408 to be remediated by the applicant, as soon as possible, to the same condition as prior to disturbance. iii. The owner of Lot 1 DP 224408 obtaining a licence to pump water from Cooma Creek prior to installing the pipeline for water supply; and	Land & Property Officer	24/09/2020 – LB: A. The landowner will be notified of the Council resolution including the conditions of approval so that he can arrange for a surveyor to do a plan for the easement and an 88B for the terms of the easement. B. The owner of lot 1 will be notified that Council will not permit registration of the plan until he has obtained a licence to pump water from NSW Water. Documents will be sent to the CEO for execution when they are ready.	30/12/2020	N

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			B. Authorise Council's CEO to execute any documents necessary to register the easement.				
799	17 September 2020	177/20	NSW Government Road Classification Review and Road Transfer Initiative That Council makes a submission under the NSW Transport Round 1 Road Classification and Transfer Initiative for transfer or all Regional Roads and reclassification to regional road status and transfer of Jerangle Road, Bobeyan Road and the Barry Way.	Manager Infrastructure	24/09/2020 – GS Regional roads and bridges have been submitted for transfer in accordance with Council report on NSW Government Road Classification Review and Road Transfer Initiative and Council resolution 177/20. Roads have been submitted for reclassification in accordance with the Council report on NSW Government Road Classification Review and Road Transfer Initiative and Council Resolution 177/20.		Y
800	17 September 2020	178/20	Submission - Draft State Strategic Plan – A Vision for Crown Land That Council endorse the submission document on the Draft State Strategic Plan – A Vision for Crown Land.	Coordinator Land & Property	25/09/2020 – TP: Council's formal signed submission in relation to the State's Draft Strategic Plan for Crown Land submission sent on 18/9/2020. Email confirming receipt of final submission received from Crown Lands on 24/9/2020		Y
801	17 September 2020	179/20	Council Meeting Dates, Times and Locations for November 2020 to September 2021 That Council: A. Maintain the Council meeting schedule to third Thursday of the month commencing at 5pm; B. Alternate Council meetings to regional locations as listed in the proposed schedule in this report; and	Secretary Council & Committees	23/09/2020 – AS: No further action required.		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			C. Agree to conduct council meetings at regional location starting from November 2020.				
802	17 September 2020	180/20	Answers to Questions With Notice That Council receive and note the answers to questions with notice.	Secretary Council & Committees	23/09/2020AS: No further action required.		Y
803	17 September 2020	181/20	Resolution Action Sheet Update That Council receive and note the progress on Resolution Action Sheet for the period ending August 2020.	Secretary Council & Committees	23/09/2020AS: No further action required.		Y
804	17 September 2020	182/20	Membership of Granite Hills Windfarm Community Consultative Committee That Council: A. Nominate Councillor Stewart to attend the proposed Granite Hills Wind Farm Community Consultative Committee meetings in addition to the existing staff member that attends; and B. Write to the Chairperson of the Committee, Mr Peter Gordon, and requesting acceptance of the nominated Councillor on the Committee.	Economic Development Officer	06/10/2020 – JM: No further update.	30/10/2020	N
805	17 September 2020	183/20	Extension of s355 Committee Membership That Council: A. Extend the term of the representatives on external committees to the end of the Council term and notify the external committees of the extension of appointments; and	Coordinator Governance	25/09/2020 – JM: A&B – The committees will be informed of the extension of Councillors and members of the committees appointment.		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			B. Extend the term of the remaining internal advisory and management committees until December 2021 and notify the members of the extension of appointments.				
806	17 September 2020	184/20	Regional Community Strategic Plan That Council; A. Participate in a CRJO coordinated project to develop a Regional Community Strategic Plan in collaboration with the member Councils of the CRJO; and B. Support the development of a joint Regional Wellbeing Survey that includes data collection on community satisfaction with the member Councils of the CRJO.	Coordinator Strategy Development	25/08/2020 - GM: A. CROJO has been advised that Council has resolved to participate in the Regional Community Strategic Plan(RCSP). B. CRJO has been advised that Council has resolved to participate in the joint Regional Wellbeing Survey as part of the preparation of the RCSP.		Y
807	17 September 2020	185/20	Amendments to the Model Code of Conduct That Council A. Adopt the amended Model Code of Conduct and the Procedures from Administering the Model Code of Conduct; and B. Increase the token value of gifts from \$50 to \$100 and amend the value in SMRC Gifts and Benefits Policy.	Coordinator Governance	25/09/2020 – JM: A. The token value of \$100 has been updated in Code of Conduct and Gifts and Benefits Policy.		Y
808	17 September 2020	186/20	Boco Rock Community Enhancement Fund Committee and Sub Committee Minutes 2020 That Council note the minutes from the Boco Rock Community Enhancement Fund Committee and Sub Committee Meetings.	Governance Administration Support	23/09/2020 – AS: No further action required.		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
809	17 September 2020	187/20	External Audit That Council A. Authorise the Mayor, a Councillor, Chief Executive Officer, and the Responsible Accounting Officer to sign the Statement by Councillors and Management for the Snowy Monaro Regional Council 2020 General Purpose Financial Statements; B. Authorise the Mayor, a councillor, Chief Executive Officer, and the Responsible Accounting Officer to sign the Statement by Councillors and Management for the Snowy Monaro Regional Council 2020 Special Purpose Financial Statements for the following business activities: I. Water Supply (mandated) III. Sewerage (mandated) III. Water Management (self-determined) IV. Residential Aged Care (self-determined) C. Authorise the referral of the 2020 Financial Statements to the external auditor; and D. Authorise the General Manager to issue the 2020 Financial Statements upon receiving the external auditor's report.	Management	24/09/2020 – JS: Declaration signed and provided to auditors. No further action required.		Y
810	17 September 2020	188/20	Amendments to 2021 Schedule of Fees and Charges That Council adopt the revised fee clarifying that the section 10.7(2) certificate, 24-hour fast track fee is per lot.	Manager Finance	28/09/2020 – MP: Fees and Charges document will be updated and on Council's website by 2 October 2020.		Y

No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
811	17 September 2020	189/20	Election for Deputy Mayor Nominations were called for the position of Deputy Mayor. Only one nomination was received, for Councillor Linley Miners. With only one nomination being received, Councillor Miners was declared elected to the position of Deputy Mayor.	Coordinator Governance	24/09/2020 – JM: No further action required.		Y
812	17 September 2020	190/20	Youth Mental Health That Council support the Snowy Monaro Regional Council Youth Council to access training under the "Teen Mental Health First Aid" (youth under 18 years) and "Youth Mental Health First Aid" (over 18 years) programs by providing up to three thousand dollars for the FY 2020 – 2021 to cover any incidental or other costs which may be incurred.	Youth Development Officer	24/09/2020 - MS: Commenced discussion with Headspace and the Youth Council to confirm a date for delivery of Mental Health First Aid training for Term 4.		Y
813	17 September 2020	Nil.	October Bush Fire Clean Up That Council: A. During the month of October 2020, provide free home garden green waste tipping as a way of encouraging households to prepare for the bush fire season, and that this be widely advertised through our LGA, and supported with other bushfire season educational and promotional activities; and B. Undertake an audit of initially the area in	Secretary Council & Committees.	23/09/2020 – AS: Motion lapsed. No further action required.		Y

9.4.3 RESOLUTION ACTION SHEET UPDATE ATTACHMENT 1 IN PROGRESS ACTION SHEET

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No.	Meeting Date	Res. No	Action	R/Officer	Progress	Estimated Comp Date	Comp Y/N
			Jindabyne noted in the background to this motion, with a view to investigating the feasibility of the fire-retardant native plant replacement concept proposed and its applicability in a possible staged implementation across our LGA. LAPSED MOTION				
814	17 September 2020	191/20	Legal Actions and Potential Claims Against SMRC as at 31 August 2020 That Council receive and note the information in the Legal Actions and Potential Claims Against SMRC as at 31 August 2020 report.	Executive Assistant (Strategy)	23/09/2020AS: No further action required.		Y

9.4.4 DISCLOSURES OF PECUNIARY INTEREST RETURNS 2020

Record No:

Responsible Officer: Chief Strategy Officer

Author: Governance Administration Support

Key Direction: 4. Leadership Outcomes

Delivery Plan Strategy: 10.1 Planning and decision making is holistic and integrated and

has due regard to the long term and cumulative effects

Operational Plan Action: 10.1.1 Council has a transparent and bold growth objective which

provides a framework for decision making

Attachments: 1. List of Designated Person Returns

Cost Centre Corporate Services/Governance

Project Tabling of Disclosures by Councillors and Designated Persons

Section 499 Returns

EXECUTIVE SUMMARY

As per the section 4.25 of the *Code of Conduct* "Returns required to be lodged with the Chief Executive Officer under clause 4.21(a) and (b) must be tabled at the first meeting of the Council after the last day the return is required to be lodged."

As per the Office of Local Government requirements, completed written returns of interest for councillors and designated person must be completed by 30 September 2020.

OFFICER'S RECOMMENDATION

That Council note the disclosure of pecuniary Interest returns completed by Councillors and designated staff by 30 September 2020.

INDEX OF DESIGNATED PERSONS RETURNS (4.8 Code of Conduct) DESIGNATED PERSONS FROM 30 JUNE 2019 TO 30 JUNE 2020

Position Title – Organisational Structure as at September 2020				
Councillors & Mayor				
Executive Office				
Chief Executive Officer General Manager				
Strategy				
Chief Strategy Officer Director Corporate and Community Services				
Organisational Development Officer				
Coordinator Strategy Development Group Manager Environmental Management				
Team Leader Asset Management				
Community Development Planner				
Strategic Land Use Planner Senior Strategic Land Use Planner				
Strategic Land Use Planner Senior Development Planner				
Recreation Planner				
Manager Corporate Projects				
Project Manager				
Coordinator Governance Manager Corporate Governance				
Secretary Council and Committees				
Governance Officer				
Coordinator ICT				
Network Administrator				
Manager Fleet & Plant				
Finance				
Manager Finance				
Financial Accountant				
Management Accountant				
Revenue Officer				
Finance Officer				
Systems Accountant				
Purchasing & Stores Accounting Officer				
Stores Officer				
Workforce				
Coordinator Workforce Management				
Team Leader Organisational Development				
Human Resource Advisor				
Payroll Officer				
WHS and RTW Officer				
Communications				
Chief Communications Officer				
Economic Development Officer				
Coordinator Tourism and Events				
Tourism Promotion & Event Coordinator				

Registered Nurse & Acting Manager SRH

Library Manager

Youth Development Officer

Operations					
Chief Operating Officer					
Manager Infrastructure Group Manager Transport Infrastructure					
Manager Maintenance Supervisor Maintenance - Infrastructure					
Infrastructure Engineer Manager Construction					
Supervisor Civic Maintenance					
Supervisor Maintenance Mobile Library Operator					
Supervisor Reactive Maintenance					
Coordinator Projects & Technical Support					
Works Supervisor					
Coordinator Land and Property Grants Officer					
Land & Property Officer					
Property Officer					
Commercial Land Officer					
Manager Water Wastewater Operations					
Supervisor Water Operations					
Sewer Supervisor					
Supervisor Water and Wastewater Technical Officer					
Water and Wastewater Technical Officer					
Water & Sewer Engineer					
Manager Built & Natural Environment Group Manager Development and Building Certification					
Coordinator Biosecurity					
Biosecurity Officer					
Coordinator Building Certification					
Development Engineer					
Coordinator Development					
Town Planner – Duty					
Town Planner					
Town Planning / Building Assessment Officer					
Health & Building Surveyor					
Coordinator Public Health and Environment					
Environmental Health Officer					
Ranger					
Manager Resource and Waste					
Manager Community Services					
Coordinator Community Facilities					

9.4.5 VACANCY OF COUNCILLOR REPRESENTATIVE FOR COMMITTEES.

Record No:

Responsible Officer: Chief Strategy Officer

Author: Coordinator Governance

Key Theme: 4. Leadership Outcomes

CSP Community Strategy: 10.2 Sound governance practices direct Council business and

decision making

Delivery Program Objectives: 10.2.2 Councillors are supported to make informed decisions in

the best interest of the community and to advocate on behalf of

the community

Attachments: Nil

EXECUTIVE SUMMARY

Vacancies exist for elected member representation on some of the advisory and external committees.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council appoint representatives to the for the following committees:

Advisory Committee;

Committee	Councillor Representative	Alternate Councillor nominated
Community Services		
Green Team		
Inclusion Action		
Dograptional Facilities		Clr Haslingden,
Recreational Facilities		Clr Ewart

External Committee;

Body	Councillor Representative	Alternate Councillor nominated		
Aboriginal Liaison				
Committee				

BACKGROUND

Due to an oversight the representation on the recently formed Community Services Committee was not determined. Resignations from the other committees listed has meant there are vacancies in the elected member representation. In a number of instances alternative delegates were not in place, so those positions have been included for consideration.

9.4.5 VACANCY OF COUNCILLOR REPRESENTATIVE FOR COMMITTEES.

QUADRUPLE BOTTOM LINE REPORTING

1. Social

Appointment of Council delegates to these Community based committees recognises and promotes people's rights and improve the accountability of decision makers as well as giving people better opportunities for genuine participation and consultation about decisions affecting their lives.

2. Environmental

Nil.

3. Economic

Nil.

4. Civic Leadership

By representing on these committees elected members get the opportunity to interact with committees directly and gain greater levels of feedback on the need of the community, supporting their decision making role. Representatives generally have voting rights on committees, although the extent may vary between committees.

10.1 INTRODUCE ELECTORAL WARDS TO ENSURE FAIR REPRESENTATION FOR ALL COMMUNITIES IN SMRC REGION

Record No:

Responsible Officer: Chief Executive Officer
Author: Councillor Anne Maslin

Attachments: Nil

Councillor Maslin has given notice that at the Ordinary Meeting of Council on 15 October 2020, she will move the following motion.

MOTION

That Council request a report on the possible implementation of wards, including example ward boundaries.

BACKGROUND

The current distribution of 11 Councillors, is: 3 from Cooma / Numeralla area, 3 from Jindabyne area, 3 from Bombala / Delegate area, and 2 from outlying villages. In order to retain the fairness of this distribution, a ward system is needed, so that the two major towns, Cooma and Jindabyne, are not over represented, and the smaller communities (villages and the broad agricultural community) are not under represented.

The NSW Electoral Commission needs time to determine how the wards or ridings boundaries might be drawn.

GENERAL MANAGER'S RESPONSE

Financial Impacts

Under the Local Government Act the introduction of wards would require a referendum to be held. The cost per question asked is estimated to be 10% of the total cost of the election. The estimated cost for 2020 local Government election given by NSW electoral Commission was \$243,590. This indicates a cost of \$25,000 per question. As changes to councillor numbers need to be supported at a referendum there may be a requirement to have this as a separate question, depending on the view of the councillors. If the desire is to retain the same number of councillors, this would possibly mean a move to a popularly elected mayor or to have some councillors elected by ward and other councillors elected by the entire area. It may be possible to combine the questions to constrain the cost.

Running the referendum as a standalone question will probably cost around 80% of the cost of an election. It is unlikely that the process would be completed in time to come into effect for the upcoming election.

Introduction of wards is likely to increase the cost of running the elections. The extent of this have not been determined.

There will be impacts on communications, as a communications plan would need to be developed and this would require increased advertising and communications with the community. The extent

of cost of this would need to be determined and most likely would entail reduced communications/engagement activities in other areas while the available resources are diverted to this project. It is likely to divert at least a month of time from ongoing communications. \$5,000 to \$10,000 should be allowed for advertising.

There will be ongoing cost with reviewing the population of wards prior to each election. This will generally involve staff time and will mean that staff will be diverted from other services for around 1-2 weeks to review the population changes, remap possible boundaries and have these approved by council and the NSW Electoral Commissioner.

Should the council change the number of councillors there will be either an increased cost or savings of \$52,900 per councillor, based on the change made.

Most of these costs would be incurred in the future financial periods and are not included in the current Operational Plan activities. Funds would have to be allocated to this project for the referendum and from other services for any increase in councillor numbers.

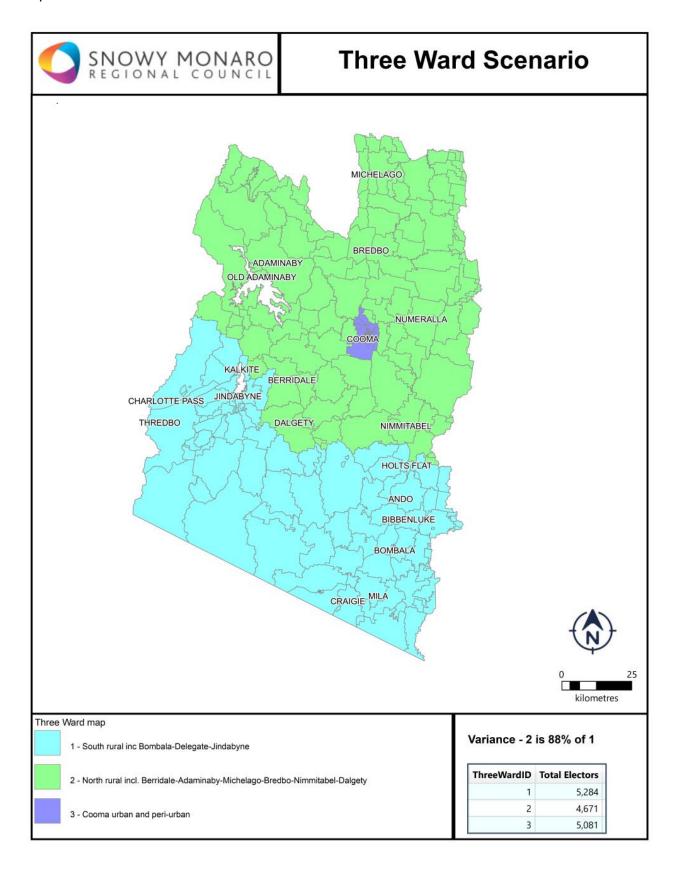
Background Information

Under a ward system each ward needs to have population within 10 percent of each other ward and the number of councillors elected from each ward needs to be the same.

There must be between 5 and 15 councillors overall which gives a range of options available as ward/councillor number combinations. A clause in the legislation states that where the council is looking to reduce the number of councillors there must be at least three councillors from each ward. This would indicate that the available options would be limited if the number of councillors is reduced from 11.

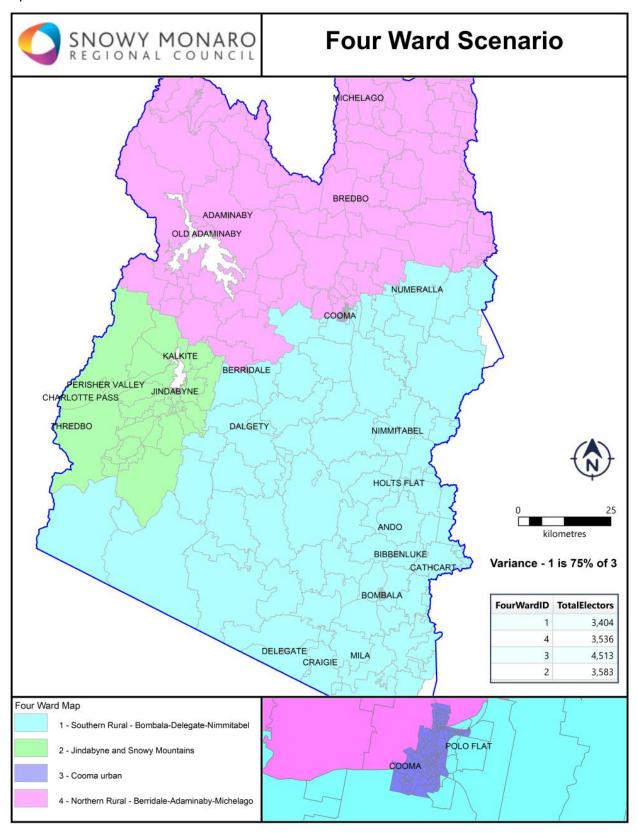
Some preliminary work has been done on what the potential wards would look like. The options considered were three to five wards. Those maps are provided below to give an indication of the extent of ward area coverage in rural areas. The final boundaries may be different, but will need to still remain within the population variance prescribed.

Map 1: Three wards



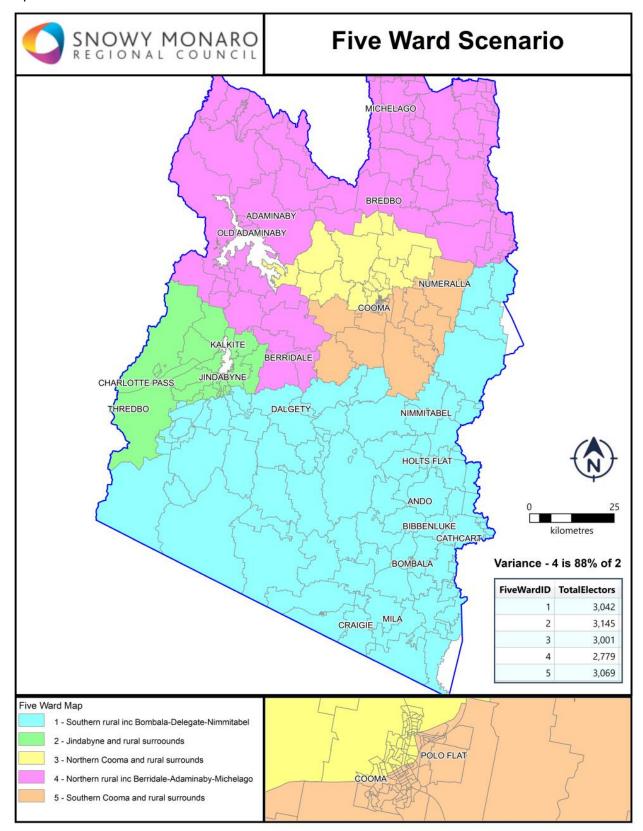
Map 2: Four wards

10.1



Map 3: Five wards

10.1



Process

If Council wishes to introduce the change the following steps will occur. First, based on the statistics around electors, the number of wards and councillors in each ward will have to be

determined. Based on the options a report will go to the Council to resolve if will proceed and on what ward boundaries. These boundaries with then need to be forwarded to the NSW Electoral Commissioner, to determine if the ward proposal meets the requirements. The plan then needs to be formally consulted on with the broader community. A report would need to come back to Council to consider the submissions.

If resolved in favour of proceeding, the Council has to conduct a constitutional referendum. The following issues can be proposed to the voters:

- whether to divide the council area into wards
- whether to increase or reduce the number of councillors
- whether the mayor should be elected by the voters
- whether to change the method of election of councillors for an area divided into wards.

For a constitutional referendum to pass a majority of voters in the council area must have voted in support of the proposal. If the constitutional referendum is passed, the result takes effect at the next local government elections. In advance of the 2024 election the Council will work with the NSW Electoral Commission to review the ward boundaries and the 2024 Local Government election would then elect councillors for those wards.

Clause 9. 1 of Council's Code of Meeting Practice provides as follows:

9.1 Notices of Motion

10.1

- (1) The deadline for lodging notices of motion in writing for inclusion on the business paper for consideration at any meeting of the Council, shall be eleven (11) days prior to the meeting.
- (2) A councillor must give notice of business in writing no later than 4.00pm on the Tuesday that follows the ordinary meeting of council.
- (3) At an Ordinary meeting Councillors may give notice of motions in writing to be listed as matters on the business paper for the next Ordinary meeting of Council.
- (4) The rules applying to the content of Questions also apply to the content of Notices of Motion.
- (5) Councillors are to ensure, where it is intended that staff be asked to carry out some specific defined action, that a Notice of Motion is written in such a way that, if carried, the motion carries such clear and unambiguous direction.

10.2 PROSECUTION BE DISCONTINUED

Record No:

Responsible Officer: Chief Executive Officer

Author: Councillor Bob Stewart

Attachments: Nil

Councillor Bob Stewart has given notice that at the Ordinary Meeting of Council on 15 October 2020, he will move the following motion.

MOTION

That the prosecution against Carl Lloyd in relation to his dog Misty to be discontinued.

BACKGROUND

Issues of the matter

- 1. A complaint was received that the owner of a dog had encouraged his dog to attack a cat.
- 2. The complainant in the matter was not the owner of the cat. They are an independent witness to the attack.
- 3. The alleged offence occurred on 18 June 2020 at approximately 1200 hours.
- 4. It is alleged that the dog rushed at, chased and harassed the cat. It is also alleged that the dog was not on a lead or otherwise restrained at the time of the offence. While not charged with this offence it was also alleged that alleged offender did encourage his dog to attack the cat.
- 5. The alleged offender received an infringement notice (\$1,320) for breaching Section 16(1)(a) of the *Companion Animals Act 1998* Offences where dog attacks person or animal
- 6. The alleged offender has elected to have the matter heard in court.
- 7. The alleged offender has legal representation in this matter.
- 8. The matter will go to mention on 7 October 2020 at the Cooma Local Court. If the alleged offender pleads not guilty a hearing date will be set. If a guilty plea is received sentencing may be given at the time of the mention or set aside for a future date.
- 9. Council has statements from an eye witness to the attack and the alleged offender supporting the facts of the matter.
- 10. Subsequent to the issuance of the infringement Council has been able to identify the owner of the cat. The animal did suffer injuries from the attack.
- 11. Council will be represented by the Police prosecutor in this matter.

Regulations relevant to this matter

Section 16(1)(a) Companion Animals Act 1998

10.2 PROSECUTION BE DISCONTINUED

If a dog rushes at, attacks, bites, harasses or chases any person or animal (other than vermin), whether or not any injury is caused to the person or animal—

- (a) the owner of the dog, or
- (b) if the owner is not present at the time of the offence and another person who is of or above the age of 16 years is in charge of the dog at that time—that other person, is guilty of an offence.

GENERAL MANAGER'S RESPONSE

Clause 9. 1 of Council's Code of Meeting Practice provides as follows:

9.1 Notices of Motion

- (1) The deadline for lodging notices of motion in writing for inclusion on the business paper for consideration at any meeting of the Council, shall be eleven (11) days prior to the meeting.
- (2) A councillor must give notice of business in writing no later than 4.00pm on the Tuesday that follows the ordinary meeting of council.
- (3) At an Ordinary meeting Councillors may give notice of motions in writing to be listed as matters on the business paper for the next Ordinary meeting of Council.
- (4) The rules applying to the content of Questions also apply to the content of Notices of Motion.
- (5) Councillors are to ensure, where it is intended that staff be asked to carry out some specific defined action, that a Notice of Motion is written in such a way that, if carried, the motion carries such clear and unambiguous direction.

10.3 ZOOM ATTENDANCE AT MEETINGS

Record No:

Responsible Officer: Chief Executive Officer

Author: Councillor Anne Maslin

Attachments: Nil

Councillor Anne Maslin has given notice that at the Ordinary Meeting of Council on 15 October 2020, she will move the following motion.

MOTION

That Council:

- A. Support the continuation of the option for Councillors to attend Council meetings via remote teleconference technology, e.g. Zoom or Team Viewer, to ensure equal opportunity for all;
- B. Support the Motion to the LGNSW Conference 2020 put by Orange Council, to continue teleconference attendance at Council meetings; and
 - C. Makes webinar facilities available at the Cooma Council Offices so that all members of the public, including those in wheelchairs and anyone unable to negotiate the stairs, can attend Council Meetings.

BACKGROUND

The Motion to the LGNSW 2020 Conference by the Orange Council, proposes continuation of teleconference options for Councillors. Among reasons given are: to ensure equal opportunity for disabled persons to become elected Councillors of Local Government and attend meetings from their place of residence, and to ensure equal opportunity across rural and regional electorates, for councilors to attend meetings regardless of distance or road hazards in driving to and from meetings.

CHIEF EXECUTIVE OFFICER'S RESPONSE

Providing a secondary public access point would require the room to be supervised. The costs of this service have not been allowed for in the current Operational Plan. As the notice of motion does not identify the source of funding the Chief Executive Officer must either;

- a) Prepare a report on the availability of funding, or
- b) Defer the report until a report has been prepared. (Code of Meeting Practice cl. 3.12)

Provision of the service would be undertaken either by two staff members or by hired security. The current equipment at the Cooma site used for teleconferencing would be able to be used for this purpose. Use of staff is estimated to cost \$6,400. Using security would cost in the vicinity of \$3,300.

The additional costs would need to come from within the existing budget allocations as Council is currently facing a significant cash flow issue and increasing expenditure without matching revenue

10.3 ZOOM ATTENDANCE AT MEETINGS

in this situation is not sustainable. As such this increased cost would be offset against the existing budget allocation for elected members.

Clause 9. 1 of Council's Code of Meeting Practice provides as follows:

9.1 Notices of Motion

- (1) The deadline for lodging notices of motion in writing for inclusion on the business paper for consideration at any meeting of the Council, shall be eleven (11) days prior to the meeting.
- (2) A councillor must give notice of business in writing no later than 4.00pm on the Tuesday that follows the ordinary meeting of council.
- (3) At an Ordinary meeting Councillors may give notice of motions in writing to be listed as matters on the business paper for the next Ordinary meeting of Council.
- (4) The rules applying to the content of Questions also apply to the content of Notices of Motion.
- (5) Councillors are to ensure, where it is intended that staff be asked to carry out some specific defined action, that a Notice of Motion is written in such a way that, if carried, the motion carries such clear and unambiguous direction.

13. CONFIDENTIAL MATTERS

In accordance with Section 10A(2) of the Local Government Act 1993, Council can exclude members of the public from the meeting and go into Closed Session to consider confidential matters, if those matters involve:

- (a) personnel matters concerning particular individuals; or
- (b) the personal hardship of any resident or ratepayer; or
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; or
- (d) commercial information of a confidential nature that would, if disclosed;
 - (i) prejudice the commercial position of the person who supplied it, or
- (ii) confer a commercial advantage on a competitor of the council, or
- (iii) reveal a trade secret,
- (e) information that would, if disclosed, prejudice the maintenance of law; or
- (f) matters affecting the security of the council, councillors, council staff or council property; or
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege or information concerning the nature and location of a place; or
- (h) an item of Aboriginal significance on community land.

and Council considers that the closure of that part of the meeting for the receipt or discussion of the nominated items or information relating thereto is necessary to preserve the relevant confidentiality, privilege or security of such information, and discussion of the material in open session would be contrary to the public interest.

In accordance with Section 10A(4) of the Local Government Act 1993 the Chairperson will invite members of the public to make verbal representations to the Council on whether the meeting should be closed to consider confidential matters.

RECOMMENDATION

1. THAT pursuant to Section 10A subsections 2 & 3 and Section 10B of the Local Government Act, 1993 (as amended) the following items on the agenda for the Ordinary Council meeting be dealt with in Closed Session for the reasons specified below:

13.1 Legal Actions and Potential Claims Against SMRC as at 30 September 2020

Item 13.1 is confidential in accordance with s10(A)(2)(e) of the Local Government Act because it contains information that would, if disclosed, prejudice the maintenance of law and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

13.2 Lake Jindabyne Sailing Club Licence

Item 13.2 is confidential in accordance with s10(A)(2)(di) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

- 2. The press and public be excluded from the proceedings of the Council in Closed Session on the basis that these items are considered to be of a confidential nature.
- 3. That the Minutes and Business Papers including any reports, correspondence, documentation or information relating to such matter be treated as confidential and be withheld from access by the press and public, until such time as the Council resolves that the reason for confidentiality has passed or become irrelevant.
- 4. That the resolutions made by the Council in Closed Session be recorded in the Minutes of the Council Meeting.
- 5. That upon this recommendation being moved and seconded, the Chairperson invite representations from the public as to whether this part of the meeting should be closed to consider the nominated item.