



SNOWY MONARO
REGIONAL COUNCIL

BUSINESS PAPER

PUBLIC EXHIBITION COPY

**Ordinary Council Meeting
15 May 2025**

STATEMENT OF ETHICAL OBLIGATIONS

Councillors are reminded of their oath or affirmation of office made under section 233A of the Local Government Act 1993 and their obligations under the Council's code of conduct to disclose and appropriately manage conflicts of interest.

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 Chief Executive Officer, or another Council employee to determine whether or not a person may have a conflict of interest.

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 and Council employees 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 Chief Executive Officer are to be made.

COUNCIL CODE OF MEETING PRACTICE

The Council Code of Meeting Practice is a requirement of Part 2, Division 1 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 Mayor, 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 Bidjahal 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 JINDABYNE MEMORIAL HALL, THREDBO TERRACE, JINDABYNE

ON THURSDAY 15 MAY 2025
COMMENCING AT 1:00 PM**

BUSINESS PAPER

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Minutes

Ordinary Council Meeting

17 April 2025

**ORDINARY COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, 81 COMMISSIONER STREET, COOMA NSW 2630
ON THURSDAY 17 APRIL 2025**

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MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

**MINUTES OF THE ORDINARY COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, 81 COMMISSIONER STREET, COOMA NSW 2630**

**ON THURSDAY, 17 APRIL 2025
COMMENCING AT 1:00 PM**

PRESENT:

Deputy Mayor Tricia Hopkins
Councillor Narelle Davis
Councillor Nick Elliott
Councillor Tanya Higgins
Councillor John Rooney
Councillor Reuben Rose
Councillor Bob Stewart
Councillor Lynda Summers
Councillor Andrew Thaler
Councillor Luke Williamson

APOLOGIES:

Mayor Christopher Hanna

Staff:

Stephen Dunshea, Chief Executive Officer
David Rawlings, Chief Strategy Officer
Simon Rennie, Chief Financial Officer
John Gargett, Acting Chief Infrastructure & Projects Officer
Tony Murray, Chief Community Services Officer
Angela Sommerville, Chief People & Organisational Performance Officer
Patricia Swain, Secretary Council and Committees

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

1. OPENING MEETING

The meeting opened at 1:00 PM

In the absence of the Mayor the Deputy Mayor assumed the Chair.

2. ACKNOWLEDGEMENT OF COUNTRY

3. COUNCILLOR REQUEST FOR ATTENDANCE VIA AUDIO-VISUAL

Nil

4. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS

Councillor Hanna advised that he is unable to attend the meeting due to being short-staffed and unable to leave the store.

RECOMMENDATION

That the apology from Cr Hanna be accepted and leave of absence be granted.

Procedural Motion

APOLOGY

COUNCIL RESOLUTION

60/25

That the apology be received from Councillor Hanna and leave of absence be granted.

Moved Councillor Davis

Seconded Councillor Summers

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Williamson.

Councillors Against: Councillor Thaler.

Procedural Motion

ADJOURNMENT TO PUBLIC FORUM

CHAIR RULING

That the Ordinary Council meeting be adjourned at 1.03pm for public forum.

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

Deputy Mayor Hopkins

At 01:19 pm Councillor Thaler left the meeting.

At 01:20 pm Councillor Thaler returned to the meeting.

Procedural Motion

RESUMPTION OF MEETING

The Ordinary Council meeting resumed at 1.20pm.

Deputy Mayor Hopkins

5. DISCLOSURE OF INTEREST

5.1 COUNCILLOR THALER

Councillor Thaler declared interest in the following items;

1. Item 11.5 as he has a non-pecuniary, non-significant interest item due to being a neighbour. Cr Thaler does not intend on leaving the meeting and will participate in the debate.
2. Item 11.6 as he has a non-pecuniary, non-significant interest item due to being a complainant. Cr Thaler does not intend on leaving the meeting and will participate in the debate, and
3. Item 11.11 as he has a non-pecuniary, non-significant interest item due to being a complainant. Cr Thaler does not intend on leaving the meeting and will participate in the debate.

6. MATTERS DEALT WITH BY EXCEPTION

Items by Exception

Nil.

7. CONFIRMATION OF MINUTES

7.1 ORDINARY COUNCIL MEETING 20 MARCH 2025

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 20 March 2025 are confirmed as a true and accurate record of proceedings.

COUNCIL RESOLUTION

61/25

That the minutes of the Ordinary Council Meeting held on 20 March 2025 are confirmed as a true and accurate record of proceedings, pending the correction of typos.

Moved Councillor Stewart Seconded Councillor Davis

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins,

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

	<i>Councillor Rooney, Councillor Stewart and Councillor Summers.</i>
<i>Councillors Against:</i>	<i>Councillor Rose, Councillor Thaler and Councillor Williamson.</i>

7.2 EXTRAORDINARY COUNCIL MEETING 3 APRIL 2025

RECOMMENDATION
That the minutes of the Extraordinary Council Meeting held on 3 April 2025 are confirmed as a true and accurate record of proceedings.

COUNCIL RESOLUTION	62/25
That the minutes of the Extraordinary Council Meeting held on 03 April 2025 are confirmed as a true and accurate record of proceedings.	
Moved Councillor Davis	Seconded Councillor Higgins CARRIED
Record of Voting	
<i>Councillors For:</i>	<i>Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Stewart and Councillor Summers.</i>
<i>Councillors Against:</i>	<i>Councillor Rose, Councillor Thaler and Councillor Williamson.</i>
Moved Councillor Davis	Seconded Councillor Higgins CARRIED

7.3 CLOSED SESSION OF THE EXTRAORDINARY COUNCIL MEETING 3 APRIL 2025 - WITHDRAWN

At 02:01 pm Councillor Williamson left the meeting.

8. PLANNING AND DEVELOPMENT APPLICATION MATTERS

8.1 DEVELOPMENT APPLICATION 10.2024.80.1 - CONSTRUCTION OF 0.68KM OF SHARED USE TRAIL AND ROAD UNDERPASS

Record No: I25/92

Applicant Number:	10.2024.80.1
Applicant:	Snowy Monaro Regional Council
Owner:	G McBurnie, Vuez Eco Resort Pty Ltd, Snowy Hydro Limited
DA Lodged:	26/04/2024
Property Description:	Kosciusko Road, Hatchery Bay RD and Gaden Road, JINDABYNE NSW 2627

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

	Lot: 6 DP: 880342 Lot: 5 DP: 880342 Lot: 5 DP: 248096 Lot: 1 DP: 236901 Lot: 3 DP: 549281
Zone:	SP1 – Special Activities SP3 – Tourist RU1 – Primary Production
Current Use:	Road Reserve and Dwelling
Proposed Use:	Environmental Facilities
Permitted in Zone:	Yes
Recommendation:	Approval

COUNCIL RESOLUTION	63/25
That pursuant to section 4.16 of the <i>Environmental Planning and Assessment Act 1979 (as amended)</i> Council grants consent to 10.2024.80.1 for Construction of 0.68km of Shared Use Trail and Road Underpass Lot: 6 DP: 880342, Lot: 5 DP: 880342, Lot: 5 DP: 248096, Lot: 1 DP: 236901, Lot: 3 DP: 549281, Kosciusko Road, Hatchery Bay RD and Gaden Road, JINDABYNE NSW 2627 with conditions of consent attached to this report.	
Moved Councillor Davis	Seconded Councillor Elliott
	CARRIED
Record of Voting	
<i>Councillors For:</i>	<i>Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart and Councillor Summers.</i>
<i>Councillors Against:</i>	<i>Councillor Thaler.</i>

At 02:06 pm Councillor Williamson returned to the meeting.

At 02:08 pm Councillor Thaler left the meeting.

8.2 DEVELOPMENT APPLICATION 10.2024.294.1 - CHANGE OF USE SHED TO DWELLING WITH 4.6 VARIATION OVER 10%

Record No: I25/3

Applicant Number:	10.2024.294.1
Applicant:	T C McKenzie
Owner:	T C McKenzie
DA Lodged:	20/11/2024

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

Property Description:	'Top of the Range' 7049 The Snowy River Way Jindabyne Lot :2 DP: 1259995
Zone:	RU1 – Primary Production
Current Use:	Rural Tourist Accommodation
Proposed Use:	Dwelling House
Permitted in Zone:	Yes
Recommendation:	Approved

COUNCIL RESOLUTION	64/25
Pursuant to section 4.16 of the <i>Environmental Planning and Assessment Act 1979 (as amended)</i> it is recommended that Council grants consent to DA10.2024.294.1 for Change of Use Shed to Dwelling on Lot 2 DP1259995, 7049 The Snowy River Way, Jindabyne subject to conditions of consent attached to this report.	
Moved Councillor Elliott	Seconded Councillor Rose
Record of Voting	CARRIED
<i>Councillors For:</i>	<i>Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Summers and Councillor Williamson.</i>
<i>Councillors Against:</i>	<i>Councillor Davis and Councillor Stewart.</i>

At 02:10 pm Councillor Thaler returned to the meeting.

8.3 DEVELOPMENT APPLICATION 10.2024.79.1 - CONSTRUCTION OF SHARED TRAIL AND FIVE PEDESTRIAN BRIDGES - WITHDRAWN

Record No: I25/94

Applicant Number:	10.2024.79.1
Applicant:	Snowy Monaro Regional Council
Owner:	Snowy Monaro Regional Council, Snowy Hydro and Freeform Property No 2 Pty Ltd
DA Lodged:	26/04/2024
Property Description:	Along the foreshore of Lake Jindabyne – east. Kunama Estate to East Jindabyne Lot 19 DP 530537, Lot 1 DP 248100, Lot 30 DP 236875, Lot 26 DP 548802, Lot 21 DP 235881, Lot 28 DP 236875, Lot 29 DP 236875, Lot 2 DP 248100, Lot 24 DP 1089304, Lot 4 DP 232161, Lot 2 DP 816051, Lot 9 DP 1216028
Zone	SP1 – Special Activities, C3 – Environmental Management, RE1 – Public Recreation, RU5 – Village, RE2 – Private Recreation, R5 – Large Lot

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

	Residential
Current Use	Residential Accommodation, Public open space and vacant land
Proposed Use	Environmental Facility and Recreation area
Permitted in Zone	Yes
Recommendation	Approval

RECOMMENDATION - WITHDRAWN

That pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979 (as amended)* Council grants consent to 10.2024.79.1 for Construction of Shared Trail and five (5) Pedestrian Bridges on Lot 19 DP 530537, Lot 1 DP 248100, Lot 30 DP 236875, Lot 26 DP 548802, Lot 21 DP 235881, Lot 28 DP 236875, Lot 29 DP 236875, Lot 2 DP 248100, Lot 24 DP 1089304, Lot 4 DP 232161, Lot 2 DP 816051, and Lot 9 DP 1216028, Lake Jindabyne Foreshore, EAST JINDABYNE with conditions of consent attached to this report.

9. OTHER REPORTS TO COUNCIL

9.1 OPERATIONS

9.1.1 JINDABYNE LANDFILL PROJECT UPDATE

Record No: I25/272

COUNCIL RESOLUTION

65/25

That Council:

1. note the Jindabyne Landfill Project update report
2. take urgent action to address safety concerns at the site
3. address the situation regarding the non-functional weigh bridge
4. commence work as a priority to review the waste management strategy in the 2025-2026 operational plan.

Moved Councillor Davis

Seconded Councillor Elliott

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Summers, Councillor Thaler and Councillor Williamson.

Councillors Against: Councillor Stewart.

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

9.2 FINANCE

9.2.1 MONTHLY FUNDS MANAGEMENT REPORT - MARCH 2025

Record No: I25/227

COUNCIL RESOLUTION	66/25
That Council receive the report indicating Council's cash and investments position as at 31 March 2025; and the certification of the Responsible Accounting Officer.	
Moved Councillor Davis	Seconded Councillor Summers CARRIED
Record of Voting	
Councillors For:	<i>Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Thaler.</i>
Councillors Against:	<i>Councillor Williamson.</i>

9.3 STRATEGY

9.3.1 APPROVAL OF ROAD NAME BANK

Record No: I25/82

COUNCIL RESOLUTION	67/25
That Council approve the proposed road name bank at attachment 1.	
Moved Councillor Stewart	Seconded Councillor Davis CARRIED
Record of Voting	
Councillors For:	<i>Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers, Councillor Thaler and Councillor Williamson.</i>
Councillors Against:	<i>Nil.</i>

9.3.2 EXTRAORDINARY COUNCIL MEETINGS TO BE SCHEDULED FOR 1 MAY 2025

Record No: I25/179

COUNCIL RESOLUTION	68/25
That Council hold an extraordinary council meeting commencing at 1pm on 1 May 2025.	
Moved Councillor Stewart	Seconded Councillor Davis CARRIED

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers, Councillor Thaler and Councillor Williamson.

Councillors Against: Nil.

At 02:34 pm Councillor Higgins left the meeting.

At 02:36 pm Councillor Higgins returned to the meeting.

9.3.3 DELIVERY PROGRAM PROGRESS REPORT

Record No: I25/180

COUNCIL RESOLUTION

69/25

That Council:

1. note the delivery program progress report.
2. ask the Mayor to share letters regarding the Bombala Community Centre funding.

Moved Councillor Davis

Seconded Councillor Summers

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers, Councillor Thaler and Councillor Williamson.

Councillors Against: Nil.

Procedural Motion

AMENDMENT

COUNCIL RESOLUTION

70/25

That the motion be amended to ask the Mayor to share letters regarding the Bombala Community Centre funding.

Moved Councillor Williamson

Seconded Councillor Rose

CARRIED

Record of Voting

Councillors For: Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Thaler and Councillor Williamson.

Councillors Against: Councillor Davis and Councillor Summers.

Nil

9.5.1 SETTLEMENT OF CLAIMS - SNOWY RESERVOIR COLLAPSE - STATUS REPORT

Record No: I25/178

That Council note the April 2025 Settlement of Claims - Snowy Reservoir Collapse - Status Report

71/25

That Council note the April 2025 Settlement of Claims - Snowy Reservoir Collapse - Status Report

Moved Councillor Thaler

Seconded Councillor Stewart

CARRIED

Record of Voting

Councillors For: *Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Stewart, Councillor Summers, Councillor Thaler and Councillor Williamson.*

Councillors Against: Councillor Rose.

9.5.2 RESOLUTION ACTION SHEET UPDATES

Record No: I25/271

That Council note Resolution Action Sheet Updates.

This is an information only report.

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

COUNCIL RESOLUTION	72/25
That Council note Resolution Action Sheet Updates.	
Moved Councillor Davis	Seconded Councillor Elliott
	CARRIED
Record of Voting	
<i>Councillors For:</i>	<i>Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers, Councillor Thaler and Councillor Williamson.</i>
<i>Councillors Against:</i>	<i>Nil.</i>

9.6 WORKFORCE

Nil

10. REPORTS OF COMMITTEES

10.1 MINUTES FROM MANAGEMENT AND ADVISORY COMMITTEES

Record No: I25/177

OFFICER'S RECOMMENDATION

That Council receive the minutes of the:

- i. Bombala Exhibition Ground Management Committee - Meeting Held 12 February 2025
- ii. Open Spaces and Recreational Facilities Committee - Meeting Held 11 March 2025

COUNCIL RESOLUTION	73/25
That Council receive the minutes of the:	
<ol style="list-style-type: none"> i. Bombala Exhibition Ground Management Committee - Meeting Held 12 February 2025 ii. Open Spaces and Recreational Facilities Committee - Meeting Held 11 March 2025 	
Moved Councillor Stewart	Seconded Councillor Thaler
	CARRIED
Record of Voting	
<i>Councillors For:</i>	<i>Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Thaler.</i>
<i>Councillors Against:</i>	<i>Councillor Williamson.</i>

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

Procedural Motion

ADJOURNMENT

CHAIR RULING

That the Ordinary Council meeting be adjourned at 3.20pm for a break.

Deputy Mayor Hopkins

Procedural Motion

RESUMPTION OF MEETING

The Ordinary Council meeting resumed at 3.32pm

Deputy Mayor Hopkins

At 03:32 pm Councillor Stewart left the meeting.

At 03:33 pm Councillor Stewart returned to the meeting.

At 03:55 pm Councillor Thaler left the meeting.

At 03:55 pm Councillor Thaler returned to the meeting.

11. NOTICE OF MOTION

11.1 ASSESSING COUNCIL'S INSURANCE ARRANGEMENTS

Record No: I25/231

Councillor Luke Williamson has given notice that at the Ordinary Meeting of Council on 17 April 2025, he will move the following motion.

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

COUNCIL RESOLUTION

74/25

That Council:

- A. Establish a committee of council to consider the adequacy, cost and risk of council's current insurance arrangements and to refer the matter and consult with the ARIC committee on the matter.
- B. Direct the committee to provide a report to the full council as to its findings and recommendations by 30 June 2025.
- C. Appoint Councillors Williamson, Rose and Deputy Mayor Hopkins to the committee.

Moved Councillor Williamson

Seconded Councillor Rose

LOST

Record of Voting

Councillors For: Councillor Elliott, Councillor Rose, Councillor Stewart, Councillor Thaler and Councillor Williamson.

Councillors Against: Councillor Davis, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney and Councillor Summers.

Deputy Mayor Hopkins used her casting vote and voted against the motion.

11.2 NEW RURAL FIRE SERVICES HEADQUARTERS

Record No: I25/232

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 17 April 2025, he will move the following motion.

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

COUNCIL RESOLUTION

75/25

That:

- A. A report be provided to council detailing the current status of the of proposed new Rural Fires Service Headquarters to be constructed at Polo Flat
- B. The cost projections to Council of the project, including the (now over-run) cost of the electrical services connection.
- C. The Chief Executive Officer provide, without limitation:
 - (a) The contract, if any, or agreement between SMRC and NSW RFS
 - (b) Any document or agreement that sets out the ownership of the facility and obligations as to operational costs
 - (c) The expected insurance cost projected insurance needs (noting the proposed helicopter maintenance hangar)
 - (d) Details of the expected rent and income from this facility
 - (e) Details of the annual funding to be provided to SMRC from the Crown, in right of New South Wales.
 - (f) Status of the current 'construction' progress and where we can view this actual construction.
 - (g) The net proceeds from the sale of the tied land at Leesville; Net of all development and planning costs.
 - (h) The cost of the electrical kiosk substation installation now required for the site.
 - (i) The CEO certify in writing that the Council will not be required to pay for any hydrocarbon fuel/s used at this site.

Moved Councillor Thaler

Seconded Councillor Williamson

CARRIED

Record of Voting

Councillors For: Councillor Elliott, Deputy Mayor Hopkins, Councillor Rose, Councillor Stewart, Councillor Thaler and Councillor Williamson.

Councillors Against: Councillor Davis, Councillor Higgins, Councillor Rooney and Councillor Summers.

At 04:46 pm Councillor Thaler left the meeting.

At 04:46 pm Councillor Thaler returned to the meeting.

11.3 QUESTIONS TAKEN ON NOTICE

Record No: I25/233

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 17 April 2025, he will move the following motion.

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

COUNCIL RESOLUTION

76/25

That:

- A. Any questions taken on Notice at the Council meeting that are not answered at the Council meeting are taken on notice by staff or the executive must be answered within 30 days and where needed 60 days as a maximum.
- B. If a question is not able to be answered, it must be recorded in the minutes that it was not able to be answered.
- C. All questions taken on notice must be recorded in the meeting minutes and noted as such.
- D. Council does not consider this a significant change to the code of meeting practice.

Moved Councillor Thaler

Seconded Councillor Rose

CARRIED

Record of Voting

Councillors For: Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rose, Councillor Stewart, Councillor Summers, Councillor Thaler and Councillor Williamson.

Councillors Against: Councillor Davis and Councillor Rooney.

At 04:48 pm Councillor Summers left the meeting.

At 04:50 pm Councillor Rose left the meeting.

At 04:50 pm Councillor Rose returned to the meeting.

At 04:53 pm Councillor Summers returned to the meeting.

11.4 END ALL COVID RESTRICTIONS

Record No: I25/234

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 17 April 2025, he will move the following motion.

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

COUNCIL RESOLUTION

77/25

That Council:

1. End all Covid restrictions and directions across the entire LGA.
2. End all Covid mandates and requirements.

Moved Councillor Thaler

Seconded Councillor Williamson

LOST

Record of Voting

Councillors For: Councillor Elliott, Councillor Rose, Councillor Thaler and Councillor Williamson.

Councillors Against: Councillor Davis, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Stewart and Councillor Summers.

Procedural Motion

QUESTION ON NOTICE

QUESTION ON NOTICE

78/25

That Cr Williamson puts a Question on Notice - to confirm if SMRC requires any COVID restrictions on new recruitment.

Moved Councillor Williamson

At 05:26 pm Councillor Stewart left the meeting.

11.5 INSPECT AND PROVIDE A REPORT IN RELATION TO 32 WOLFE STREET NIMMITABEL.

Record No: I25/235

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 17 April 2025, he will move the following motion.

MOTION

That Council:

1. Inspect and provide a report in to the non-conformance/non-compliance of development consents, building codes, fire codes, fencing laws et al, at 32 Wolfe St Nimmitabel.
2. Direct the occupants of 32 Wolfe St to bring their property into compliance immediately.
3. Direct the occupants of 32 Wolfe St to immediately remove all unauthorised structures and things.

Moved Councillor Thaler

Seconded Councillor Williamson

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

Procedural Motion

11.5 INSPECT AND PROVIDE A REPORT IN RELATION TO 32 WOLFE STREET NIMMITABEL

MOTION RULED AS UNLAWFUL

79/25

The Chair ruled the motion as unlawful based on information provided at the meeting regarding a private interest Cr Thaler has pertaining to the owners of the subject property.

Deputy Mayor Hopkins

At 05:31 pm Councillor Stewart left the meeting.

At 05:37 pm Councillor Summers left the meeting.

At 05:37 pm Councillor Higgins left the meeting.

At 05:37 pm Councillor Rooney left the meeting.

At 05:37 pm Councillor Davis left the meeting.

Procedural Motion

ADJOURNMENT

COUNCIL RESOLUTION

That the meeting be adjourned at 5.38pm, to allow councillors to calm down and due to a loss of quorum, for 10 minutes.

Moved Deputy Mayor Hopkins

Procedural Motion

RESUMPTION OF MEETING

The meeting resumed at 5.47pm.

Deputy Mayor Hopkins

Procedural Motion

MOTION OF DISSENT

COUNCIL RESOLUTION

80/25

That the ruling of the Chair that the motion is unlawful be dissented with.

Moved Councillor Thaler

LOST

Record of Voting

MINUTES OF THE ORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 17 APRIL 2025

Councillors For:	<i>Councillor Rose, Councillor Thaler and Councillor Williamson.</i>
Councillors Against:	<i>Councillor Davis, Councillor Elliott, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Stewart and Councillor Summers.</i>

Procedural Motion

MOTION

CHAIR RULING

That the meeting be closed at 5.57pm and all items be deferred to the next ordinary meeting.

Moved Councillor Williamson

CHAIRPERSON

The above minutes of the Ordinary Council Meeting of Snowy Monaro Regional Council held on 17 April 2025 were confirmed by Council at a duly convened meeting on 15 May 2025 at which meeting the signature hereon was subscribed.



SNOWY MONARO
REGIONAL COUNCIL

Minutes

Extraordinary Council Meeting

1 May 2025

**EXTRAORDINARY COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, 81 COMMISSIONER STREET, COOMA NSW 2630
ON THURSDAY 1 MAY 2025**

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MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

Page 2

**MINUTES OF THE EXTRAORDINARY COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, 81 COMMISSIONER STREET, COOMA NSW 2630**

**ON THURSDAY, 1 MAY 2025
COMMENCING AT 1.00**

PRESENT:

Mayor Christopher Hanna
Deputy Mayor Tricia Hopkins
Councillor Narelle Davis
Councillor Nick Elliott
Councillor Tanya Higgins
Councillor John Rooney
Councillor Reuben Rose
Councillor Bob Stewart
Councillor Lynda Summers
Councillor Andrew Thaler
Councillor Luke Williamson

APOLOGIES:

Nil

Staff:

Stephen Dunshea, Chief Executive Officer
David Rawlings, Chief Strategy Officer
Simon Rennie, Chief Financial Officer
John Gargett, Acting Chief Infrastructure & Projects Officer
Tony Murray, Chief Community Services Officer
Angela Sommerville, Chief People & Organisational Performance Officer
Jennie Hall, EA to Chief Officers

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

1. OPENING MEETING

The Mayor opened the meeting at 1.00PM

2. ACKNOWLEDGEMENT OF COUNTRY

3. COUNCILLOR REQUEST FOR ATTENDANCE VIA AUDIO-VISUAL

Procedural Motion

MOTION

COUNCIL RESOLUTION

71/25

That Council approve the remote attendance of Councillor Williamson at the meeting on 1 May 2025, via audio-visual link.

Moved Mayor Hanna

Seconded Deputy Mayor Hopkins

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers, Councillor Thaler and Councillor Williamson.

Councillors Against: Nil.

4. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS

Nil

5. DISCLOSURE OF INTEREST

Nil

6. OTHER REPORTS TO COUNCIL

At 01:11 pm Councillor Williamson left the meeting.

MOTION

COUNCIL RESOLUTION

72/25

That the attached income statement and cashflow statement replace the statements in the operational report on Page 128.

Moved Councillor Summers

Seconded Councillor Davis

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

Summers and Councillor Thaler.
Councillors Against: Nil.

At 01:11 pm Councillor Williamson returned to the meeting.

6.1 STRATEGY

AMENDMENT

COUNCIL RESOLUTION

73/25

That the following amendments be accepted:

1. That Part A a) be amended to 2035.
2. Add a point S:
 1. COMMUNITY VISION - removing "welcoming, diverse and inclusive" and replace with: "The Snowy Monaro Region is a friendly community where everyone can belong, participate and work together....."
 2. THE FIVE BOXES
 - 2.1 OUR COMMUNITY – replace with "Health and wellbeing are recognised as important to our community and we desire services that support these, including aged care."
 - 2.2 OUR ECONOMY – replace with "We have a varied economy that includes agriculture, energy, timber, services and tourism. We support regional growth and innovation."
 - 2.3 OUR INFRASTRUCTURE - Replace with "Our infrastructure supports our economy and way of life. We want to enhance our roads and regional services to support our varied community."
 - 2.4 OUR LEADERSHIP - Remove "contemporary leadership and governance". Change to "We aspire to open and transparent leadership that is responsive to the local community."

Moved Councillor Rose

Seconded Councillor Elliott

CARRIED

Record of Voting

Councillors For: Councillor Elliott, Mayor Hanna, Deputy Mayor Hopkins, Councillor Rose, Councillor Stewart, Councillor Thaler and Councillor Williamson.

Councillors Against: Councillor Davis, Councillor Higgins, Councillor Rooney and Councillor Summers

6.1.1 POST EXHIBITION REPORT - COMMUNITY STRATEGIC PLAN 2042

Record No: I25/287

COUNCIL RESOLUTION

74/25

That Council:

A. Adopt the Community Strategic Plan (CSP) 2042 with the following amendments:

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

- a) Amend the CSP timeframe to Snowy Monaro Community Strategic Plan 2035
- b) Amend the vision to include Aboriginal heritage – vision to read:
“The Snowy Monaro Region is a welcoming, diverse, and inclusive community where everyone can belong, participate, and work together. Our natural environment, Aboriginal and cultural heritage are preserved and enhanced for future generations.
- c) Include “Provide” under Council’s role in relation to Strategic Objective 1 – Strategy 1.1.
“Have in place (and accessible to everyone) quality aged, disability and health services that support our population through all stages of life”
- d) Remove all references to the United Nations Sustainable Development Goals
- e) Amend strategic objective 1.1 Strategy ‘Facilities are in place to encourage health lifestyles’ to include local groups as partners.
- f) Add CSIRO to partners under strategy 6.2
- g) Amend Strategic objective 2.2 ‘Preserve and protect historically significant sites’ to include museums.
- h) Add the words “including from invasive species” to strategy 6.2
- i) Add Aboriginal heritage to Strategy 2.1
- j) Add Aboriginal community as partners to strategy 2.5
- k) Add Heritage NSW as partners to strategy 7.1
- l) Add Landcare as partners in strategies 6.1, 6.2 and 6.3
- m) Add Ngarigo community to our partners across all strategies
- n) Add community as a partner in objective 7 strategies
- o) Pg 30 - Amend CSP measure desired trend to ‘increase’
- p) Pg 31.- Amend plan to remove elected female councillors metric
- q) Pg 31. To correct 122.2m of road length per capita instead of km’s
- r) Amend infographic on page 9 to refer to percentages rather than the worded analogy of “if the Snowy Monaro region consisted of 100 people, there would be”.
- s) Change the community vision by removing “welcoming, diverse and inclusive” and replacing with: “The Snowy Monaro Region is a friendly community where everyone can belong, participate and work together.....
- t) Change the five boxes as follows:
 - 2.1 OUR COMMUNITY – replace with “Health and wellbeing are recognised as important to our community and we desire services that support these, including aged care.”
 - 2.2 OUR ECONOMY – replace with “We have a varied economy that includes agriculture, energy, timber, services and tourism. We support regional growth and innovation.”
 - 2.3 OUR INFRASTRUCTURE - Replace with “Our infrastructure supports our economy and way of life. We want to enhance our roads and regional services to support our varied community.”
 - 2.4 OUR LEADERSHIP - Remove “contemporary leadership and governance”. Change to

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

"We aspire to open and transparent leadership that is responsive to the local community."

B. Notify persons who made submission of Council's decision.

Moved Councillor Davis Seconded Councillor Summers CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Mayor Hanna, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Thaler.

Councillors Against: Councillor Higgins and Councillor Williamson.

6.1.2 SNOWY MONARO REGIONAL COUNCIL'S DRAFT SUITE OF INTEGRATED PLANNING AND REPORTING DOCUMENTS TO BE PLACED ON PUBLIC EXHIBITION

Record No: I25/282

Procedural Motion

INTO COMMITTEE

COUNCIL RESOLUTION

75/25

That Council move into committee.

Moved Councillor Thaler

Seconded Councillor Stewart

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Mayor Hanna, Deputy Mayor Hopkins, Councillor Rose, Councillor Stewart, Councillor Thaler and Councillor Williamson.

Councillors Against: Councillor Higgins, Councillor Rooney and Councillor Summers.

At 02:26 pm Councillor Williamson left the meeting.

At 02:29 pm Councillor Williamson returned to the meeting.

AMENDMENT

AMENDMENT COUNCIL RESOLUTION

76/25

That add to point B: That Council allocate resources of \$100,000 to develop projects identified in strategies to a shovel-ready state where grants can be sought.

Moved Deputy Mayor Hopkins

Seconded Councillor Davis

CARRIED

Record of Voting

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

Councillors For:	<i>Councillor Davis, Mayor Hanna, Deputy Mayor Hopkins, Councillor Rose, Councillor Thaler and Councillor Williamson.</i>
Councillors Against:	<i>Councillor Elliott, Councillor Higgins, Councillor Rooney, Councillor Stewart and Councillor Summers.</i>

At 02:31 pm Councillor Williamson left the meeting.

AMENDMENT

AMENDMENT COUNCIL RESOLUTION **77/25**

That Council reinstate the mobile library service that previously operated from 1 July.

Moved Councillor Thaler

Seconded Councillor Elliott

LOST

Record of Voting

Councillors For: *Councillor Elliott, Councillor Rose and Councillor Thaler.*

Councillors Against: *Councillor Davis, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Stewart and Councillor Summers.*

At 02:33 pm Councillor Williamson returned to the meeting.

At 02:50 pm Councillor Williamson left the meeting.

AMENDMENT

AMENDMENT COUNCIL RESOLUTION **78/25**

That Council only spend the amount received in grants on bio-security services.

Moved Councillor Rose

Seconded Councillor Thaler

LOST

Record of Voting

Councillors For: *Councillor Rose and Councillor Thaler.*

Councillors Against: *Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Stewart and Councillor Summers.*

At 03:03 pm Councillor Higgins left the meeting.

At 03:04 pm Councillor Higgins returned to the meeting.

AMENDMENT

AMENDMENT COUNCIL RESOLUTION **79/25**

That Council shut the Cooma Visitor Information Centre and redirect the funding to other more productive areas of tourism.

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

Moved Councillor Rose	Seconded Councillor Elliott	LOST
Record of Voting		
<i>Councillors For:</i>	<i>Councillor Elliott and Councillor Rose.</i>	
<i>Councillors Against:</i>	<i>Councillor Davis, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Stewart, Councillor Summers and Councillor Thaler.</i>	

AMENDMENT

AMENDMENT COUNCIL RESOLUTION		80/25
That Council move back to a single bill.		
Moved Councillor Thaler	Seconded Councillor Stewart	CARRIED
Record of Voting		
<i>Councillors For:</i>	<i>Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Thaler.</i>	
<i>Councillors Against:</i>	<i>Nil.</i>	

AMENDMENT

AMENDMENT COUNCIL RESOLUTION		81/25
That Council implement a system to better utilise volunteers to better assist in maintaining our areas.		
Moved Deputy Mayor Hopkins	Seconded Councillor Thaler	CARRIED
Record of Voting		
<i>Councillors For:</i>	<i>Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Thaler.</i>	
<i>Councillors Against:</i>	<i>Councillor Rooney.</i>	

AMENDMENT

AMENDMENT COUNCIL RESOLUTION		82/25
That Council seek community feedback on digitising Council’s paper records.		
Moved Councillor Thaler	Seconded Councillor Summers	CARRIED
Record of Voting		
<i>Councillors For:</i>	<i>Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Thaler.</i>	

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

Councillors Against: Deputy Mayor Hopkins.

Procedural Motion

ADJOURNMENT

COUNCIL RESOLUTION 83/25

That the Extraordinary Meeting be adjourned at 3:20pm for a break to resume 3:30pm.

Moved Mayor Hanna CARRIED

Meeting resumed at 3:30pm.

At 03:31 pm Councillor Higgins left the meeting.

At 03:31 pm Councillor Stewart left the meeting.

At 03:33 pm Councillor Higgins returned to the meeting.

At 03:33 pm Councillor Stewart returned to the meeting.

AMENDMENT

AMENDMENT COUNCIL RESOLUTION 84/25

That Council provide secretariat and staff attendance to 355 advisory committees.

Moved Deputy Mayor Hopkins Seconded Mayor Hanna LOST

Record of Voting

Councillors For: Mayor Hanna, Deputy Mayor Hopkins, Councillor Rose and Councillor Thaler.

Councillors Against: Councillor Davis, Councillor Elliott, Councillor Higgins, Councillor Rooney, Councillor Stewart and Councillor Summers.

AMENDMENT

AMENDMENT COUNCIL RESOLUTION 85/25

That Council reduce service levels to not undertake social media monitoring.

Moved Councillor Thaler Seconded Councillor Rose LOST

Record of Voting

Councillors For: Councillor Elliott, Councillor Rose, Councillor Stewart and Councillor Thaler.

Councillors Against: Councillor Davis, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney and Councillor Summers.

AMENDMENT

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

AMENDMENT COUNCIL RESOLUTION

86/25

That Council include a project to investigate divestment of saleyards to private enterprise.

Moved Councillor Rooney

Seconded Councillor Higgins

LOST

Record of Voting

Councillors For: Councillor Rooney and Councillor Summers.

Councillors Against: Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rose, Councillor Stewart and Councillor Thaler.

At 04:22 pm Councillor Rose left the meeting.

At 04:24 pm Councillor Rose returned to the meeting.

AMENDMENT

AMENDMENT COUNCIL RESOLUTION

87/25

That Council include a project to consider options and advocate for the provision of traffic slowing devices or roundabout at the southern end of the entrance to Bombala CBD and Michelago.

Moved Councillor Thaler

Seconded Councillor Stewart

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Thaler.

Councillors Against: Nil.

AMENDMENT

AMENDMENT COUNCIL RESOLUTION

88/25

That Council remove Acknowledgement of Country from all Council documents.

Moved Councillor Rose

Seconded Councillor Thaler

LOST

Record of Voting

Councillors For: Councillor Elliott, Councillor Rose and Councillor Thaler.

Councillors Against: Councillor Davis, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Stewart and Councillor Summers.

Procedural Motion

OUT OF COMMITTEE

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

COUNCIL RESOLUTION

89/25

That Council move out of committee.

Moved Councillor Davis

Seconded Councillor Thaler

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Thaler.

Councillors Against: Nil.

MOTION

COUNCIL RESOLUTION

90/25

That Council adopt all the approved amendments from Committee.

Moved Mayor Hanna

Seconded Deputy Mayor Hopkins

CARRIED

Record of Voting

Councillors For: Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Summers and Councillor Thaler.

Councillors Against: Nil.

AMENDMENT

COUNCIL RESOLUTION

91/25

That Council put the mobile library back into the Operational Plan.

Moved Councillor Thaler

LAPSED

COUNCIL RESOLUTION

92/25

OFFICER'S RECOMMENDATION

That Council:

- A. Place the Draft 2025-2029 Delivery Program, 2025-2026 Operational Plan, Draft Long Term Financial Plan 2025-2035, Draft Revenue Policy 2025-2026 and Draft Fees and Charges 2025-2026 on public exhibition from 6 May to 3 June 2024.
- B. That the following adjustments be made to the draft documents before they are placed on public exhibition:
 - i. That Council allocate resources of \$100,000 to develop projects identified in strategies to a shovel-ready state where grants can be sought.

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF SNOWY MONARO REGIONAL COUNCIL
HELD ON THURSDAY 1 MAY 2025

ii.	That Council move back to a single bill.
iii.	That Council implement a system to better utilise volunteers to better assist in maintaining our areas.
iv.	That Council seek community feedback on digitising Council's paper records.
v.	That Council include a project to consider options and advocate for the provision of traffic slowing devices or roundabout at the southern end of the entrance to Bombala CBD and Michelago.
C.	Undertake the range of community engagement activities within the public exhibition period as referenced in the report.
D.	After the close of the consultation period receive a further report to consider submissions prior to adoption of the final documents.
Record of Voting	
Councillors For:	<i>Councillor Davis, Councillor Elliott, Mayor Hanna, Councillor Higgins, Deputy Mayor Hopkins, Councillor Rooney, Councillor Stewart, Councillor Summers and Councillor Thaler.</i>
Councillors Against:	<i>Councillor Rose.</i>
Moved Councillor Thaler	Seconded Councillor Davis
	CARRIED

7. CONFIDENTIAL MATTERS

Nil

There being no further business the Mayor declared the meeting closed at 4:59PM

CHAIRPERSON

The above minutes of the Extraordinary Council Meeting of Snowy Monaro Regional Council held on 1 May 2025 were confirmed by Council at a duly convened meeting on 15 May 2025 at which meeting the signature hereon was subscribed.

**8.1 DEVELOPMENT APPLICATION 10.2024.312.1 TWO LOTS SUBDIVIDED INTO THREE LOTS
FOR THE PURPOSE OF AGRICULTURE**

Record No: I25/275

Applicant Number:	10.2024.312.1
Applicant:	TA Project Services
Owner:	Darren Cotterill
DA Lodged:	19/12/2024
Property Description:	Lot 152 and lot 153 DP: 756826
Area:	Lot 152: 14.42ha Lot 153: 14.14ha
Zone:	RU1 Primary Production
Current Use:	No existing approvals on the lots
Proposed Use:	Subdivision of the subject two lots, creating one additional lot.
Permitted in Zone:	Permitted
Recommendation:	Refusal

RECOMMENDATION

That Council, pursuant to section 4.16(1)(b) of the *Environmental Planning and Assessment Act 1979 (as amended)* **refuse** 10.2024.312.1 for Subdivision of the subject two lots, creating one additional lot, on Lot 152 and Lot 153: DP: 756826 at Big Jack Road, Cathcart for the following reasons:

1. The design of the proposed development is not suitable and does not meet the objective of Zone RU1 Primary Production of the Bombala LEP 2012 being to minimise the fragmentation and alienation of resource lands.
2. The design of the proposed development is not suitable and does not meet the following requirements of clause 4.2 rural subdivision in the Bombala LEP 2012 including Clause (3) *“Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land”*, as the application does not demonstrate that the proposed lots are capable of supporting primary production.
3. The proposed development and design does not meet the site suitability, social impact and public interest tests of section 4.15 of the Environmental Planning and Assessment Act 1979.
4. The development as presented in the application does not adequately meet the development standards of the Bombala DCP 2012, including Chapter 3.2 Rural Subdivision.

EXECUTIVE SUMMARY

This report has been prepared to seek determination from Council for development application 10.2024.74.1. This application proposes the subdivision of lots 152 and 153 DP 756826, to create one additional lot, totalling three lots. It is proposed that these lots will be utilised for agricultural purposes, and the application does not seek approval for any other land uses which require consent.

Consideration has been given to the viability of the proposed lots to meet the objectives of the relevant zoning, and the current use of the site has also been considered.

BACKGROUND

The proposed subdivision was notified to adjoining land owners and received significant interest from the community. Interest in the proposed subdivision primarily focussed on the occupation of the site by a motorcycle club, and associated activities alleged on site reported.

A compliance case for the investigation of unlawful occupation and structures was opened in February 2025.

Due to community interest raised by the proposed development, the Development Application has been referred to Council for determination.

Subject Site Details The subject land is located within the rural locality of Cathcart, in the south-east of the Snowy Monaro Local Government Area.

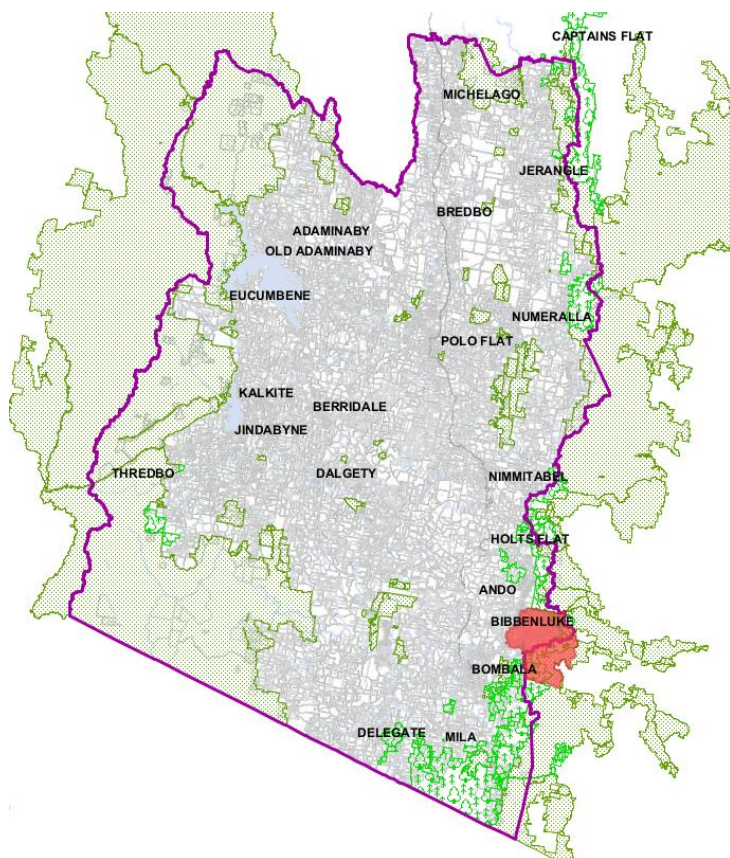


Figure 1: Location of Cathcart (red) within the Snowy Monaro LGA

The subject land is 4km east of the village of Cathcart and 18km east-north-east of the town of Bombala.

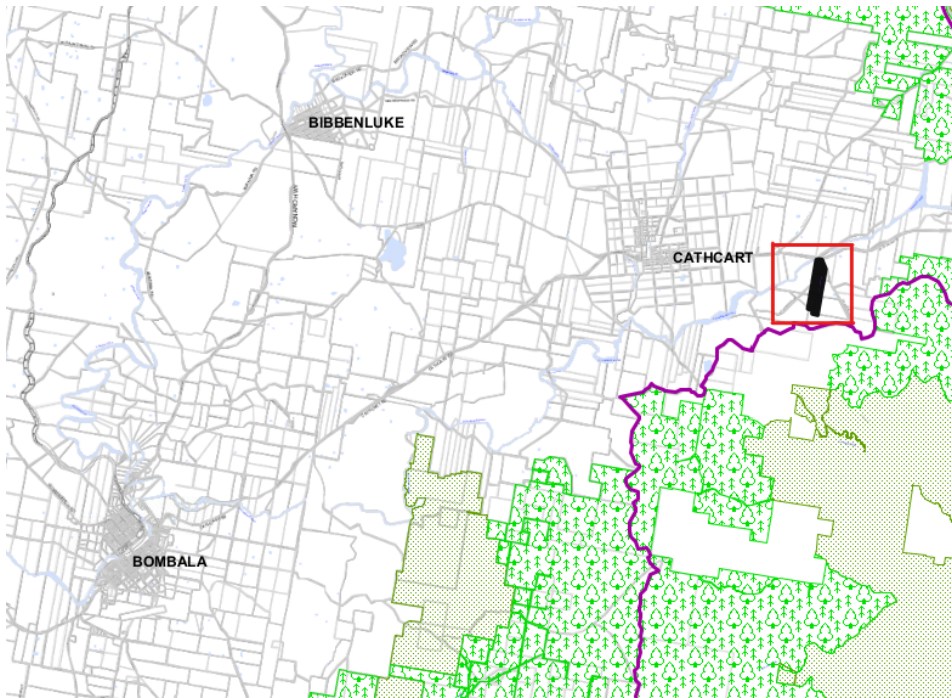


Figure 2: Location of subject land (within red box) relative to Cathcart village and Bombala

The subject land is comprised of two rural lots.

Lot 152: 14.42ha

Lot 153: 14.14ha

Total area: 28.56ha

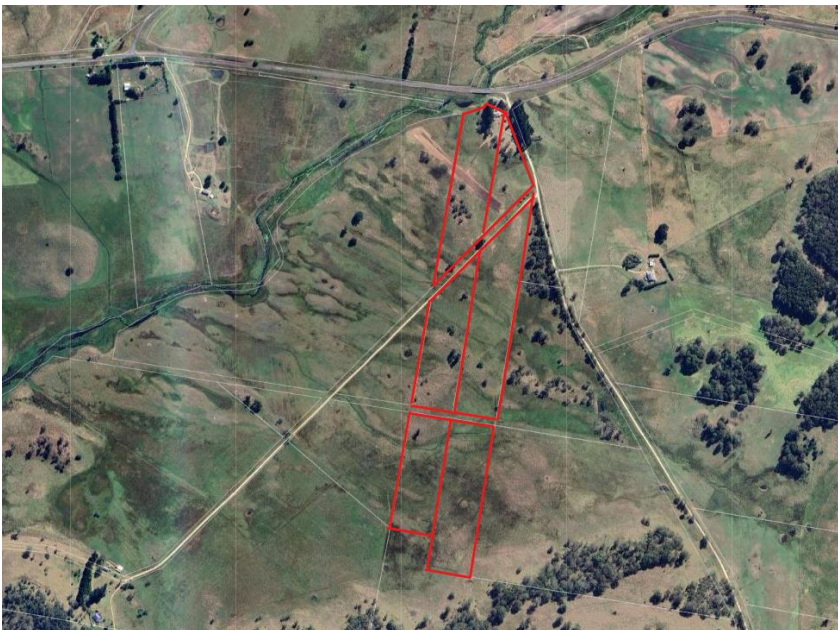


Figure 3: Locality showing vegetation

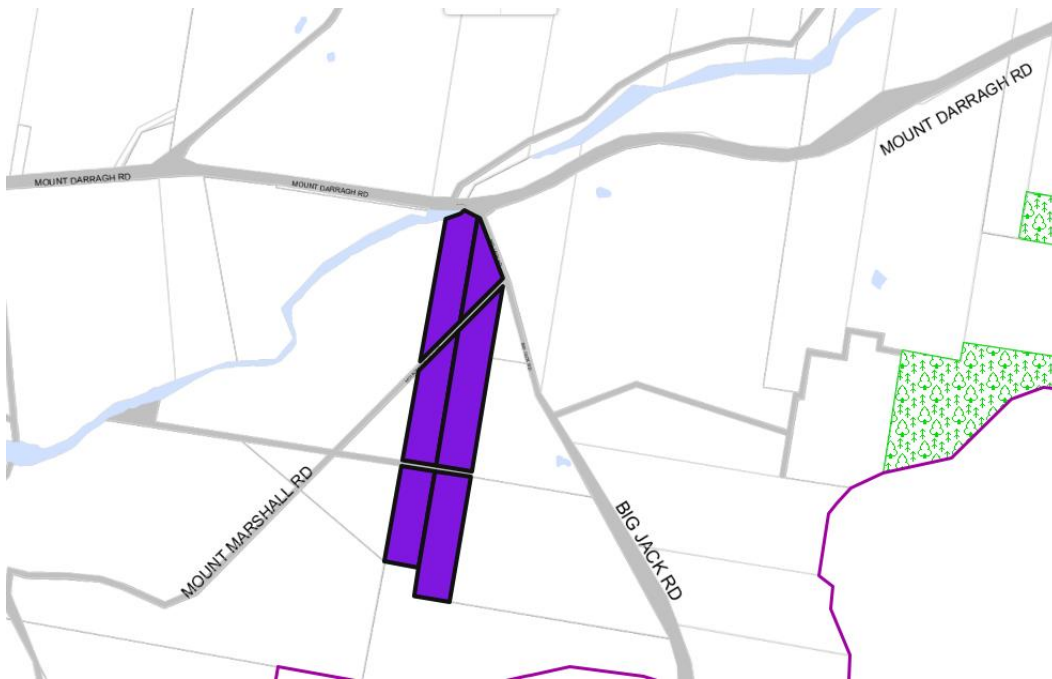


Figure 4: Local roads



Darragh Road Coolumbooka River

Figure 5: Mount

8.1 DEVELOPMENT APPLICATION 10.2024.312.1 TWO LOTS SUBDIVIDED INTO THREE LOTS FOR THE PURPOSE OF AGRICULTURE



Figures 6, 7, 8 and 9: northern portion of subject land



Figure 10: Big Jack Road and

subject land to left

PROPOSAL IN DETAIL

It is proposed to subdivide lots 152 and 153 into three (3) lots.

Proposed lot 1 comprises most of the subject land north of Mount Marshall Road, with its eastern boundary formed by Big Jack Road and its northern boundary formed by Mount Darragh Road and Coolumbooka River. Lot 2 generally corresponds to existing lot 152, with a portion of lot 152's area north of Mount Marshall Road transferred to proposed lot 1. Proposed lot 3 generally corresponds to existing lot 153, with all of lot 153's land north of Mount Marshall Road proposed to comprise part of proposed lot 1.

Lot sizes

Proposed lot 1: 4.5 ha

Proposed lot 2: 12.5 ha

Proposed lot 3: 13.3 ha

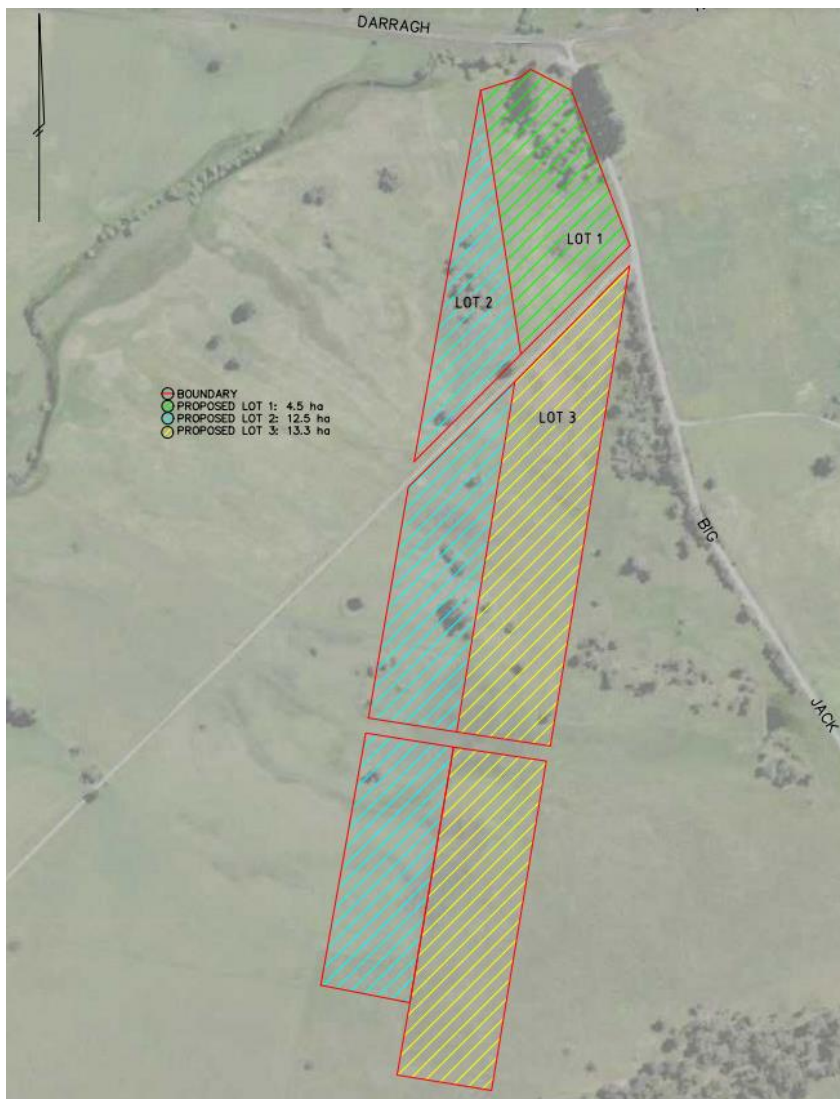


Figure 11: Proposed plan of subdivision

LEGISLATIVE REQUIREMENTS ASSESSMENT UNDER SECTION 4.15 OF EP&A ACT

As required by Section 4.15 of the Environmental Planning and Assessment Act 1979, the following relevant matters are addressed below:

- Suitability of the site;
- Environmental planning instruments (State Environmental Planning Policies, Local Environmental Plans);
- Proposed 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.

SECTION 4.15 ASSESSMENT

SUITABILITY OF THE SITE

Slope	
Significant vegetation	
Adjoining development	
Suitability of proposed works / building	
Streetscape	
Stormwater disposal	
Services	
Views	
Contamination	
Bushfire	
Flooding	
Vehicular access	
Easements and restriction on use	
Aboriginal sites	
Threatened species	
Grasslands	
Rivers/streams	
Effluent disposal	
Prevailing winds	
Other matters	

REFERRALS

The proposed development was reviewed against the relevant provisions of the EP&A Act 1979 to identify whether the application was integrated development. It was not deemed to be Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979.

External Referrals

The development application was not required to be referred to any government agencies.

Internal Referrals

The development application was not required to be referred to any additional Council officers.

ENVIRONMENTAL PLANNING INSTRUMENTS

The application has been assessed against the provisions of the following documents:

State Environment Planning Policies (SEPPs)	
Local Environmental Plan (LEP) (including draft LEPs)	Bombala Local Environmental Plan 2012
Development Control Plans	Bombala Development Control Plan 2012

State Environment Planning Policies (SEPPs)

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 (Biodiversity & Conservation) 2021

Development assessment process—no approved koala plan of management for land.

This policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

This SEPP applies to LGAs that are listed in Schedule 1 'Local government areas' of the SEPP. As the Snowy Monaro Regional LGA is included in Schedule 1, this SEPP applies to the Subject Property. As such, the development control provisions of Part 2, Clause 11 of the SEPP apply to development applications relating to the land, as the land:

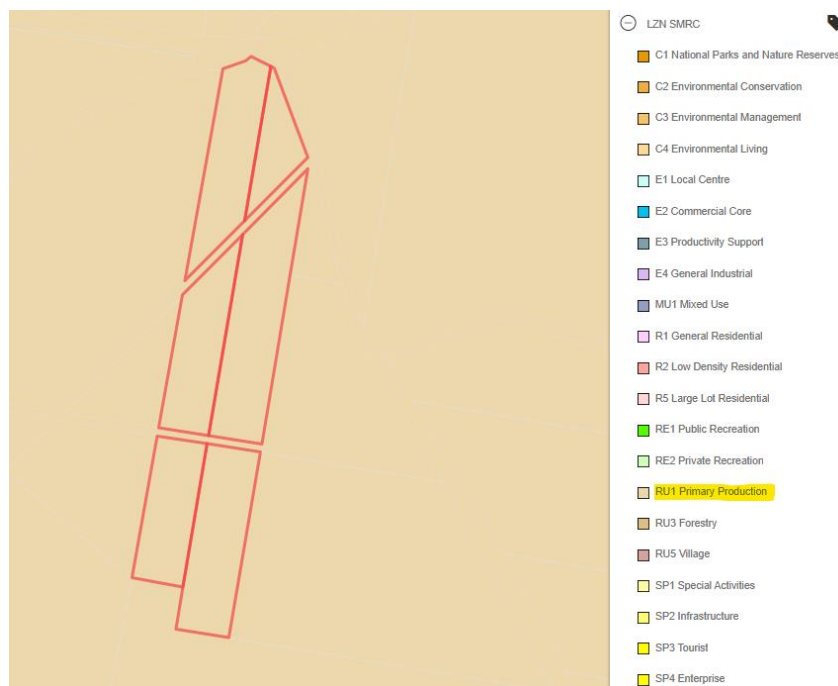
- Has an area of at least 1 hectare (including adjoining land within the same ownership); and
- Does not have an approved koala plan of management applying to the land.

Before a Council may grant consent to carry out development on the land, it must assess whether the development is likely to have any impact on koalas or koala habitat. In this instance it is considered that the development satisfies the requirement to have low or no impact on koalas or koala habitat, and as such consent to the development application may be granted.

Assessment of the Development under The Bombala Local Environmental Plan 2012 (BLEP)

- The subject land is zoned: RU1 Primary Production
- Definition of land usage under B LEP 2012:
- The proposal is permissible with development consent from Council pursuant to Zone RU1 of the BLEP 2012.
- The proposal is not considered to be consistent with the aims and objectives of the plan.

Permissibility



Council is required to *have regard to*

the zone objectives and have been assessed:

Objective 1

To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

Council Officer Response: The proposed subdivision will not have any adverse impacts on the natural resource base, and in this regard the capability of the land to be utilised for primary production is maintained. It is therefore determined to be not inconsistent with this objective

Objective 2

To encourage diversity in primary industry enterprises and systems appropriate for the area.

Council Officer Response: The primary industries at this location are centred on sheep and cattle grazing. The Statement of Environmental Effects does not identify how the subdivision will encourage diversity in primary industry enterprises and systems appropriate for the area. It is therefore determined that the development does not demonstrate consistency with this objective.

Objective 3

To minimise the fragmentation and alienation of resource lands.

Council Officer Response: The proposed subdivision involves fragmentation of land. The existing subject lots are less than the minimum lot size, being Parish portions created prior to the commencement of the

EP&A Act, and specifically having not been created under an applicable Local Environmental Plan. The proposed subdivision nonetheless involves fragmentation of the land, via the creation of three lots from two existing lots. All proposed lots are smaller in area than the existing lots, and proposed lot 1 is significantly smaller in area than the existing lots, being only 4.5 ha.

Proposed lot 1 is bounded by Big Jack Road, Darragh Road, Mount Marshall Road, a water course, and proposed lot 2. The lot is therefore physically isolated from relevant adjacent primary production land, and thus further alienated. There is therefore no practical benefit of future lot consolidation involving proposed lot 1 and other lands, and it is therefore reasonable to conclude that the lot will be alienated in the long term.

The local agricultural industry is centred on sheep and cattle grazing. The proposed lots are not of a scale which is practical for the operation in isolation of sheep and cattle grazing. The Statement of Environmental Effects has not demonstrated how the proposed lots are otherwise suitable for primary industries or the support of primary industries.

It is reasonable to conclude that it is likely that proposed lot 1 will be sold to another party. The subdivision therefore involves the fragmentation and alienation of resource lands.

It is assessed that the proposed subdivision is not consistent with this objective.

Objective 4

To minimise conflict between land uses within this zone and land uses within adjoining zones.

Council Officer Response: As the proposed development is for subdivision only and not for a specified land use/s, the development (the actual subdivision) is not inconsistent with this objective. Future proposed land uses may not be consistent with the zone objective but are not included as part of the assessment of the subdivision.

Objective 5

To enable other land uses that are associated with primary industry and that require an isolated or rural location or that support the tourism industry.

Council Officer Response: The Statement of Environmental Effects provides no justification for the proposed subdivision in relation to this objective.

In the assessment of this application, the following special provisions from B LEP 2012 are of relevance and have been assessed for compliance:

PART 4 Principal development standards

Clause 4.1 Minimum subdivision lot size

Officer Response: The minimum lot size at this location is 40 ha. The proposed lot sizes are as follows.

Proposed lot 1: 4.5 ha

Proposed lot 2: 12.5 ha

Proposed lot 3: 13.3 ha

The development therefore does not comply with this clause.

Clause 4.2 Rural Subdivision

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.*
- (2) This clause applies to the following rural zones—*
 - (a) Zone RU1 Primary Production,*
 - (b) Zone RU2 Rural Landscape,*
 - (baa) Zone RU3 Forestry,*
 - (c) Zone RU4 Primary Production Small Lots,*
 - (d) Zone RU6 Transition.*
- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.*
- (4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.*
- (5) A dwelling cannot be erected on such a lot.*

Officer Response: (2) The subject lots are zoned RU1 and therefore this clause applies.

(3) The Statement of Environmental Effects does not demonstrate that the proposed lots are suitable for primary production. It is additionally assessed that the proposed development is not consistent with all of the objectives of RU1 zoning. The proposal therefore does not comply with 4.2(3).

There are no existing dwellings on the land, nor will any dwelling be permitted to be erected on any of the proposed lots. The proposal therefore complies with 4.2(4) and 4.2(5).

The proposal does not comply with all of the requirements of clause 4.2, and therefore does not satisfactorily comply with this clause.

PART 6 Local Provisions

Clause 6.4 Riparian land and watercourses



Officer Response: The subject land is mapped as having riparian land and watercourses. The proposed development does not adversely impact on riparian lands or watercourses, and is therefore compliant with this clause.

Assessment of the Development under the Bombala Development Control Plan 2012

In the assessment of this application, the following special provisions from B DCP 2012 are of relevance and have been assessed for compliance:

Provision	Response/Acceptable Solution	Compliance
INTRODUCTION		
2. SUSTAINABLE DESIGN		
2.1 Principles of sustainability		The proposed subdivision is assessed as not being inconsistent with the principles of sustainability, as there is land uses proposed except for the continuation of primary production.
2.3 Site planning		
2.3.1 Site analysis		
Intent - the relationship of new development with the site, adjoining properties and the local community is considered in the site planning and design phase.		
P1 The site analysis establishes the development context	A1 A site analysis is required to be submitted with development	Satisfactory

by identifying and illustrating the key influences on the design, and how the proposed allotments and buildings will relate to each other and to the immediate surroundings	applications for residential subdivisions, multi-unit residential development (multi dwelling housing, residential flat buildings and seniors housing), and tourist and visitor accommodation	
2.5 Environmental Management		
2.5.3 Biodiversity, vegetation and tree removal	No acceptable solutions	Satisfactory. The proposed development does not involve land clearing
3. SUBDIVISION		
3.1 Rural subdivision <p>This section applies to the subdivision of land zoned RU1 Primary Production under Bombala LEP 2012 for purposes other than agriculture or a dwelling.</p> <p>Intent - to ensure that the proposed land uses are appropriate for the locality having regard to the agricultural value of the land, lot sizes in relation to the intended use of the land, whether the intended use of the land involves the supply of goods or services for which there is a demand in the locality, and the availability of other land in the locality that could reasonably be used for that purpose.</p>		
3.2.1 Layout		
P1 The lot shape and the ratio of depth to frontage of each lot should have regard to the intended use of the land	There are no acceptable solutions for this section	Satisfactory. The shape and dimensions of the proposed lots are influenced by the existing constraints of the land, and are determined to be rational in design.
P2 Boundaries should be located so that the clearing and fencing of such boundaries at some future date is practical, will not cause soil erosion and will not visually disfigure the landscape		The proposed boundaries largely correspond to existing boundaries. Where new boundaries are proposed, they will not unduly blemish the landscape, and are restricted in length and on generally cleared and modestly sloped land, therefore being practical to fence.
P3 Subdivision layout seeks to retain native vegetation and preserve environmentally sensitive land		Satisfactory. The proposed subdivision does not involve the clearing of significant vegetation, and does not impact on environmentally sensitive land.
P4 The future uses of the		Partially satisfactory. The

8.1 DEVELOPMENT APPLICATION 10.2024.312.1 TWO LOTS SUBDIVIDED INTO THREE LOTS FOR THE PURPOSE OF AGRICULTURE

land do not compromise the agricultural capability of adjoining land or fragment agricultural land in the locality		subdivision will not compromise the agricultural capability of adjoining lands, but will fragment agricultural land in the locality.
P5 There is sufficient demand in the locality to justify subdivision for the proposed use		The proposed use being agriculture, there is sufficient demand in the locality for agriculture. The proposal does not however demonstrate that the proposed lot sizes are capable of supporting agriculture.
3.2.2 Roads		
P1 All new roads are constructed to a standard to suit the intended use of the land and the topography of the area	A1 Each lot must have legal and practical access for two-wheel drive vehicles. Battle-axe shaped lots and rights of way will only be considered in special circumstances and, where necessary, construction to specified standards may be required to ensure practical access and to prevent erosion	There are no new roads proposed.
P3 The access road pattern and lot layout has regard to grades, vegetation, drainage and areas under threat of soil erosion	A3 The applicant is responsible for all road construction within the subdivision and for improvements to existing public roads or reserve roads where such are used for access to new lots	There are no new roads proposed.

IMPACTS OF THE DEVELOPMENT – ENVIRONMENTAL, SOCIAL & ECONOMIC

Access, transport and traffic

It is not considered that the proposed subdivision will have adverse impacts on traffic and transport, and it is considered that the land is suitably serviced by public roads to provide adequate access to any of the proposed lots.

Easements/88B Restrictions on Use

N/A

Impacts on supply of utilities

There are no identified impacts on the supply of utilities

Bushfire

Acceptable considering the only land use associated with the subdivision is agriculture.

Waste facilities and controls

There are no requirements for waste facilities and associated controls

Noise and vibration

There are no associated noise or vibration concerns relating to the subdivision

Safety, security and crime prevention

There are no associated safety, security and crime prevention concerns relating to the subdivision

Social impact in locality

The proposed subdivision will not create adverse social impacts in the locality. Alleged existing unlawful occupation of the land and unlawful development are not the subject of the assessment of the subdivision application.

Economic impact in locality

The proposed development will result in minor economic impact within the locality of the development. The subdivision will likely alienate agricultural land, thus limiting the agricultural potential of the land.

Impacts on Heritage Items or Conservation areas (in the relevant LEP).

There is no heritage items on or adjacent to the subject site.

Impacts on aboriginal heritage.

There is no identified aboriginal heritage at the subject site.

Natural and other land resources

The proposed development is considered unlikely to result in any significant impacts upon natural or other land resources within the locality. The subdivision will nonetheless likely alienate agricultural land, thus limiting the agricultural potential of the land.

Flora and fauna & Consideration of Threatened Species

Satisfactory. The proposed subdivision does not proposed significant vegetation clearing, and the land is not identified as containing affected significant biodiversity.

Energy efficiency and greenhouse gas emissions

N/A

Site and internal design issues

N/A

Impacts during construction.

No adverse impacts on adjoining lands associated with the subdivision of land and associated works.

Impact on pedestrian movements and safety

N/A

Cumulative impacts

The cumulative impact of approving lots of a size not capable of supporting primary industries is the gradual fragmentation of agricultural lands, and the subsequent loss of viable agricultural lands.

Mineral resources and/or deposits in the vicinity

N/A

Health Impacts of High Voltage Power Lines

N/A

SUBMISSIONS

The proposed development was assessed against the requirements of the Snowy Monaro Planning and Development Community Participation Plan 2019 (SMPDCPP) and the following notification advertising took place:

Type of Development	Notification carried out as per minimum SMPDCPP
Subdivision less than 20 lots	Neighbour notification 14 days Community members were permitted to lodge submissions after the formal notification period.

Submission 1

Issue raised: Does not object to the proposed subdivision.

Officer response: Noted

Issue raised: Infrastructure and utilities concerns, and risk of land devaluation nearby.

Officer response: The existing occupation and unlawful works are currently under compliance investigation by Council.

Submission 2

Issue raised: The land is currently utilised as a club house with related structures and activities, and used for accommodation with multiple caravans.

Officer response: The existing occupation and alleged unlawful works are currently under

compliance investigation by Council.

Issue Raised: The existing occupation of the site and the proposed subdivision are not consistent with the zoning of the land.

Officer Response: The proposed subdivision is not assessed as meeting all of the objectives of RU1 Primary Production zoning.

Submission 3

Issue Raised: The area of land comprising proposed lot 1 is not currently utilised for agricultural purposes.

Officer Response: Although the current use of the land has no direct bearing on the permissibility of the subdivision, it is assessed by the Council officer that the proposed lot is not capable of supporting primary production.

Submission 4

Issue Raised: The Statement of Environmental Effects is incorrect regarding the absence of dwellings on the land and the statement that there are no dwelling proposed to be on the proposed lots.

Officer Response: There are no approved dwellings on the land, and no dwellings could be erected on the proposed lots as the lots do not meet the minimum lot size. Additionally, the LEP provision which permits subdivision for agricultural purposes, does not permit the erection of dwellings on lots created for that purpose.

Issue Raised: Adverse economic impacts associated with the current occupation of the land.

Officer Response: This issue has been raised with Council's compliance team and an investigation is currently ongoing.

Submission 5

Issue Raised: Unlawful occupation of the land comprising proposed lot 1.

Officer Response: This issue has been raised with Council's compliance team and an investigation is currently ongoing.

Submission 6

Issue Raised: Rural land fragmentation.

Officer Response: The proposed subdivision has been assessed as not being consistent with the objectives of RU1 Primary Production relating to rural land fragmentation.

Issue Raised: Unlawful occupation of the land comprising proposed lot 1.

Officer Response: This issue has been raised with Council's compliance team and an investigation is currently ongoing.

Submission 7 Issue Raised: The application declares that the subdivision is for agricultural purposes, which is inconsistent with the existing occupation and use of the land. Officer Response: Although the current use of the land has no direct bearing on the permissibility of the subdivision, this issue has been raised with Council's compliance team and an investigation is currently ongoing.
Submission 8 Issue Raised: Negative impact on quiet rural landscape, as regards the existing occupation and use of the land. Officer Response: Although the current use of the land has no direct bearing on the permissibility of the subdivision, it is assessed by the Council officer that the proposed lot is not capable of supporting primary production.
Submission 9 Issue Raised: Biosecurity risk Officer Response: Agricultural land uses are required to comply with the relevant legislation. Issue Raised: Spread of noxious weeds Officer Response: Agricultural land uses are required to comply with the relevant legislation. Property owners have obligations under the Biosecurity Act in relation to weeds. Issue Raised: Increased fire hazard Officer Response: It is not assessed by the Council officer that the proposed subdivision will increase fire risk.

CONCLUSION

Refusal

It is considered that the proposed development does not comply with the relevant provisions of Section 4.15 of the Act, LEP, DCPs, Codes and Policies. The key issues arising out of the assessment of this application comprise:

- The proposed development does not meet the site suitability, social impact and public interest tests of s. 4.15 of the Environmental Planning and Assessment Act 1979.
- The development as presented in the application is inconsistent with the objectives of Zone RU1 and Clause 4.2 in the Bombala LEP.
- The development as presented in the application does not adequately meet the development standards of the Bombala DCP. This includes non-compliance or unsatisfactory impacts in the following section;

○ 3.2.1(4) Layout

In conclusion, it is considered that the proposal has unacceptable aesthetical, social and environmental impacts having regard to the surrounding natural and built environment. Accordingly, refusal is recommended subject to the Statement of Reasons attached.

If Council decides to make a determination other than as included in the recommendation, it must follow the procedure adopted through resolution 46/24 on 21 March 2024.

ATTACHMENTS

1. Plan of Subdivision (*Under Separate Cover*)
2. Statement of Environmental Effects (*Under Separate Cover*)
3. Aboriginal Cultural Heritage Due Diligence (*Under Separate Cover*)
4. Redacted Submissions (*Under Separate Cover*)

8.2 DEVELOPMENT APPLICATION 10.2024.79.1 - CONSTRUCTION OF SHARED TRAIL AND FIVE PEDESTRIAN BRIDGES

Record No: I25/288

Applicant Number:	10.2024.79.1
Applicant:	Snowy Monaro Regional Council
Owner:	Snowy Monaro Regional Council, Snowy Hydro and Freeform Property No 2 Pty Ltd
DA Lodged:	26/04/2024
Property Description:	Along the foreshore of Lake Jindabyne – east. Kunama Estate to East Jindabyne Lot 19 DP 530537, Lot 1 DP 248100, Lot 30 DP 236875, Lot 26 DP 548802, Lot 21 DP 235881, Lot 28 DP 236875, Lot 29 DP 236875, Lot 2 DP 248100, Lot 24 DP 1089304, Lot 4 DP 232161, Lot 2 DP 816051, Lot 9 DP 1216028
Zone	SP1 – Special Activities, C3 – Environmental Management, RE1 – Public Recreation, RU5 – Village, RE2 – Private Recreation, R5 – Large Lot Residential
Current Use	Residential Accommodation, Public open space and vacant land
Proposed Use	Environmental Facility and Recreation area
Permitted in Zone	Yes
Recommendation	Approval

RECOMMENDATION

That pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979 (as amended)* Council grants consent to 10.2024.79.1 for Construction of Shared Trail and five (5) Pedestrian Bridges on Lot 19 DP 530537, Lot 1 DP 248100, Lot 30 DP 236875, Lot 26 DP 548802, Lot 21 DP 235881, Lot 28 DP 236875, Lot 29 DP 236875, Lot 2 DP 248100, Lot 24 DP 1089304, Lot 4 DP 232161, Lot 2 DP 816051, and Lot 9 DP 1216028, Lake Jindabyne Foreshore, EAST JINDABYNE with conditions of consent attached to this report.

EXECUTIVE SUMMARY

The purpose of this report is to seek approval for the construction of a 3.8km shared-use recreational trail and five (5) pedestrian bridges extending the existing shared trail from Kunama Estate to East Jindabyne NSW. The aim of the proposed development is to increase visitation to

the area and provide a valuable recreational asset for the existing community. This will target mountain bike riders, walkers and trail runners from the area and encourage visitors to the area to enjoy the unique experiences this region has to offer. The proposed development is to create a safer experience for mountain bikers, trail runners or walkers of the shared trail when using the shared trail tracks within this vicinity.

The cost of works for the proposed development is \$1,366,401.00. As such the development application is not classed as “Regionally significant” development under the State Environmental Planning Policy (Planning Systems) 2021, and therefore does not need to be referred to the Regional Planning Panel for determination.

The application has been referred to state agencies for comments.

The application was open for submissions for an extended 28 day period, during which six (6) submissions were received, and they are discussed in the body of the report.

In accordance with Council’s policy “Referral of Development Applications to Council” the application is referred to Council for determination as Council is the applicant for the proposal and it is located on Council land.

The application was also referred to Bega Valley Shire Council for peer review of the Section 4.15 assessment report. Bega Valley Shire Council’s peer view letter is attached to this report (attachment 16). Minor items identified in the peer review, including the confirmation of landowners’ permission, have been addressed.

It should be noted that Council’s role in assessing the Development Application (DA) is solely as the consent authority, with its determination based on planning and regulatory considerations and the assessment of the proposal’s merit.

The ‘project’ considerations which include financial implications such as construction and maintenance costs, and the cost of any required biodiversity offsets, are not part of what is assessed under the DA. The cost of the development to the Council is not a factor which forms part of this assessment and does not require assessment as part of the determination process.

Following assessment, the assessing officer is satisfied that the development complies with the provisions of the Snowy River Local Environment Plan 2013 (SRLEP) and the Snowy River Development Control Plan 2013 (SRDCP).

It is recommended that the application be approved with conditions.

BACKGROUND

Subject Site Details The proposed development is located within the locality of East Jindabyne and along Lake Jindabyne foreshore. The proposed development will join the existing shared trail network, by joining the Tyrolean trail head, extending north and stopping at Rushes Bay, East Jindabyne. The proposed development will be accessible via various public roads including Girvin Place, Old Kosciusko Road, Boronga Street. The existing development within the vicinity of the proposed development are residential accommodation, tourist and visitor accommodation, vacant land, and public recreation land. The proposed development will directly impact 1.11HA of land within the area.

Site Details

Site Address	Along the foreshore of Lake Jindabyne – east. Kunama Estate to East Jindabyne
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<p>Lot and DP</p> <p>Land Zoning</p>	<p>Freehold</p> <ul style="list-style-type: none"> - Zone SP1 – Special Activities Lot 19 DP 530537, Lot 1 DP 248100, Lot 30 DP 236875, Lot 21 DP 235881, Lot 28 DP 236875, Lot 2 DP 248100, Lot 4 DP 232161, Lot 2 DP 816051 - Zone C3 – Environmental Management Lot 26 DP 548802, - Zone RE1 – Public Recreation Lot 29 DP 236875 - Land Zoning RU5 – Village Lot 24 DP 1089304 <p>Local Government Authority</p> <ul style="list-style-type: none"> - Zoning RE2 – Private Recreation Lot 9 DP 1216028
<p>Closest crossroad(s)</p>	<p>Old Kosciusko, Boronga Street, Kunama Drive</p>



Figure 1 Location Map – Base Map

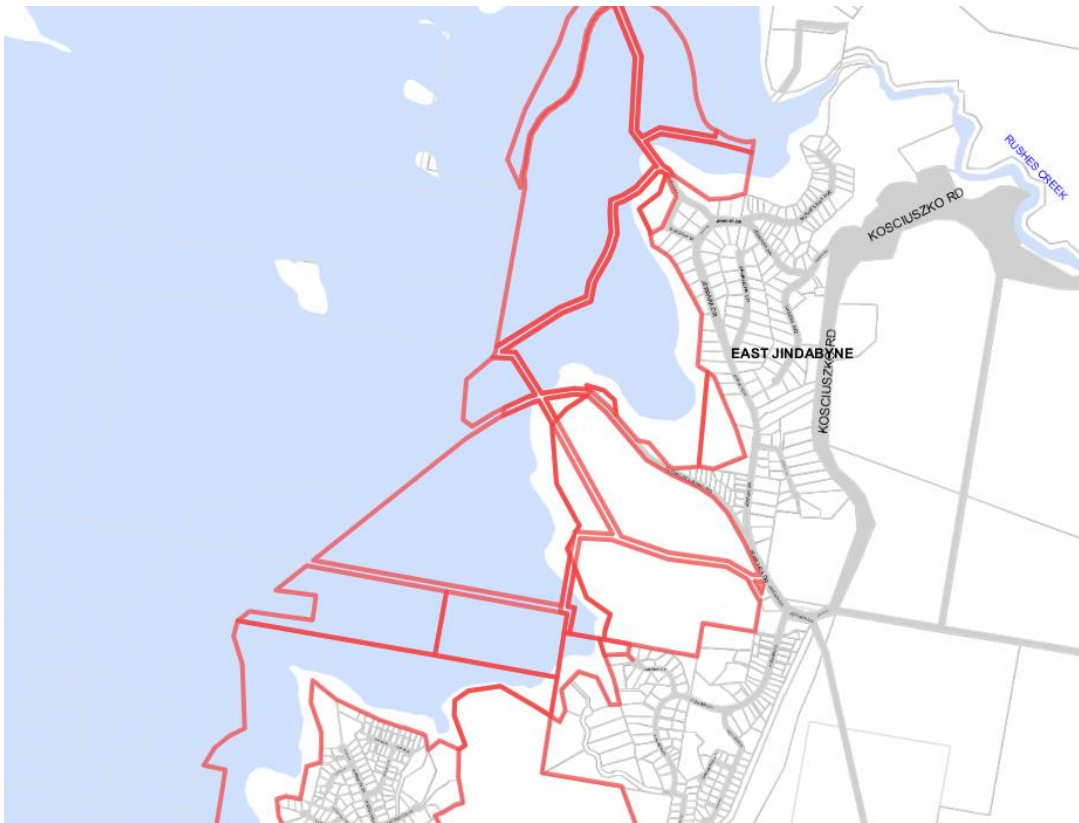


Figure 2 Subject Site – Base Map

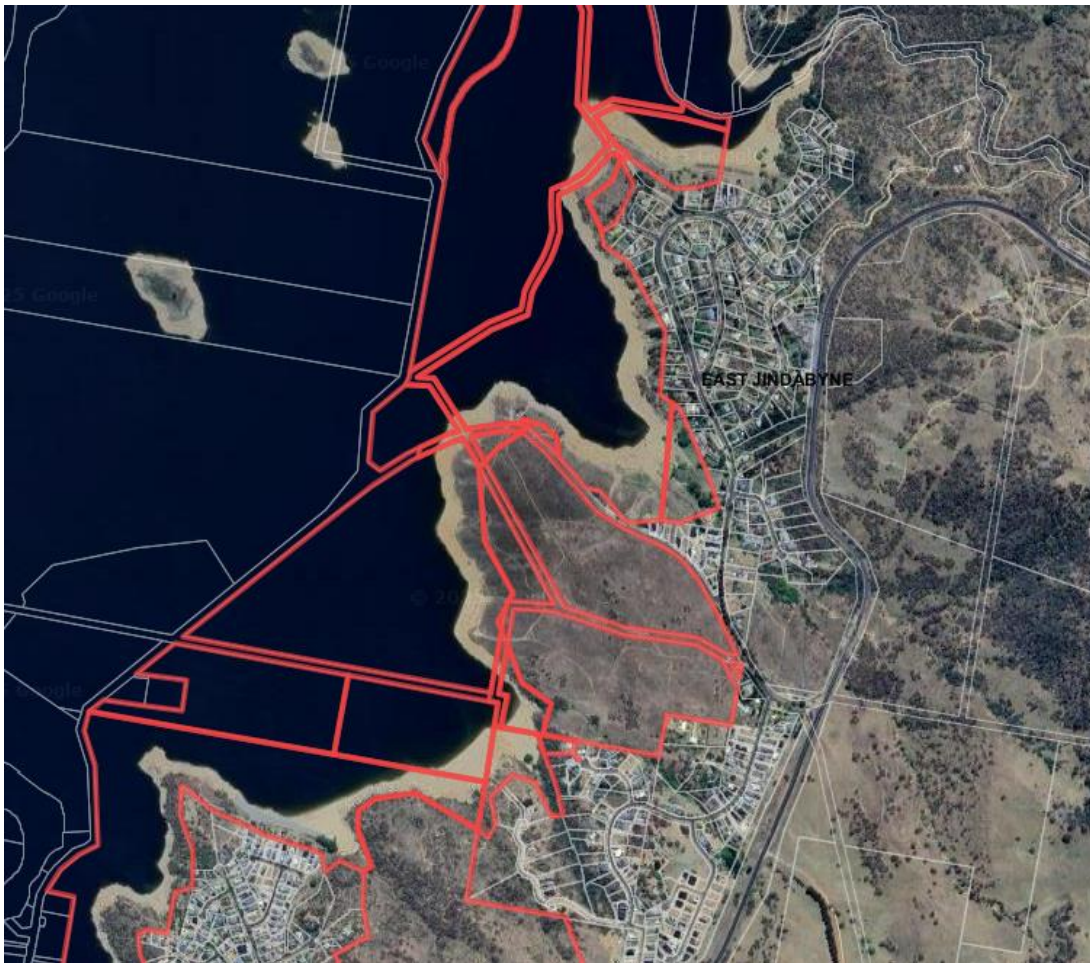


Figure 3

Subject Site – Satellite Imagery

Site Photos





PROPOSAL IN DETAIL

The proposed development is to construct 3.8km long shared use recreational trail and five (5) small bridges over waterways along the Lake Jindabyne foreshore.

The proposed development has been designed to join and extend an existing trail network. The Lake Jindabyne Trail, currently extends from Jindabyne Township to Tyrolean Village (East Jindabyne). The Lake Jindabyne Shared Trail projects aims to provide 60km trail network around the southern half of Lake Jindabyne.

Shared Trail Plans



Figure 1: Site Plan (locality)

8.2



FIGURE 2: DETAILED SITE PLAN 1

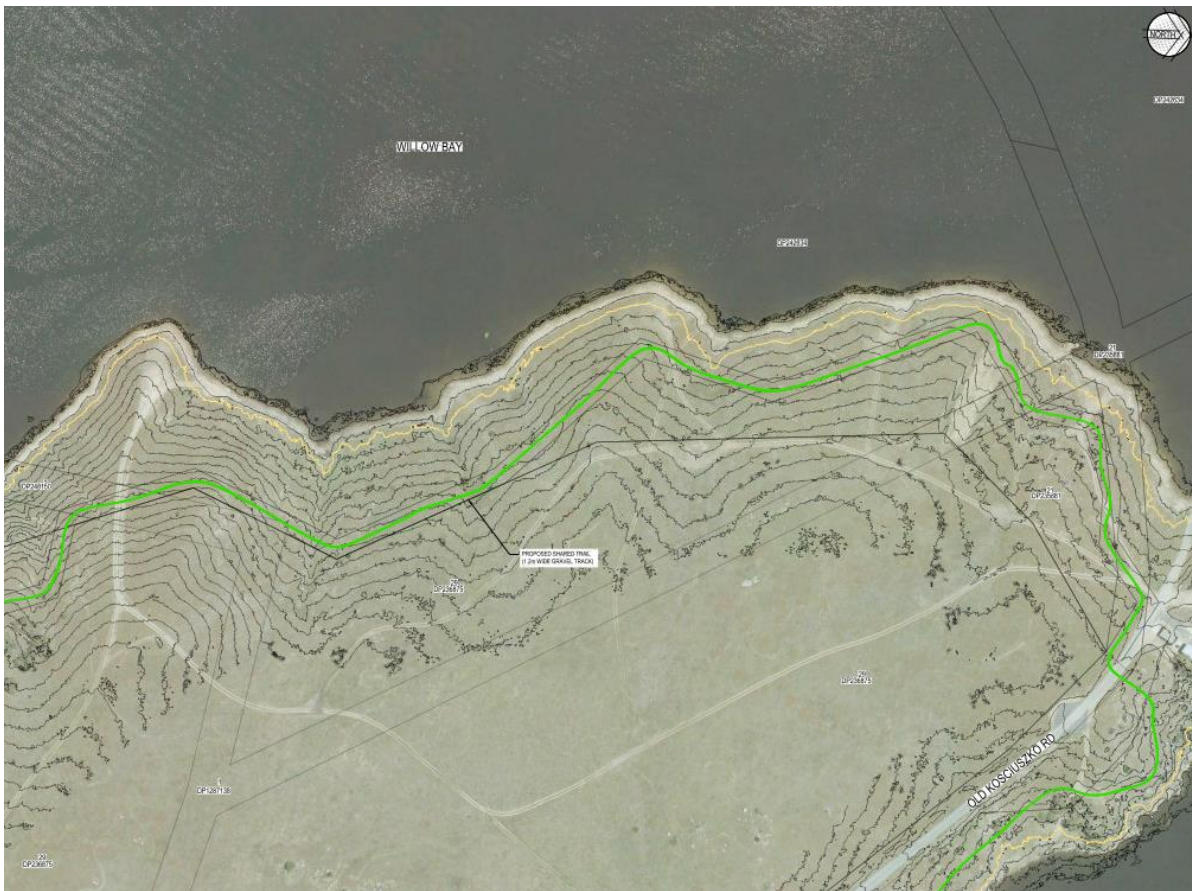


FIGURE 3: SITE PLAN 2



FIGURE 4: SITE PLAN 3



FIGURE 5: SITE PLAN 4Description of Trail Construction Works

The following construction has been proposed;

- Construction of 3.8 km of new trail including five (5) bridges over minor waterways and tributaries along the trail.
- Installation of new signage and directional arrows that comply with international standards.

Types of work	Comments
New Trail Construction	<ul style="list-style-type: none">• Clearing of understory vegetation along new trail alignment.• Use of small excavator machinery to dig out and shape trail to desirable width and shape.• Battering of slope to stabilize slope above and below new trail to prevent erosion.• Distribution of seed, planting of tube stock and completion of hydro mulching with appropriate native species as required to rehabilitate disturbed areas.

Bridge Construction	<ul style="list-style-type: none">• Bridges will be supported by 125 x 6.5 SHS FRP (Fibre Reinforced Polymer) piles driven into the ground by an excavator with a vibration plate and platform. The bridge structures consist of FRP components and a CFT (Composite Fibre Technology) decking.• Construction of the bridges will be modular in design. These modules will be lifted into place using a Bell 412 helicopter. This machine has a lifting capacity of 1.2 tonnes. There are 5 Girders for 6 x 10 m spans in total over the 5 bridges. See Appendix A for further information.
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The trail design is considered to meet the expectations of a wide user group. The following Australian Standard classification ratings have been adhered to in determining trail alignment, grade, width, profile and surface treatment

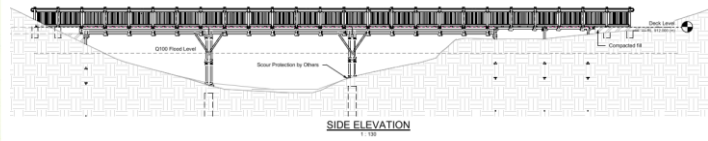
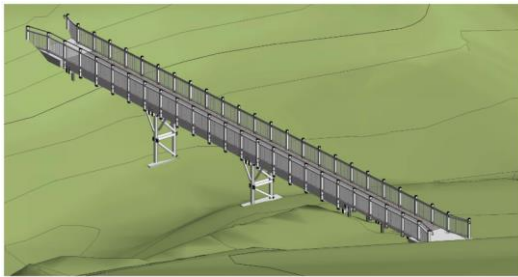
- Walking/running- Grade 3 as identified in the Australian standards for walking tracks.
- Cycling- Easy- green circle as identified in the Australian Mountain Bike Trail Guidelines Trail Difficulty Rating System.

This trail will be constructed with a 2-metre wide trail bed and a gravel/clay surface as it is anticipated to have a high use. Bridge crossings will have a 1.5 m wide impact area.

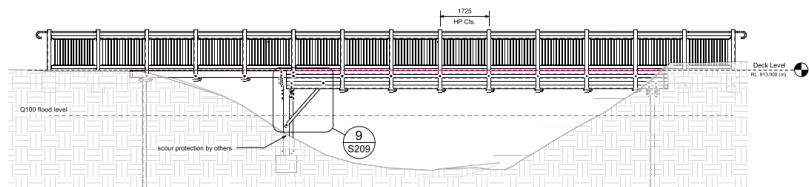
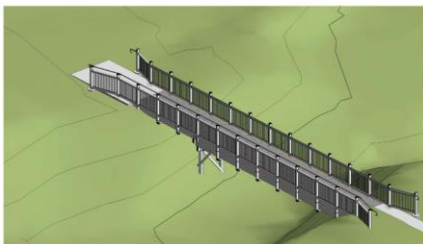
Pedestrian Bridge Plans

Bridge 1

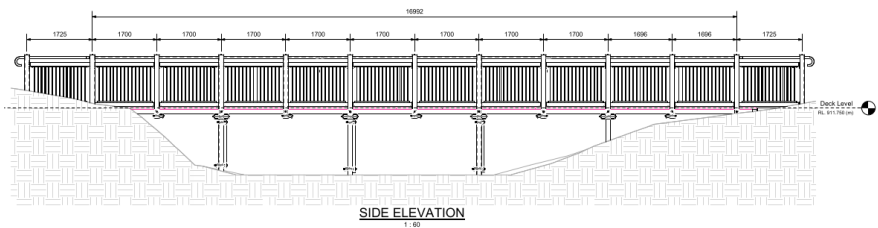
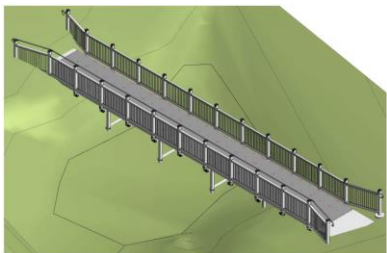




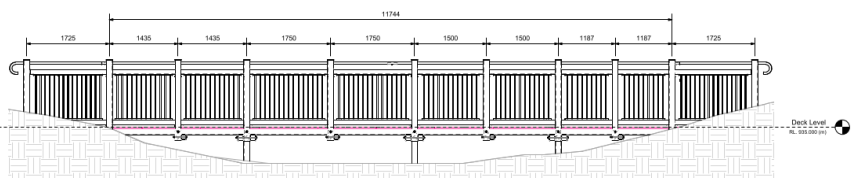
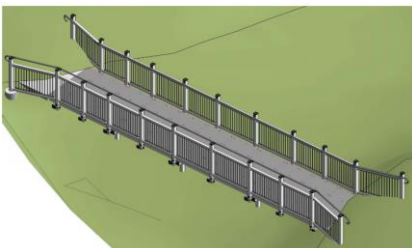
Bridge 2



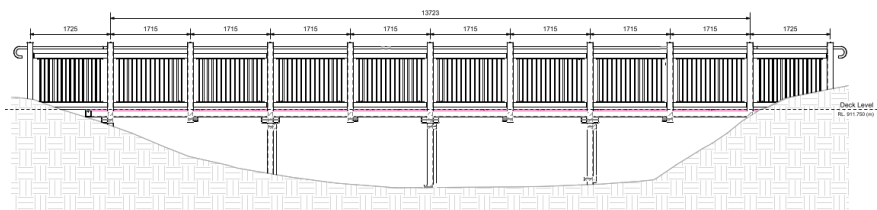
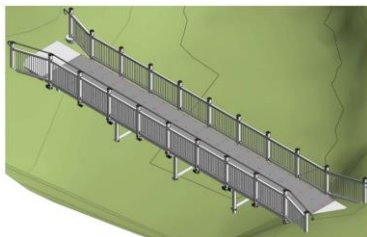
Bridge 3



Bridge 4



Bridge 5



LEGISLATIVE REQUIREMENTS ASSESSMENT UNDER SECTION 4.15 OF EP&A ACT

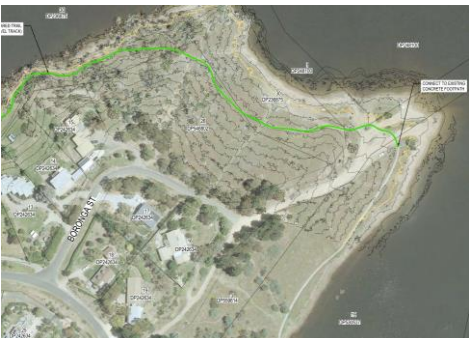



As required by the Environmental Planning and Assessment Act, 1979, Section 4.15, the following relevant matters are addressed below

- Suitability of the site;
- Environmental planning instruments (State Environmental Planning Policies, Local Environmental Plans);
- Proposed 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.

SECTION 4.15 ASSESSMENT

SUITABILITY OF THE SITE

Slope	The proposed developed land is considered to contain areas of significant slope.
Significant vegetation	The site is partially mapped on the Terrestrial Biodiversity Map. Biodiversity Development Assessment Report has been submitted with the development application due to the proposed clearing of native vegetation triggers entering into the Biodiversity Offset Scheme (BOS). The vegetation on the sites is prominently native grassland, non-native exotic trees, private residential landscapes and scattered snow gums. The development application has been referred to Biodiversity Conservation and Science Department for concurrence. As part of the draft conditions of consent the applicant will be required to enter into the Biodiversity Offset Scheme (BOS) to offset the impacts on biodiversity resulting from the proposed development.
Adjoining development	Residential accommodation, tourist and visitor accommodation and open space. The proposed development is considered to be acceptable with no foreseeable impacts to adjoining land owners.
Suitability of proposed works / building	The proposed development is considered to be generally acceptable having regard to constraints of the land
Streetscape	The proposed development is considered to be generally compatible with adjoining development
Stormwater disposal	No specific stormwater disposal is required however the rainwater runoff from the site will be managed both during construction with appropriate erosion and sediment controls and in use with trail formation.
Services	
Views	The development will not hinder the views from adjoining properties.
Contamination	
Bushfire	The site is considered bushfire prone however this does not impact the use of the land for the purpose of the active recreational use and the development itself does not require a referral to the NSW Rural Fire Service.
Flooding	nil impact
Vehicular access	Access is available from various public roads within East Jindabyne. Specific access points for uses of the shared trail can be via Boronga Street at the most northern portion of the shared trial, Old Kosciuszko Road allows access for users to both the northern and southern

	<p>portions of the shared trail, and access to the southern portion of the shared trail is via Girvin Place existing foot path and beach access.</p>
 	 
<p>Easements and restriction on use</p>	
<p>Aboriginal sites</p>	<p>Aboriginal sites have been identified within the vicinity of the proposed development through an Aboriginal Cultural Heritage Assessment Report. 3 Aboriginal sites have been identified as being within close proximity of the proposed shared trail while 1 Aboriginal Site has been identified as being within the trail alignment. The ACHAR included nine (9) recommendations including the requirement for an Aboriginal Heritage Impact Permit (AHIP) to be issued by Heritage NSW under the provisions of the National Parks and Wildlife Act.</p> <p>The ACHAR was submitted to Heritage NSW for review and General Terms of Approval (GTAs) have been issued by the department. These recommendations and GTAs have been included in the draft conditions of consent (see attachment 4).</p>
<p>Threatened species & Grasslands</p>	<p>The analysis of floristic data collected during this survey assigned one (1) Plant Community Type (PCT) to the Subject Land</p> <ul style="list-style-type: none"> - PCT 1191 Snow Gum - Candle Bark woodland on broad valley flats of the tablelands and slopes, South Eastern Highlands Bioregion (6.49 ha, as both intact woodland and derived forms)

	<p>Two (2) land use types mapped did not correspond to a Plant Community Type (PCT), consisting of mixed exotic/native planted vegetation (0.55 ha) and non-native areas (roads, residential areas) (0.18 ha)</p> <p>A total of one hundred and eighteen (118) species were recorded within the vegetation plots completed and incidental species observed on site, consisting of fifty seven (57) native species and sixty-one (61) exotic species, including eighteen (18) High-Threat Exotics (HTE).</p> <p>The Monaro Tableland Cool Temperate Grassy Woodland was found to occur across a large portion of the Subject Land, with 1.01 ha to be directly impacted and an additional 5.48 ha with the potential for indirect impacts. This PCT is listed as a critically endangered ecological community under the NSW Biodiversity Conservation Act 2016 (BC Act), recognising its significant decline in extent and condition across the Monaro region. However, it is not currently listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). This means that while the community is afforded protection and assessment triggers at the state level, it does not trigger federal environmental approval requirements.</p> <p>A total of sixty-nine (69) fauna species were recorded during the surveys. This included four (4) native mammals, seven (7) exotic mammals, forty-seven (47) native bird species, three (3) exotic bird species, four (4) native amphibians, three (3) native reptiles and one (1) native crustacean.</p> <p>Three (3) species of threatened fauna listed as Vulnerable under the BC Act were recorded as occurring within the Subject Land during surveys</p> <ul style="list-style-type: none"> - Gang-gang Cockatoo, <i>Callocephalon fimbriatum</i> - White-fronted Chat, <i>Epthianura albifrons</i> - Flame Robin, <i>Petroica phoenicea</i>
Rivers/streams	<p>The proposed development is intersecting seven (7) unnamed waterways. Key Fish Habitat (KFH) is mapped along the edge of Lake Jindabyne which forms the western portion of the assessment area. The proposed trail has been designed with intent to minimise impacts or interaction with Lake Jindabyne, large areas of the mapped KFH was dry land at the time of the survey.</p>
Effluent disposal	

Prevailing winds	
Other matters	

REFERRALS

The proposed development was reviewed against the relevant provisions of the EP&A Act 1979 to identify whether the application was integrated development. It is deemed to be Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979.

External Referrals

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

State or Federal Agency	Comments
Department of Planning Industry and Environment (Biodiversity and Conservation)	The department provided comments only and does not have an integrated approval role in the assessment of the application. The comments were considered, and the information provided by the applicant was considered appropriate to determine the application as submitted. Biodiversity, Conversation and Science have provided their recommended conditions of approval; see attachment 12.
Department of Planning Industry and Environment (Heritage NSW)	An Aboriginal Cultural Heritage Assessment Report (ACHAR) was submitted with the application. The development application was referred to NSW Heritage for comments. Recommendations from the report provided by APEX Archaeology have been provided. The ACHAR was submitted to Heritage NSW for review and General Terms of Approval (GTAs) have been issued by the department. These recommendations and GTAs have been included in the draft conditions of consent (see attachment 13).
Department of Planning Industry and Environment (Water NSW)	The development application was referred to Water NSW for concurrence as the proposed development includes construction of Pedestrian Bridges across mapped Riparian land and watercourses. Water NSW have provided their response with no objections to the proposed development. Water NSW response is the following; The Department of Planning and Environment-Water has reviewed documents for the above development application and considers that, for the purposes of the Water Management Act 2000 (WM Act), the proposed works are exempt from the need to obtain a controlled activity approval and no further

	assessment by this agency is necessary. <u>Exemption</u> Water Management (General) Regulation 2018 s41 - Works undertaken by public authorities See attachment 14
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Internal Referrals

Nil

ENVIRONMENTAL PLANNING INSTRUMENTS

The application has been assessed against the provisions of the following documents

State Environment Planning Policies (SEPPs)	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Resources and Energy) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021
Local Environmental Plan (LEP) (including draft LEPs)	Snowy River Local Environmental Plan 2013
Development Control Plans	Snowy River Development Control Plan 2013

State Environment Planning Policies (SEPPs)

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 (Resilience and Hazards) 2021

Contamination of the site is unlikely. The site has been used for residential purposes and there is no evidence of contaminants such as previous land uses. The contamination status of the site remains unchanged and the proposal therefore complies with the requirements of the SEPP.

State Environmental Planning Policy (Resources and Energy) 2021

Clause 2.19 Compatibility of proposed development with mining, petroleum production or extractive industry applies to the proposed development. At the time of assessing this development application no mining, petroleum production or extractive industries are within the vicinity of the proposed development. Surrounding land uses are residential accommodation,

tourist and visitor accommodation and open space. The proposed development is considered to be acceptable with no foreseeable impacts to any of those existing or approved uses within the area.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala habitat protection 2020 and Chapter 4 habitat protection 2021 aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas. Chapter 3 of the Biodiversity and Conservation SEPP only applies to activities being undertaken in land zoned RU1 Primary Production, RU2 Rural landscape and RU3 forestry in a local government area specified in Schedule 1 of the now repealed SEPP Koala Protection 2021.

The proposed development is not zoned within any of the applicable zones therefore chapter 3 is not applicable to this development application.

Chapter 4 of the Biodiversity and Conservation SEPP applies to activities being undertaken on land outside zones RU1 Primary Production, RU2 Rural landscape and RU3 forestry. As the proposed development is zoned within RU5 Village, R5 Large Lot Residential, SP1 Special Activities, RE1 Public Recreation, RE2 Private Recreation, and C3 Environmental Management chapter 4 must be considered by the consent authority.

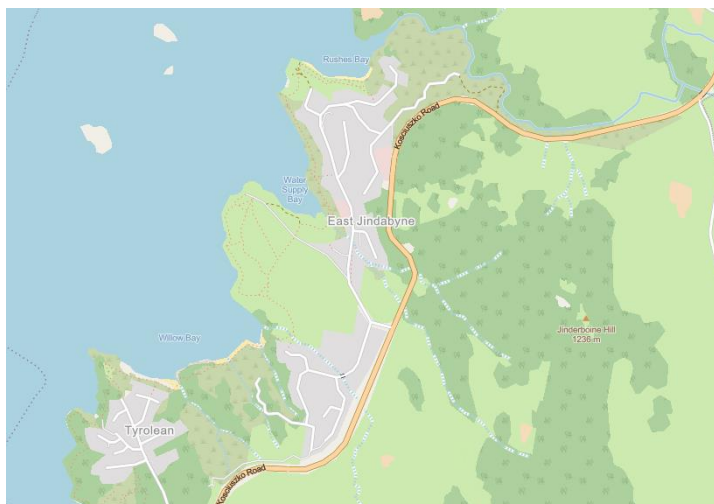
Snowy Monaro Regional Council does not have an approved Koala Management Plan therefore the proposed development must be assessed against part 4.9 *Development assessment process—no approved koala plan of management for land*.

Council must be satisfied that the development is likely to have low or no impact on koalas or koala habitat.

The submitted BDAR *assumed* the presence of Koala's within the subject land of the proposed development as there is suitable woodland habitat present. No Koala sightings were evident during the 108.32 hours of surveying as demonstrated in the submitted BDAR.

From the NSW SEED mapping (*Sharing and Enabling Environmental Data in NSW*) there have been zero recorded Koala sightings within the subject land of the proposed development. The area within the proposed development is considered to be mostly disturbed land due to the residential nature of the area and recreational uses along the Jindabyne lake foreshore. The subject land is not considered to be Core Koala Habitat or Potential Koala Habitat.

Council is satisfied that a Koala plan of management is not required as the Likelihood of Occurrence (LOO) Assessment concluded that the risk of impact to this species as a result of the proposed works is Low.



Koala Sightings Map

State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposed development has no foreseeable impacts and is considered unlikely to affect electricity transmission or distribution networks existing within the vicinity of the construction area. As part of the draft conditions of consent all works in areas with existing electricity infrastructure being completed must be in accordance with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. This is to ensure compliance with clause 2.48 of the Transport and Infrastructure SEPP.

Other Legislation

Biodiversity Conservation Regulation 2017

Native vegetation clearing thresholds as outlined in Part 7 of the Biodiversity Conservation Regulation 2017 (Section 7.2(4)) indicate that the proposed development will be required to enter into the Biodiversity Offset Scheme (BOS) according to the minimum lot sizes and the corresponding native clearing thresholds. The clearing threshold for the sites is based on the minimum lot size of the applicable zones. Since minimum lot size for the applicable zones as per the SRLEP 2013 are less than 1 HA the threshold for clearing to enter into the BOS is 0.25 ha.

The proposed development will require 1.01 ha of native vegetation to be cleared, therefore the clearing threshold for native vegetation will be exceeded and will require entering into the BOS.

Biodiversity, Conservation and Science for concurrence and has provided recommendations to form the conditions of consent (See attachment 12), these have been included in the draft conditions of consent.

Biodiversity, Conservation and Science recommend the applicant would be required to complete the following prior to any construction works;

- Provide a Biodiversity Management Plan prepared by a suitably qualified person for review and approval by Council stating commitments and harm minimisation measures to be implemented during construction prior to any construction works.
-

- Purchase 33 ecosystem credits – PCT 1187 – Snow Grass/Wallaby Grass/Kangaroo Grass (18 credits) and PCT 1191 – Snow Gum (15 credits)
- Purchase 33 species credits – Aprasia parapulchella (pink-tail lizard) (15 credits), Cercartetus nanus (Pigmy Possum)(6 credits), Myotis macropus (Southern Myotis)(6 credits), and Phascolarctos cinereus (Koala)(6 credits)

Serious and Irreversible Impacts

The Biodiversity Development Assessment Report states that the proposed development may lead to one serious and irreversible impact on the Monaro Tablelands Cool Temperate Grassy Woodland TEC. The potential SAIL's to Monaro Tablelands Cool Temperate Grassy Woodland TEC within the subject land are considered to be small areas within the subject land and are already affected due to the disturbance and weed encroachment due to the surrounding urban development within the vicinity. The proposed development has potential to contribute to four prescribed impacts, these prescribed impacts include; disturbance to habitat and ecological communities, disturbance to habitat connectivity, water quality alteration, and vehicle strikes on threatened species. The anticipated impacts of prescribed impacts are considered to be minor and are not anticipated to result in additional impacts significantly beyond that which already occur on the site, due to the current land use. Specific minimisation and mitigation measures are provided to reduce the impacts of these prescribed impacts.

Avoidance and Minimisation of Impacts

A key part of management for biodiversity is the application of the 'avoid, minimise, mitigate and offset' hierarchy as follows

1. Avoid and minimise impacts as the highest priority;
2. Mitigate impacts where avoidance is not feasible or practicable in the particular circumstance; and
3. Offset where residual, significant unavoidable impacts would occur (if required).

The proposed development has been designed to minimise the requirement for removing native vegetation and habitat features by restricting the direct impacts of the shared trail footprint to a maximum width of 3 metres and designed the placement of the shared trail path through exotic and non-native areas reducing the need to remove native vegetation. In the area where the shared trail will require the removal of native vegetation mature trees will be retained during construction and operational phases of the shared trail. Further avoidance and mitigation measures are outlined in Table 19 of the BDAR (see attachment 3).

Assessment of the Development under the Snowy River Local Environmental Plan 2013

- The subject land is zoned RU5 – Village, R5 – Large Lot Residential, SP1 – Special Activities, RE1 – Public Recreation, RE2 – Private Recreation, C3 – Environmental Management
 - Definition of land usage under SR LEP 2013: Environmental Facility and Recreation area
 - The proposal is permissible with development consent from Council pursuant to zones RU5 – Village, R5 – Large Lot Residential, SP1 – Special Activities, RE1 – Public Recreation, RE2 – Private Recreation and C3 – Environmental Management.
 - The proposal is considered to be consistent with the aims and objectives of the plan.
-

Permissibility

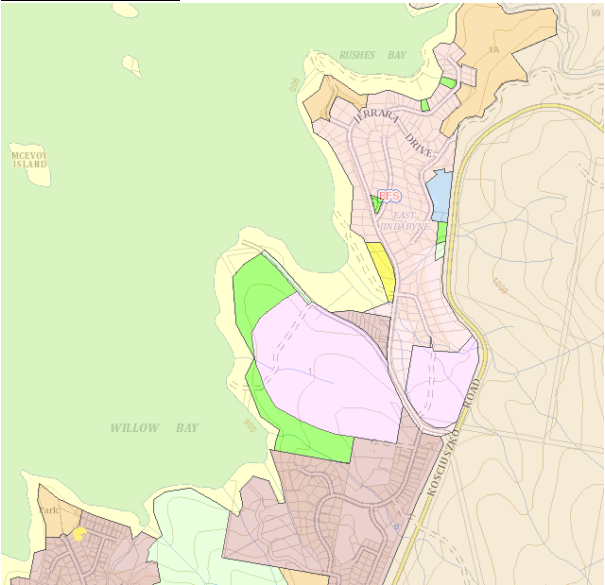


Figure 34 Land Zoning Map

Zone R5 Large Lot Residential

Zone R5 Large Lot Residential

- 1 Objectives of zone
- 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 provide a buffer between urban development and broad acre rural and environmental areas.
- 2 Permitted without consent
- Extensive agriculture; Home occupations
- 3 Permitted with consent
- Agricultural produce industries; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Cellar door premises; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Jetties; Mooring pens; Moorings; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Rural workers' dwellings; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water recreation structures
- 4 Prohibited
- Turf farming; Any other development not specified in item 2 or 3

Zone

SP1 – Special Activities

Zone SP1 Special Activities

- 1 Objectives of zone
- 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.
- 2 Permitted without consent
- Extensive agriculture
- 3 Permitted with consent
- Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Environmental facilities; Environmental protection works; Jetties; Marinas; Mooring pens; Moorings; Roads; Water recreation structures; Wharf or boating facilities; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose
- 4 Prohibited
- Any development not specified in item 2 or 3

Zone

RE2 Private Recreation

8.2 DEVELOPMENT APPLICATION 10.2024.79.1 - CONSTRUCTION OF SHARED TRAIL AND FIVE PEDESTRIAN BRIDGES

1 Objectives of zone

- 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.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Information and education facilities; Jetties; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Restaurants or cafes; Roads; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Zone C3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To provide for a range of compatible rural land uses that do not have an adverse effect on the surrounding land uses or natural values and landscape setting of the area.
- To provide for high quality tourist development that is small scale, low impact and sympathetic to the unique landscape setting and scenic qualities of the area, including the approaches to Kosciuszko National Park.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Farm buildings, Farm stay accommodation; Flood mitigation works; Home-based child care; Home businesses; Home industries; Information and education facilities; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural workers' dwellings; Secondary dwellings; Tank-based aquaculture

4 Prohibited

Industries; Local distribution premises; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Environmental facilities are a permissible land use with consent in RU1, RE2, SP1 and SP3.

Zone RU5 Village

Zone RU5 Village

1 Objectives of zone

- 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.

2 Permitted without consent

Home occupations

3 Permitted with consent

Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Cemeteries; Correctional centres; Crematoria; Electricity generating works; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Intensive livestock agriculture; Livestock processing industries; Local distribution premises; Mortuaries; Open cut mining; Recreation facilities (major); Resource recovery facilities; Restricted premises; Roadside stalls; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Signage; Stock and sale yards; Waste disposal facilities; Water supply systems

As

Environmental Facilities are not explicitly "*Prohibited*" in part 4 of the Zone land use table, it is therefore a land use that is "*Permitted with Consent*."

Zone RE1 Public Recreation

Zone RE1 Public Recreation

1 Objectives of zone

- 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.

2 Permitted without consent

Environmental facilities; Environmental protection works; Roads

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Community facilities; Emergency services facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Water recreation structures; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Recreation area are specified as permissible with consent within the **RE1 – Public Recreation** zone. As the proposed development meets the definition of '*Recreation Area*' therefore it is considered that the proposed development can be permitted with consent.

Definition of land use

Environmental Facilities are defined as:

environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

As the definition includes recreational uses such as walking tracks, shelters, and boardwalks or the like, the proposed shared trail and underpass for mountain bikers, trail runners, and pedestrians are considered consistent with this definition.

Recreation Areas are defined as:

recreation area means a place used for outdoor recreation that is normally open to the public, and includes—

- (a) a children's playground, or
 - (b) an area used for community sporting activities, or
 - (c) a public park, reserve or garden or the like,
- and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor)."

The definition states **Recreation Area** as *a place used for outdoor recreation that is normally open to the public* it is considered the proposed development for the construction of 3.8km of shared use trail and associated bridge works for the use of mountain bike riders, trail runner and walkers is consistent with the definition.

Snowy River LEP 2013

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

PART 5 Miscellaneous provisions.

Clause 5.10 Heritage conservation

Aboriginal Heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) and Archaeological Report were completed to fully assess the potential for impact on Aboriginal sites (see attachment 4).

Aboriginal sites were identified within the vicinity of the proposed development through an Aboriginal Cultural Heritage Assessment Report and Archaeological Report. 3 Aboriginal sites were identified as being within close proximity of the proposed shared trail while 1 Aboriginal Site was identified as being within the shared trail alignment.

Due to this the shared trail alignment was re-evaluated and realigned to avoid potential impacts to Aboriginal Sites within the vicinity of the proposed development.

There is potential for all sites identified within the study area to be impacted to an extent by the proposal. However, it should be noted that all sites are associated with existing disturbance and impact is ongoing through the use of the existing trails by pedestrians and cyclists. Additionally, the proposal would not impact on areas of Potential Archaeological Deposit (PAD) outside of the existing trails. The new trails have been designed specifically to avoid any areas of Aboriginal and archaeological significance therefore it can be considered that no foreseeable impacts will result from the proposed development within the study area.

The ACHAR was submitted to Heritage NSW for review. The ACHAR included nine (9) recommendations including the requirement for an Aboriginal Heritage Impact Permit (AHIP) to be issued by Heritage NSW under the provisions of the National Parks and Wildlife Act. General Terms of Approval (GTAs) have been issued by the department. These recommendations and GTAs have been included in the draft conditions of consent (see attachment 1).

PART 7 Additional local provisions

Clause 7.2 Terrestrial biodiversity



The site is wholly mapped on the Terrestrial Biodiversity Map and the proposed development will require disturbing the mapped terrestrial biodiversity.

A Biodiversity Development Assessment Report has been submitted with the development application to assess the impacts to the ecological value and significance of the fauna and flora on the developed land as the clearing of native vegetation exceed 0.25ha. The vegetation on the land is prominently native grassland, non-native exotic trees and scattered snow gums. The development application has been referred to Biodiversity, Conservation and Science for concurrence and has provided recommendations to form the conditions of consent.

Upon review of all related information, it is considered that that there are no serious and irreversible impacts (SAII) and the application can be determined in accordance with the relevant legislative and policy requirements.

As part of the draft conditions of consent the applicant will be required to enter into the Biodiversity Offset Scheme (BOS) to offset the impacts on biodiversity resulting from the proposed development.

Clause 7.3 Riparian land and watercourses



The proposed development is intersecting seven (7) unnamed waterways via the construction of five (5) pedestrian bridges. The proposed trail has been designed with intent to minimise impacts or interaction with Lake Jindabyne, large areas of the mapped area was dry land at the time of the survey. These areas are considered to be disturbed and degraded areas due to existing clearing, erosion, weed encroachment and human disturbance. Bridge construction over waterways will incorporate the insertion of pilings outside of creek banks to reduce the impact to waterways. Erosion and drainage control measures will be conditioned. No foreseen unreasonable impacts as a result from the proposed development.

Clause 7.4 Wetlands



The proposed development is within the vicinity of areas mapped as Wetlands, which are actually Lake Jindabyne. No proposed works are within the identified Wetland. There are no foreseen impact as part of this development.

Clause 7.6 Development within the Lake Eucumbene and Lake Jindabyne scenic protection areas



The proposed development is within the mapped scenic protection area. The proposed development will result not in intrusive impacts to the visual qualities and scenery when viewed from Lake Jindabyne Foreshore. The shared trails proposes no foreseeable impacts when viewed from Lake Jindabyne or surrounding area.

Clause 7.9 Essential services (including access)

Assessment of the proposed works identifies no requirements for connections for water supply, electricity supply and effluent disposal.

Stormwater management will be required as runoff from the shared trail and pedestrian bridges will need to be managed in some capacity.

Access is available from various existing roads within the vicinity of East Jindabyne. Specific access points for uses of the shared trail can be via Boronga Street at the most northern portion of the shared trail, Old Kosciuszko Road allows access for users to both the northern and southern portions of the shared trail, and access to the southern portion of the shared trail is via Girvin Place existing foot path and beach access.

Snowy River DCP 2013

Provision	Response/Acceptable Solution
A3 Public Notification	Neighbour notification 28 days Advertising 28 days
B2 Jindabyne and Surrounds	The proposed development is in accordance with the vision statement in the Snowy River DCP. The proposed development will create opportunities for residents and visitors to the area to move between Jindabyne and East Jindabyne via a shared trail path.
C General planning considerations	

C3 Car-parking, Traffic & Access	Access is available from various existing roads within the vicinity of East Jindabyne. Specific access points for uses of the shared trail can be via Boronga Street at the most northern portion of the shared trail, Old Kosciuszko Road allows access for users to both the northern and southern portions of the shared trail, and access to the southern portion of the shared trail is via Girvin Place existing foot path and beach access. 2 wheel all weather access is existing via Boronga Street, Old Kosciuszko Road and Girvin Place. No car parking has been proposed within the proposed development as existing car parking facilities are available to around the access points to the proposed development area.
C4 Heritage	Aboriginal Heritage site located within the vicinity of the proposed development. No identified aboriginal heritage site within the proposed disturbed areas of the development. An Aboriginal Cultural Heritage Assessment Report (ACHAR) was submitted with the development application. ACHAR was composed by APEX Archaeology, provided a list of recommendations for the proposed development. Recommendations are outlined in the Aboriginal Heritage section of this report. Subject to compliance with the draft conditions of consent, any impacts to Aboriginal heritage as a result of this proposed development can be managed.
C5 Tree preservation & Landscaping	No mature trees will be impacted as part of the Proposal. Consequently, no tree hollows or larger nesting sites will be lost. Shrubs will be cleared along the new length of trail (3m wide impact area). Any necessary landscaping or restoration works once the completion of the construction of the proposed development will be completed in accordance with the site management plan and Australian standards for walking tracks and Australian Mountain Bike Trail Guidelines. No foreseeable impacts to the existing native landscape and heritage value of the vicinity. If any further trees are required to be removed an ecologist survey and approval will be required.
C6 Signage & Advertising	Signage will be consistent with the existing signage and is considered low key and appropriate for the proposed use. Installation of signage to educate

	trail users to presence of wildlife values along the trail and informing best-practice etiquette should they encounter wildlife along the trail. Installation of signage to aware users of specific no-go zones, private property and pets to be leashed at all times. This is to mitigation potential impacts to the natural environment of the area and increase the safety of users in the vicinity.
C7 Natural Hazard Management <ul style="list-style-type: none"> - Bushfire - Flood Prone Land 	The development is for groundworks only and therefore does not trigger any further assessment or requirements other than those usually associated with the management of public land. This however falls outside of the development assessment process.
C8 Environmental Management	The development is designed to have minimal environmental impact and will be managed in the same way as the existing trail network. The runoff from the trail is managed through its design and requires minimal maintenance. Any disturbed areas are to be rehabilitated and revegetated at the conclusion of construction.
C10 Waste management & Recycling	Any materials necessary to be disposed of will be taken to Council's nearest waste facility.

SUBMISSIONS

The proposed development was assessed against the requirements of the Snowy Monaro Planning and Development Community Participation Plan 2019 (SMPDCPP) and the following notification advertising took place

Type of Development	Notification carried out as per minimum SMPDCPP
Commercial Development, public use facilities, venues, crowd-attracting uses, recreation facilities	Neighbour notification 28 days Advertising 28 days

The application was publicly advertised and received six (6) submissions which have been summarised below. Redacted copies of all submissions are in attachment 15.

Submission 1

Summary of Key Concerns

- The trail design did not take into consideration an existing land lease the private land owner has with Snowy Hydro Land.
- Request trail design be moved more than 20 metres towards the lake to mitigate any

potential negative impacts from users on the private land owner such as potential noise, littering, and anti-social behavior

- Ensure that no signage is erected to maintain the scenic amenity of the area is negatively affected.

Applicant response

Prior to designing the trail route Council carried out community consultation, sought legal advice, reviewed existing easements, carried out extensive ecological investigation, and spoke with stakeholders and landowners along the lake foreshore. Following this the location of the trail was determined primarily by two factors. Firstly the trail must remain above the 911m full lake line all the way along the route. Secondly, the trail must maintain minimum reasonable distances from any fixed dwellings. Beyond these two concerns the trail will also run within Snowy Hydro land, Council owned land, scheduled road corridors (crown or state owned), and approved easements. Throughout construction Council will ensure all care is taken to minimize or, if practical, eliminate disruption to neighbouring properties.

Signage will predominantly be placed at trail intersections and trail heads. Snowy Hydro's consent as the landowner has been provided. Details of any private lease arrangements between SHL and adjoining property owners are not known.

Submission 2

Summary of Key Concerns

- Proximity of the shared trail to the dwelling house, rather the shared path be designed closer to the lake than closer to the rear property boundaries.
- Considers the path width to be excessive and damaging to bushland as 3 metres clearance is not required for a rural shared pathway.

Applicant response

Prior to designing the trail route Council carried out community consultation, sought legal advice, reviewed existing easements, carried out extensive ecological investigation, and spoke with stakeholders and landowners along the lake foreshore. Following this the location of the trail was determined primarily by two factors. Firstly the trail must remain above the 911m full lake line all the way along the route. Secondly, the trail must maintain minimum reasonable distances from any fixed dwellings. Beyond these two concerns the trail will also run within Snowy Hydro land, Council owned land, scheduled road corridors (crown or state owned), and approved easements. Throughout construction Council will ensure all care is taken to minimize or, if practical, eliminate disruption to neighbouring properties.

The width of the trail has been determined by the State Grant Office, which SMRC is required to comply with.

Submission 3

Summary of Key Concerns

- Proximity of the shared trail to the dwelling house, rather the shared path be designed closer to the lake than closer to the rear property boundaries.
- Users prefer trail closer to lake's natural beauty.
- Trail noises can be mitigated by adjusting trail away from property front fence line

towards lake.

Applicant Response

Prior to designing the trail route Council carried out community consultation, sought legal advice, reviewed existing easements, carried out extensive ecological investigation, and spoke with stakeholders and landowners along the lake foreshore. Following this the location of the trail was determined primarily by two factors. Firstly the trail must remain above the 911m full lake line all the way along the route. Secondly, the trail must maintain minimum reasonable distances from any fixed dwellings. Beyond these two concerns the trail will also run within Snowy Hydro land, Council owned land, scheduled road corridors (crown or state owned), and approved easements. Throughout construction Council will ensure all care is taken to minimize or, if practical, eliminate disruption to neighbouring properties.

Where a large area is available for the trail to go through and compliance with the two aforementioned 'predominant factors' is achieved, trail routes are selected on the basis of buildability and to limit impact to the local ecosystem.

Submission 4

The submitter initially had issues access the development application content. This was rectified and additional time was allowed for the submitter to provide an objection to the development application.

Summary of Key Concerns

- The submitter objects to the design of the shared trail, specifically the zig-zag section at the rear of Lakeview Terrace. Is critical that the zig-zag design does not allow for suitable two-way shared access for users.
- Lack of adequate access to the shared trail specifically from Lakeview Terrace. Has concerns that further development of East Jindabyne will isolate the shared trail from being suitably accessed by users.
- Concerned in regards to the shared trail grading. Believes the trail should be graded by a variety of users rather than Council before any signage or maps are in place along the shared trail. The submitter believes the proposed grade 3 trail is not challenging enough to attract visitors although states that the shared trail needs to be inclusive of both walkers and riders.

Applicant response

Prior to designing the trail route Council carried out community consultation, sought legal advice, reviewed existing easements, carried out extensive ecological investigation, and spoke with stakeholders and landowners along the lake foreshore. Following this the location of the trail was determined primarily by two factors. Firstly the trail must remain above the 911m full lake line all the way along the route. Secondly, the trail must maintain minimum reasonable distances from any fixed dwellings. Beyond these two concerns the trail will also run within Snowy Hydro land, Council owned land, scheduled road corridors (crown or state owned), and approved easements. Throughout construction Council will ensure all care is taken to minimize or, if practical, eliminate disruption to neighbouring properties.

The trail will, so far as the natural form of the land allows, be built so as to enable people of all skill levels (walkers, riders, etc.) to use the trail. Creating of a dedicated shared trail throughout the lake Jindabyne trail network is one of the primary deliverables for the project.

Submission 5

Summary of Key Concerns

- The submitter considers the Statement of Environmental Effects doesn't provide clear detailed rationale on the chosen alignment of the shared trail and lack of information demonstrating the impacts of the shared trail pathway.
- The Statement of Environmental Effects fails to recognise past community groups' participation in planting vegetation along the proposed shared trail.
- The proposed development will result in further fragmentation of the existing native vegetation and impact the native species (birds, lizards) in the area.
- The Statement of Environmental Effects lacks adequate information and fails to address the privacy impacts on residents neighbouring the shared trail pathway.
- The submitter considers that users of the shared trail pathway would prefer to be closer to the lake and an alternative pathway rather than the one proposed should be implemented.

Applicant response

Prior to designing the trail route Council carried out community consultation, sought legal advice, reviewed existing easements, carried out extensive ecological investigation, and spoke with stakeholders and landowners along the lake foreshore. Following this the location of the trail was determined primarily by two factors. Firstly the trail must remain above the 911m full lake line all the way along the route. Secondly, the trail must maintain minimum reasonable distances from any fixed dwellings. Beyond these two concerns the trail will also run within Snowy Hydro land, Council owned land, scheduled road corridors (crown or state owned), and approved easements. Throughout construction Council will ensure all care is taken to minimize or, if practical, eliminate disruption to neighbouring properties.

Trail routes have been selected on the basis of buildability and to avoid impacts to the native vegetation within the vicinity of the shared trail. The shared trail alignment has been designed to avoid mature trees, where the shared trail passes saplings, saplings will be relocated to avoid any further impact.

Submission 6 - Support

The proposed alignment of the Jindabyne Shared Trail between Tyrolean Village to East Jindabyne interfaces directly with and through the submitter's property on its southern and western boundaries. The submitter provides a letter of support for the construction of the shared trails. The submitter advocates that the Shared Trail is a vital piece of active travel infrastructure and represents an important link for residents of, and visitors to East Jindabyne, to connect with the broader shared trails network.

CONCLUSION

It is considered that the proposed development generally complies with the relevant provisions of Section 4.15 of the Act, LEP, DCPs, Codes and Policies.

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 attached.

If Council decides to make a determination other than as included in the recommendation, it must follow the procedure adopted through resolution 46/24 on 21 March 2024.

ATTACHMENTS

1. Statement Of Environmental Effects (*Under Separate Cover*)
 2. DRAFT Conditions (*Under Separate Cover*)
 3. Biodiversity Development Assessment Report (*Under Separate Cover*)
 4. Aboriginal Cultural Heritage Or Assessment Report (*Under Separate Cover*)
 5. Archaeological Assessment (*Under Separate Cover*)
 6. Site Plans (*Under Separate Cover*)
 7. Bridge Plan 1 (*Under Separate Cover*)
 8. Bridge Plan 3 (*Under Separate Cover*)
 9. Bridge Plan 2 (*Under Separate Cover*)
 10. Bridge Plan 4 (*Under Separate Cover*)
 11. Bridge Plan 5 (*Under Separate Cover*)
 12. BCS Response Kunama to East Jindabyne Trails (*Under Separate Cover*)
 13. Heritage NSW Response and GTAs (*Under Separate Cover*)
 14. NSW Department of Planning and Environment (Water) Response (*Under Separate Cover*)
 15. Submissions (*Under Separate Cover*)
 16. Bega Valley Shire Council Peer Review Letter (*Under Separate Cover*)
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9.1.1 JINDABYNE LANDFILL PROJECT UPDATE

Record No: I25/298

OFFICER'S RECOMMENDATION

That Council note:

1. The Jindabyne Landfill Project update report.
2. That when all external reports are received, Council receives a briefing on the findings of the Geo Tech investigation and options for medium and long-term solutions.

ISSUES

The Jindabyne waste facility is open as a waste transfer facility.

Advice from our operations team indicate that the interim solution is working and that it is fit for purpose. However, minor works are required to allow the sawtooth transfer station area to be more accessible with a smoother road base and better traffic control. These works are being undertaken.

SMRC will continue to monitor the use of the transfer station, and other associated drop off areas over peak periods and will have contingency plans in place for increased usage over the winter period.

As noted in the previous monthly report, the domestic waste collection does not require a 'drop and go' concrete pad. This position has not changed and will continue to be monitored, especially over the peak winter period.

The concept designed Resource Recovery Centre (RRC) still maintains a high degree of amenity against the waste objectives and will be an available option (if so varied) for the community. This option will be objectively value managed to determine if the long-term solution can be a viable option at an affordable budget. A variation to the design and quote has been sought from the Designer to undertake this action.

Since implementation of the interim waste transfer solution (31 March 2025), Council have transferred seven (7) 32m³ bins from Jindabyne to the Cooma landfill facility. This equates to approximately one (1) 32m³ bin per week. This continues to present no major impacts in terms of waste congestion at the Cooma landfill facility. Operators of the Jindabyne facility have also seen an increase in use regarding separated waste. This indicates that the community is separating waste at a greater level than undertaken previously and this activity is contributing to minimising impact to the Cooma landfill facility.

A WHS site inspection was carried out on Thursday, 24 April 2025 and noted the following;

Signage: A traffic management plan had already been completed prior to the inspection and actions contained within are currently in progress to provide clear guidance and direction for traffic within the site. A portable red/green traffic light will be placed at the entry wait point of the weighbridge to further control any vehicle movement conflicts.

Road condition: At the time of the inspection, the condition of the sawtooth transfer site was waterlogged, muddy and several potholes were observed. Plans have already been put into effect to provide improved ingress and egress, as well as the hardstand for vehicles and foot movements.

Works to commence 14 May 2025 include:

- Primary road bituminising;
- Landfill side weighbridge bituminising;
- Transfer station hardstand road base;
- Entry and exit path road base;
- Visibility improvements to traffic entry pinch points; and
- Drainage swale works.

Widening road at sawtooth transfer station: This was investigated, discussed with the operators, as well as community members using the transfer station at the time of inspection. Although it was identified by the community members and operators as not a critical requirement, improvements can be made with regard to traffic movements and potential winter congestion for longer vehicles. As such, an increased size of hardstand at the transfer point will be actioned.

This will require the landfill to close for 2 days between 14 -15 May (subject to weather), to conduct civil works and lay the road base where concurrent construction and access cannot be achieved. This has been clearly messaged to the community ahead of the works being conducted to allow domestic customers to work around the closure. Remaining works which have less of an impact to transport confictions will be carried out while remaining open to the public.

The contractor has been able to rework their availability schedule to ensure that the improvements are implemented before the colder weather has an impact on the works.

Star pickets adjacent to roadway: There were star pickets at the side of the entry of the sawtooth access road observed. The star pickets are in place to allow temporary closure of the transfer station for operational vehicles (operations/public separation) with chains. The star pickets had protective yellow caps over the top as a safety precaution. The star pickets have now been removed.

Transfer Station gates: Inspection of the Transfer Station highlighted a fall risk. Gates are to remain closed to assist with wheelie bin waste disposal, wheelie bin lifters are to be ordered. SMRC will monitor this arrangement and adjust where necessary with alternative solutions if necessary.

Railing at weighbridge: Railing at the new weighbridge ramps were identified as being required. This will be actioned.

In addition to the inspection, and as an indication of community satisfaction of the interim arrangements, the Manager for Corporate Projects asked members of the public that were using the facility at the time into the suitability of the current arrangements. All community members were satisfied with the current arrangements, despite parking on muddy ground.

RISK ASSESSMENT

Risk Type	Current Risk	Expected Risk	Within Accepted
Asset Management	Medium	Low	Yes
Economic Activity	Low	Low	Yes
Environmental Security	High	Low	Yes
External Political Environment	Medium	Medium	No
Financial Sustainability	High	Low	Yes
Health and Safety	Medium	Low	Yes
Legislative Governance and Compliance	High	Low	Yes
Reputation and Image	High	Low	Yes
Service Delivery	High	Low	Yes

The risks associated with the interim solution is that it does not currently provide for commercial waste disposals, greater than 1mtr³. This will somewhat disrupt commercial operators from their historic usage of Jindabyne landfill facility and extend their transiting times to dispose of larger commercial waste to Cooma landfill facility. However, this is not a permanent restriction. The long-term solution will aim to bring the ability for commercial waste back into the Jindabyne service

FINANCIAL IMPACTS

Geo tech Analysis	\$13,200
Waste Transfer Jindabyne to Cooma	\$11,300
Internal Plant Hire	\$18,000
Site Improvements estimate	\$55,000
Options and design value management.	TBC

*The commitments list is expenditure which is committed but not yet paid.

RESPONSIBLE OFFICER: Manager Corporate Projects.

OPTIONS CONSIDERED

There are two primary sites in consideration of a long-term waste solution. These being:

- The current landfill area; and
- The acquired site directly above the extant landfill site, located on the entry road to the existing Jindabyne landfill.

The initial options that the project identified for siting of a Waste Transfer Station, and longer-term Resource Recovery Centre were:

- **Opt 1:** Long term solution using Interim Facilities (plus additional minor works if needed – roof, expanded sawtooth pad, additional transfer bins), including a future stage for the Resource Recovery Centre (**Low cost**)

- **Opt 2:** Landfill site: Waste Transfer Station, including a future stage for the Resource Recovery Centre **(Medium Cost)**
- **Opt 3:** Landfill site: Waste Transfer Station; Hill site: future stage for the Resource Recovery Centre **(Medium cost)**
- **Opt 4:** Hill Site: Waste Transfer Station, including future stage for the Resource Recovery Centre (descope Resource Recovery Centre) **(Medium cost)**
- **Opt 5:** Hill Site: Waste Transfer Station, including Resource Recovery Centre **(Full build option - High cost) (High cost - concept design complete; Value Managing for Medium cost).**

IMPLEMENTATION PLANS

An initial schedule has been developed in order to provide Council with an indicative schedule to achieve the long-term solution, including construction options. It is noted that the schedule is subject to change as a result of further definition into the options available.

Activity	Commence	Complete
Interim works (road base, transfer point extension, signage etc).	March 2025	May 2025
Options Feasibility	May 2025	June 2025
Recommendation to Council		August 2025
Design	August 2025	Dependant on Option selected
Prime Contractor Procurement	Design complete + 1 months	Design complete + 4 months
Construction	Design complete + 5 months	Dependant on Option selected

Options will be developed and tested against engineering feasibility, strategic and environmental compliance objectives, value for money, whole of life consideration, community expectations and requirements, as well as highest and best land use.

Regarding commercial waste on the long-term solution, the project will look into an ability and the feasibility to reinstate commercial waste accessibility to the Jindabyne waste service provision in a reduced scope solution. However, this will also require strong education messages and on-site management with commercial operators to separate waste, which will also assist in conjunction with the longer-term Resource Recovery Centre to minimise landfill impacts into the future.

Council will also be establishing a community consultation group throughout this project, with participation from the public, commercial waste users, and other key stakeholders as identified to assist in further development and refinement of the options and design. However, for the time being, the interim solution is a viable means for a short to medium term service of operations and will give Council the time to adequately scope and refine the longer-term solution.

ATTACHMENTS

Nil

9.2.1 MONTHLY FUNDS MANAGEMENT REPORT - APRIL 2025

Record No: 125/289

OFFICER'S RECOMMENDATION

That Council receive the report indicating Council's cash and investments position as at 30 April 2025; and the certification of the Responsible Accounting Officer.

ISSUES

The effective management of Council funds in accordance with Council's Investment Policy and regulatory requirements. To assist financial sustainability and the intangible expectations of the community.

RISK ASSESSMENT

Risk Type	Current Risk	Expected Risk	Within Accepted
Financial Sustainability	Low	Low	Yes

The risk above is only associated with funds management. Total cash and investments are managed to ensure the protection of the principal invested; that there is appropriate levels of liquidity to fund service provision and investment returns are maximised within policy and statutory constraints.

FINANCIAL IMPACTS

As interest rates change, the investment strategy needs to be agile to ensure Council can take advantage of higher yield investments when they are presented.

RESPONSIBLE OFFICER: Chief Financial Officer.

CERTIFICATION:

I, Simon Rennie, Responsible Accounting Officer of Snowy Monaro Regional Council hereby certify, as required by Clause 212 of the Local Government (General) Regulation 2021, that the existing 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. 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.

OPTIONS CONSIDERED

Council's Monthly Funds Management report meets the requirements of Council's current Investment Policy and regulatory requirements.

IMPLEMENTATION PLANS

Investment of surplus funds that are not required to manage short-term cash flow.

EXISTING POLICY/DECISIONS

Council's Investment Policy (SMRC 258).

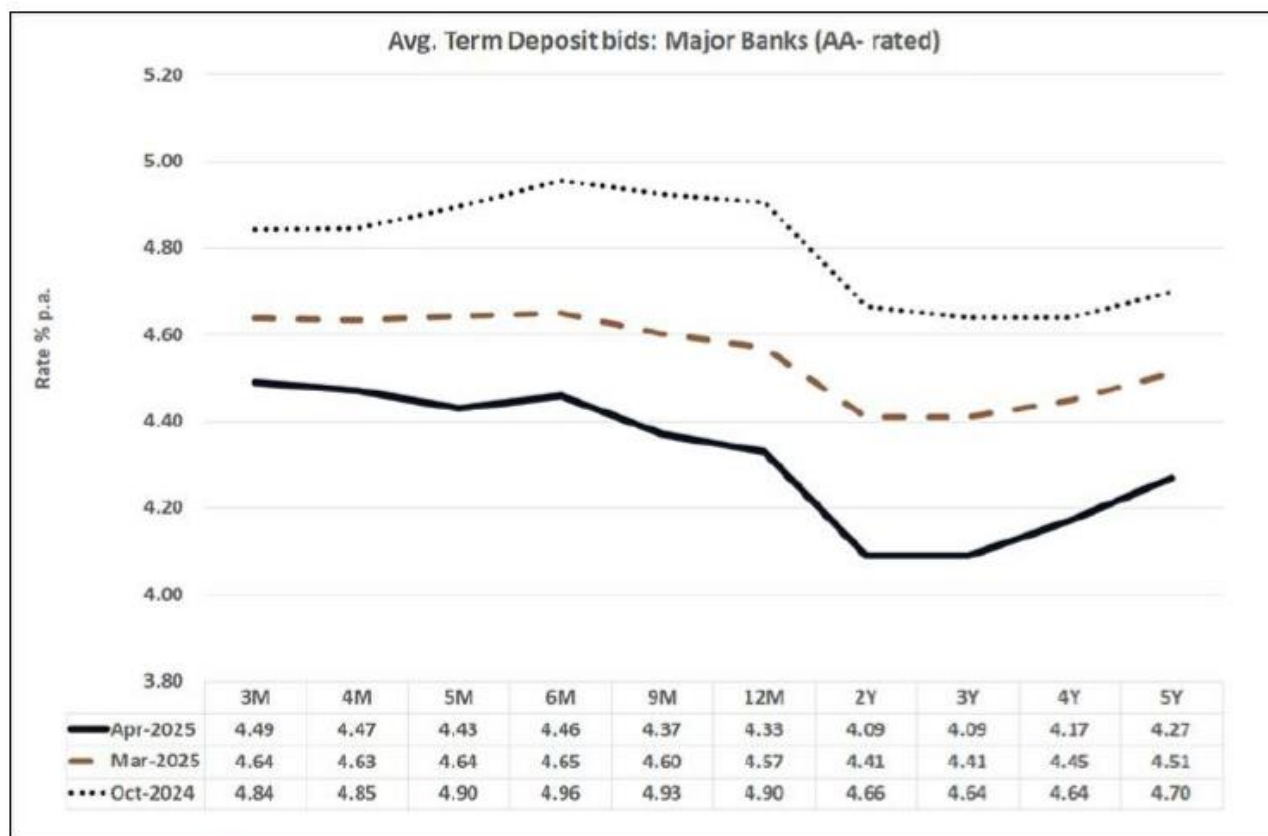
The revised policy was adopted on 17 November 2022. The aim of Council's Investment Policy is to provide a framework for the investing of Council funds at the most favourable rate of interest available to it at the time whilst having due consideration of risk and security for that investment type and ensuring that its liquidity requirements are being met.

BACKGROUND The portfolio is directed to fixed term deposits (81%). The remainder of the portfolio is held in cash (19%).

With additional rate cuts, escalating tariff wars and a global economic downturn being priced into investment markets in 2025, where liquidity permits, Council will allocate a small proportion of longer-term funds and undertake an 'insurance policy' against any further rate cuts by investing across 1-3 year fixed deposits, locking in and targeting higher yields. Should inflation be within the RBA's target band of 2-3% over the longer-term, returns above 4½% p.a. or higher should outperform benchmark.

Over April 2025, at the shorter end of the curve (less than 6 months), the average deposit rates offered by the major banks had reduced between 15-21bp compared to the previous month (March 2025). At the longer-end of the curve (1-5 years), the average rates reduced by another 24-32bp compared to where they were in March 2025.

9.2.1 MONTHLY FUNDS MANAGEMENT REPORT - APRIL 2025



Source: Imperium Markets

TERM TO MATURITY Currently, the portfolio remains highly liquid with 28% of assets maturing within 90 days and an additional 48% maturing within 12 months.

COUNTERPARTY

As at the end of April 2025, applying long-term ratings only, all individual banks were within the Policy limits. We acknowledge that limits are also dependent on capital inflows/outflows which will affect the exposures as at the reporting period.

Overall, the portfolio is lightly diversified with 10 ADIs being utilised. Council will consider opening other deposit accounts with further investment grade ADIs, not only to diversify, but increase the overall returns of the portfolio in the long-run.

9.2.1 MONTHLY FUNDS MANAGEMENT REPORT - APRIL 2025

Compliant	Issuer	Rating	Invested (\$)	Invested (%)	Max Limit (%)	Available (\$)
✓	ANZ	AA-	\$13,000,000	14.99%	100%	\$73,698,757
✓	NAB	AA-	\$29,698,757	34.26%	100%	\$57,000,000
✓	ING Bank Aus.	A	\$20,000,000	23.07%	30%	\$6,009,627
✓	BoQ	A-	\$5,000,000	5.77%	20%	\$12,339,751
✓	AMP	BBB+	\$3,000,000	3.46%	10%	\$5,669,876
✓	BankVIC	BBB+	\$7,000,000	8.07%	10%	\$1,669,876
✓	Heritage Bank	BBB+	\$1,000,000	1.15%	10%	\$7,669,876
✓	Hume Bank	BBB+	\$3,000,000	3.46%	10%	\$5,669,876
✓	Judo	BBB	\$4,000,000	4.61%	5%	\$334,938
✓	State Bank of India	BBB-	\$1,000,000	1.15%	1.5%	\$300,481
			\$86,698,757	100.00%		

Individual cash and investments held as at 30 April 2025:

DATE INVESTED	FINANCIAL INSTITUTION	Short- Term Rating	Long- Term Rating	TYPE	CURRENT INVESTMENT	INTEREST RATE	MATURITY
n/a	National Australia Bank - Cash at Bank*	A1+	AA-	Cash	3,257,813	Tiered	n/a
n/a	National Australia Bank - Professional Funds A	A1+	AA-	At Call	13,440,944	4.10%	At Call
28-Sep-23	ING Bank	A1	A	TD	5,000,000	5.35%	25-Sep-25
06-Nov-23	ING Bank	A1	A	TD	5,000,000	5.70%	06-Nov-28
12-Jun-24	Judo Bank	A2	BBB	TD	3,000,000	5.30%	12-Jun-25
25-Jun-24	ING Bank	A1	A	TD	3,000,000	5.21%	26-May-25
30-Jul-24	National Australia Bank	A1+	AA-	TD	5,000,000	5.25%	30-Jul-25
30-Jul-24	National Australia Bank	A1+	AA-	TD	5,000,000	5.22%	27-Aug-25
07-Aug-24	AMP Bank	A2	BBB+	TD	3,000,000	5.20%	05-Jun-25
29-Oct-24	ING Bank	A1	A	TD	3,000,000	5.10%	29-Oct-25
05-Nov-24	BankVic	A2	BBB+	TD	5,000,000	5.06%	04-Jul-25
05-Dec-24	Suncorp Bank	A1+	AA-	TD	1,000,000	5.06%	05-May-25
05-Dec-24	Suncorp Bank	A1+	AA-	TD	2,000,000	5.03%	07-Oct-25
06-Jan-25	BankVic	A2	BBB+	TD	2,000,000	4.70%	06-Jan-27
06-Jan-25	Bank of Queensland	A2	A-	TD	5,000,000	4.60%	06-Jan-27
06-Jan-25	Hume Bank	A2	BBB+	TD	3,000,000	4.60%	06-Jan-27
13-Jan-25	Suncorp Bank	A1+	AA-	TD	5,000,000	4.79%	13-Jan-27
25-Feb-25	ING Bank	A1	A	TD	3,000,000	4.80%	25-Feb-26
27-Feb-25	Heritage and People's Choice	A2	BBB+	TD	1,000,000	4.70%	27-Aug-25
27-Feb-25	ING Bank	A1	A	TD	1,000,000	4.73%	27-Jan-26
27-Feb-25	National Australia Bank	A1+	AA-	TD	3,000,000	4.65%	27-Feb-26
17-Mar-25	Judo Bank	A2	BBB	TD	1,000,000	4.80%	15-Sep-25
19-Mar-25	Suncorp Bank	A1+	AA-	TD	1,000,000	4.72%	19-Mar-26
26-Mar-25	State Bank of India, Sydney Branch	A3	BBB-	TD	1,000,000	5.00%	26-Nov-25
26-Mar-25	Suncorp Bank	A1+	AA-	TD	2,000,000	4.79%	26-Nov-25
27-Mar-25	Suncorp Bank	A1+	AA-	TD	2,000,000	4.75%	15-Dec-25
					86,698,757		

CREDIT QUALITY

The portfolio remains well diversified across the investment grade credit spectrum. All aggregate ratings categories are within the Policy limits. There is now much higher capacity to invest with the “BBB” rated ADIs following the rating upgrade for BoQ (moved up from BBB to A category range).

Compliant	Credit Rating	Invested (\$)	Invested (%)	Max Limit (%)	Available (\$)
✓	AAA Category	\$0	0.0%	100%	\$86,698,757
✓	AA Category	\$42,698,757	49.2%	100%	\$44,000,000
✓	A Category	\$25,000,000	28.8%	100%	\$61,698,757
✓	BBB Category	\$19,000,000	21.9%	30%	\$7,009,627
✓	Unrated ADIs	\$0	0.0%	30%	\$26,009,627
		\$86,698,757	100.0%		

PERFORMANCE

Council’s performance (excluding cash holdings) for the month ended April 2025:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.33%	0.98%	2.07%	3.55%	4.29%
AusBond Bank Bill Index	0.35%	1.04%	2.18%	3.70%	4.46%
Council's T/D Portfolio[^]	0.42%	1.21%	2.49%	4.24%	5.10%
Outperformance	0.07%	0.17%	0.31%	0.54%	0.65%

[^]Total portfolio performance excludes Council’s cash account holdings.

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	4.10%	4.10%	4.23%	4.28%	4.29%
AusBond Bank Bill Index	4.38%	4.34%	4.44%	4.46%	4.46%
Council's Portfolio[^]	5.20%	5.07%	5.08%	5.11%	5.10%
Outperformance	0.83%	0.73%	0.64%	0.65%	0.65%

[^]Total portfolio performance excludes Council’s cash account holdings.

For the month of April 2025, the portfolio (excluding cash) provided a return of +0.42% (actual) or +5.20% p.a. (annualised), outperforming the benchmark AusBond Bank Bill Index return of +0.35% (actual) or +4.38% p.a. (annualised).

STRATEGY FOR COUNCIL

Going forward, the longer-term strategy remains ideally placing across 12-24 months terms as it is likely to earn up to ¼-½% p.a. higher compared to shorter tenors in a normal market environment. There is growing belief that additional interest rate cuts and a global economic downturn is forthcoming and so locking in rates close above 4½% p.a. across 1-5 year tenors should provide some income protection against a lower rate environment.

TERM DEPOSIT MARKET REVIEW

Current Term Deposits Rates

As at the end of April 2025, we see value in the following:

ADI	LT Credit Rating	Term	Rate % p.a.
ING Bank	A	5 years	4.45%
BoQ	A-	5 years	4.30%
Hume Bank	BBB+	5 years	4.20%
Westpac	AA-	5 years	4.15%
ING Bank	A	4 years	4.30%
BoQ	A-	4 years	4.15%
Westpac	AA-	4 years	4.05%
Hume Bank	BBB+	4 years	4.00%
ING Bank	A	3 years	4.15%
BoQ	A-	3 years	4.05%
BankVIC	BBB+	3 years	4.00%
State Bank of India	BBB-	3 years	4.00%
State Bank of India	BBB-	2 years	4.35%
BankVIC	BBB+	2 years	4.10%
ING Bank	A	2 years	4.08%
Suncorp	AA-	2 years	3.97%

The above deposits are suitable for Council looking to maintain diversification and lock-in a slight premium compared to purely investing short-term.

For terms under 12 months, we believe the strongest value is currently being offered by the following ADIs:

ADI	LT Credit Rating	Term	Rate % p.a.
State Bank of India	BBB-	12 months	4.70%
BankVIC	BBB+	12 months	4.40%
Bank of Sydney	Unrated	12 months	4.40%
Australian Unity	BBB+	12 months	4.35%
Suncorp	AA-	12 months	4.31%
State Bank of India	BBB-	9 months	4.70%
Bank of Sydney	Unrated	9 months	4.50%
Suncorp	AA-	9 months	4.45%
BankVIC	BBB+	9 months	4.30%
Bank of Sydney	Unrated	6 months	4.75%
State Bank of India	BBB-	6 months	4.70%
BankVIC	BBB+	6 months	4.55%
Suncorp	AA-	6 months	4.43%
Bank of Sydney	Unrated	3 months	4.75%
State Bank of India	BBB-	3 months	4.70%
NAB	AA-	3 months	4.50%

FIXED INTEREST OUTLOOK

Financial markets continue to fully price in two rate cuts in 2025 and another one by early 2026, despite Governor Bullock explicitly pushing back on the additional 50bp rate cuts underpinning their forecasts for inflation. The Governor said, *“the board needs more evidence that inflation is continuing to decline before making decisions about the future path of interest rates”*. She noted the RBA wants to see easing wage costs, disinflation in market services and housing inflation continuing to ease.

ATTACHMENTS

Nil

9.2.2 QUARTERLY BUDGET REVIEW STATEMENT (QBRs) 31 MARCH 2025

Record No: I25/316

OFFICER'S RECOMMENDATION

That Council receive the quarterly budget review statement for the quarter ended 31 March 2025 and approve the variations noted therein.

ISSUES

A Quarterly budget review statement is presented quarterly for the September, December and March quarter of every year. As can be expected, some factors are unknown at that time and therefore it is important that routine budget reviews are undertaken and presented to Council for adoption, as is common practice across all Councils in NSW. As required by the Local Government (General) Regulation 2021, officers request budget adjustments through the QBRs process.

The format of this report is designed to comply with the Office of Local Government requirements and is presented for the quarter ended 31 March 2025.

The QBRs can be found in the attachment.

Variances

After noting these variances in the report, the 2024/25 budget is still on track to achieve the unrestricted cash balance moving from \$723,000 to \$1,750,000 in the current financial year being a \$1 million increase and in line with the AEC Financial Sustainability improvements.

Traditionally Council have identified carryovers in the September review for the previous financial year. As part of continuous improvement, Council is now identifying projects in the March review that will be carried over into the next financial year. These are initial estimates and the figures may change. The actual carry overs and revotes will be contained in a separate report to Council as soon as possible after the closure of the 24/25 financial year. The carry overs estimated in the March review are \$34.448million.

Other variances are the increase of legal fees for the Council's resolved compliance review relating to the Michelago quarry of \$50,000 and an increase of \$30,000 for planning and development.

RISK ASSESSMENT

Risk Type	Current Risk	Expected Risk	Within Accepted
Asset Management	High	High	No
Financial Sustainability	High	Medium	Yes
Legislative Governance and Compliance	Low	Low	Yes
Reputation and Image	High	High	No
Service Delivery	Low	Low	Yes

FINANCIAL IMPACTS

The financial impacts are identified in the attached statement.

A performance improvement order was issued to Council in January 2025 requiring Council to maintain a minimum unrestricted cash balance of at least \$500,000. This amount has been separately identified in the QBR as a contingency within the unrestricted balance. Council is compliant with this undertaking as at March 2025 with \$6.3M in unrestricted funds.

RESPONSIBLE OFFICER: Chief Financial Officer.

OPTIONS CONSIDERED

N/A

IMPLEMENTATION PLANS

The 2024/25 original budget and operational plan was adopted in June 2024.

ATTACHMENTS

1. QBR March 2025

Snowy Monaro Regional Council
Quarterly Budget Review Statement

For the period 1 January 2025 To 31 March 2025

Report by Responsible Accounting Officer

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

It is my opinion that the Quarterly Budget Review Statement for Snowy Monaro Regional Council for the quarter ended 31 March 2025 indicates that Council's projected financial position at 30 June 2025 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: 

Date: 1 May 2025

Simon Rennie
Responsible accounting officer

Snowy Monaro Regional Council

**Income & Expenses Budget Review Statement
Budget Review For the Quarter Ended 31 March 2025**

Income & Expenses - Council Consolidated

(\$000's)	Original budget 2024/25	C/Forward Revotes	Approved Changes			Revised budget	Recommended Changes for This Quarter	Note	Projected year end result	Actual YTD figures
			Sep QBRs	Dec QBRs	March QBRs					
Income										
Rates and annual charges	(42,492)	-				(42,492)			(42,492)	(38,060)
User charges and fees	(17,211)	-		(222)		(17,433)	(47)	1	(17,480)	(11,243)
Other revenues	(315)	-				(315)	(65)	2	(380)	(312)
Grants and contributions - operating	(38,899)	(306)		(403)		(39,607)	1,160	3	(38,447)	(11,992)
Grants and contributions - capital	(28,106)	(13,377)				(41,483)	22,883	4	(18,600)	(8,734)
Interest and investment revenue	(4,475)	-		(292)		(4,767)			(4,767)	(3,693)
Net gain from disposal of assets	(1,048)	(1,971)				(3,019)			(3,019)	(433)
Rental income	(1,325)	-				(1,325)			(1,325)	(897)
Total income from continuing operations	(133,871)	(15,654)	-	(917)	-	(150,442)	23,931		(126,511)	(75,363)
Expenses										
Employee benefits and on-costs	36,916	-	(271)	388		37,033	(155)	5	36,878	26,644
Borrowing costs						-			-	
Materials and services	43,307	279	348	(127)		43,806	152	6	43,958	21,590
Depreciation and amortisation	28,302	-				28,302			28,302	19,188
Other expenses	2,219	-		(10)		2,209	7	7	2,216	1,144
Net Loss from disposal of assets	-	-				-			-	-
Total expenses from continuing operations	110,744	279	77	251	-	111,351	4		111,355	68,566
Net operating result from all operations	(23,126)	(15,375)	77	(666)	-	(39,091)	23,935		(15,156)	(6,797)
Net Operating Result before Capital Items	4,980 (Deficit)		77	(666)	-	2,392 (Deficit)	1,052		3,444 (Deficit)	1,937

Snowy Monaro Regional Council

Budget Review For the Quarter Ended 31 March 2025

Material Variances

Note	Department	Resource Group	\$,000	Commentary
1	Built and Natural, Finance, infrastructure	User Fees	(47)	Expected increase in user fees
	Total		(47)	
2	RFS	Other Revenue	(65)	New budget - Rocky Plain brigade station
	Total		(65)	
3	Infrastructure	Operating Grants	1,160	Grants to be carried over into 25/26
	Total		1,160	
4	Infrastrucuture and Open space	Capital Grants	22,883	Grants to be carried over into 25/26. Grant funds can only be used for their intended purpose and when received are put aside in a restricted reserve until they are required.
	Total		22,883	
3	Finance, Infrastructure	Employee Costs	(155)	Movement from Employees to Contractors and employee savings
	Total		(155)	
4	Open space, water, waste, infrastructure	Materials and Contracts	152	Movement from Employees to Contractors + \$50,000 increase in legal fees for Michelago quarry + \$ 30,000 increase for Planning and Development
	Total		152	
4	Finance	Other expenses	7	Minor adjustments
	Total		7	
	GRAND TOTAL		23,935	

Snowy Monaro Regional Council
Income and Expenses- by Business Unit
Budget Review For the Quarter Ended 31 March 2025
Income & expenses - Council Consolidated

(\$000's)	Original budget 2024/25	Carry forwards	Approved Changes			Revised Budget	Recommended Changes for This Quarter	Projected year end result	Actual YTD figures
			Sep QBRs	Dec QBRs	March QBRs				
Business Unit									
Built & Natural Environment	4,189	-	60	(207)		4,042	-	4,042	2,397
Communications & Engagement	-	193	-	-		193	(40)	153	(35)
Community Services	2,733	752	-	57		3,543	3,350	6,893	4,445
Customer Service	-	-	-	-		-	-	-	(43)
Executive Office	(2,935)	-	285	70		(2,580)	-	(2,580)	835
Finance	583	-	20	225		828	(1,556)	(728)	(30)
Fleet & Plant	(133)	(37)	-	-		(170)	-	(170)	(1,499)
Governance	2,506	-	15	60		2,581	(8)	2,573	1,518
ICT	0	-	-	-		0	-	0	(655)
Infrastructure	6,311	(15,162)	-	(670)		(9,521)	10,018	497	9,624
Open Space & Recreation	(4,835)	(588)	-	(120)		(5,543)	10,534	4,991	4,276
Procurement	-	-	-	-		-	-	-	(60)
Project Management	271	-	-	-		271	-	271	(61)
Resource & Waste	1,447	-	77	110		1,634	98	1,732	(1,997)
Revenue	(31,328)	-	-	-		(31,328)	-	(31,328)	(23,487)
Strategic Development	(282)	-	-	100		(182)	-	(182)	(672)
Tourism	1,302	(620)	(380)	-		302	-	302	609
Water & Waste Water	(480)	86	-	-		(394)	-	(394)	(1,711)
Workforce	(2,477)	-	-	(292)		(2,769)	1,539	(1,230)	(252)
Net operating result from all operations	(23,126)	(15,375)	77	(666)	-	(39,091)	23,935	(15,156)	(6,797)
Net operating result before capital items	4,980		77	(666)	-	2,392	1,052	3,444	1,937
	(deficit)					(deficit)		(deficit)	

**Snowy Monaro Regional Council
Capital Budget Review Consolidated**

Budget Review For the Quarter Ended 31 March 2025

(\$000's)	Original budget 2024/25	Carry forwards	Approved changes			Revised Budget	Recommended Changes for This Quarter	Projected year end result	Actual YTD figures
			Sep QBRS	Dec QBRS	March QBRS				
Capital expenditure									
New assets									
- Plant & equipment						-		-	
- Land & buildings	143	38				181		181	116
- Roads, Bridges, footpaths	1,500	8,206				9,706	(3,500)	6,206	3,329
- Stormwater	300					300	(160)	140	-
- Water	-	205				205		205	200
- Wastewater	-	292				292		292	245
- Waste	-					-		-	-
- Other	12,560	1,826				14,385	(9,710)	4,675	1,592
Renewal assets (Replacement)									
- Plant & equipment	2,634	150				2,783		2,783	1,868
- Land & buildings	2,060	160		30		2,250	(186)	2,064	634
- Roads, bridges, footpaths	17,904	12,418		670		30,992	(7,293)	23,699	9,470
- Stormwater	-	66				66		66	11
- Water	6,024	478				6,503	(2,672)	3,831	3,243
- Wastewater	1,768	3,294	350			5,412		5,412	5,010
- Waste	8,260	1,247				9,507	(7,642)	1,864	942
- Other	5,566	249		90		5,905	(3,285)	2,620	616
Total capital expenditure	58,719	28,627	350	790	-	88,487	(34,448)	54,039	27,276
Capital funding									
Rates & other untied funding	(19,185)	(1,018)				(20,203)	5,189	(15,014)	(10,277)
Capital grants & contributions	(28,106)	(14,358)		(790)		(43,254)	22,883	(20,371)	(9,477)
Reserves:						-		-	
- External restrictions/reserves	(1,783)	(13,278)	(350)			(15,411)		(15,411)	(7,089)
- Internal restrictions/reserves	(961)	26				(935)	710	(225)	-
New loans	(7,637)					(7,637)	7,637	0	-
Receipts from sale of assets						-		-	
- Plant & equipment	(1,048)					(1,048)	(1,971)	(3,019)	(433)
- Land & buildings						-		-	
Proposed internal loan						-		-	
Total capital funding	(58,720)	(28,628)	(350)	(790)	-	(88,487)	34,448	(54,039)	(27,276)

Snowy Monaro Regional Council
Budget Review For the Quarter Ended 31 March 2025
Material Capital Budget Variations

Department	Resource	\$	Commentary
Carry Overs - Project estimates that will be carried over into 25/26			
¹ Infrastructure	Materials and Contracts	(1,000)	Bobeyan Road upgrade
Infrastructure	Materials and Contracts	(500)	Gunningah Road
Infrastructure	Materials and Contracts	(2,000)	Boco Rock Road
Total		(3,500)	
² Infrastructure	Materials and Contracts	(160)	Stormwater renewal
Total		(160)	
³ Infrastructure	Materials and Contracts	(9,000)	Jindabyne Shared Trail
Infrastructure	Materials and Contracts	(710)	Berridale Village
Total		(9,710)	
⁴ Open Space	Materials and Contracts	(186)	Jyndabyne Public Toilets
Total		(186)	
⁵ Infrastructure	Materials and Contracts	(1,572)	Road Renewal
⁶ Infrastructure	Materials and Contracts	(3,000)	Smiths road
⁷ Infrastructure	Materials and Contracts	(221)	Ryrie street extension
⁸ Infrastructure	Materials and Contracts	(2,500)	Smiths Road
Total		(7,293)	
Water	Materials and Contracts	(2,672)	Cooma Snowy Reservoir - funded from Council cash and funds have been reserved for 25/26
Total		(2,672)	
Resource and Waste	Materials and Contracts	(7,642)	Cooma composting Facility removed from current budget. Borrowing for this project is reduced to zero
Total		(7,642)	
Community	Materials and Contracts	(3,285)	Cooma and Bombala Swimming Pools
Total		(3,285)	
Grand Total		(34,448)	

Grant funds can only be used for their intended purpose and when received are put aside in a restricted reserve until they are required.

Snowy Monaro Regional Council
Cash & investments budget review statement
Budget Review For the Quarter Ended 31 March 2025

(\$000's)	Original budget 2024/25	Approved changes		Mar QBRS	Revised budget 2023/24	Variations For this Quarter	Projected year end result	Actual YTD figures
		Sep QBRS	Dec QBRS					
Externally restricted ⁽¹⁾								
Specific purpose unexpended grants - General Fund	3,990		3,020		7,010	1,810	8,820	13,006
Specific purpose unexpended grants - Water Fund	2,980		(1,985)		995	(510)	485	26
Specific purpose unexpended grants - Sewer Fund	1,052	(350)			702	(220)	482	162
External Restrictions Total - included in Liabilities	8,022	(350)	1,035		8,707	1,080	9,787	13,194
Developer Contributions - General Fund	4,500		350		4,850	590	5,440	5,125
Developer Contributions - Water Fund	6,480		400		6,880	230	7,110	6,767
Developer Contributions - Sewer Fund	6,850				6,850	1,030	7,880	7,195
Specific Purpose Unexpended Grants recognised as Revenue	2,650		2,075		4,725	1,270	5,995	7,567
Water Fund	23,200		(985)		22,215	210	22,425	25,171
Sewer Fund	2,600				2,600	760	3,360	4,783
Domestic waste management	1,020				1,020	300	1,320	2,483
Crown land reserves	723		(98)		625	(200)	425	430
Boco Rock Community Reserve	22		(2)		20		20	-
Kamoto-Cooma friendship scholarship fund	48				48		48	48
SRV	-				-	500	500	631
Other	-				-		-	-
Total externally restricted other	48,093	-	-	1,740	49,833	4,690	54,523	60,200
Total externally restricted	56,115	-	(350)	2,775	58,540	5,770	64,310	73,394
(1) Funds that must be spent for a specific purpose								
Internally restricted ⁽²⁾								
Plant and vehicle replacement	233		750		983		983	983
Employees leave entitlements	1,800		633		2,433		2,433	2,433
Deposits, bonds & retentions	250		1,750		2,000		2,000	1,867
Uncompleted works	1,500				1,500	1,100	2,600	2,722
Waste management	6,353		(1,090)		5,263	(250)	5,013	1,972
Former Snowy LGA	315		236		551		551	551
Former Bombala LGA	1,240				1,240		1,240	1,239
Stronger communities fund interest	-				-		-	-
Prepayment Financial Assistance Grants	-				-		-	-
Total internally restricted	11,691	-	2,279		13,970	850	14,820	11,767
(2) Funds that Council has earmarked for a specific purpose								
Total Internal and External restrictions	67,806	(350)	5,054		72,510	6,620	79,130	85,162
Total Cash & investments	69,256				69,179		80,880	91,357
Financial Sustainability Contingency (Unrestricted)					500		500	500
Balance of Unrestricted Funds				-	3,831		1,250	5,695
Total Unrestricted (i.e. Available after Restrictions)	1,450	350	(5,054)		(3,331)		1,750	6,195

The Original Budget column is the initial forecast of the consolidated bank balance at June 30 2025. The proposed budget is the updated forecast as at June 30 2025.

Actual YTD figures is the bank balance as at March 31 2025

Snowy Monaro Regional Council
Statement of contracts

Budget Review For the Quarter Ended 31 March 2025

Contract, Tender No. or Quotation No.	Contract Title/Description	Contractor	Effective Start Date of Contract	Expiry Date of Contract	Estimated Total Contract Value (Incl GST)
SMRC2025-SERVICE5	SMRC2025-SERVICE5 - Civica - Authority Payments (Payble Pro) SaaS Agreement (Civica Authority)	Civica Authority	1/05/2025	1/05/2029	\$233,200
SMRC2025-CONSTRUCT3	SMRC2025-CONSTRUCT3 - Smith Road Re construction- upgrade and seal (Huon Constructors Pty Ltd)	Huon Constructors Pty Ltd	22/04/2025	30/10/2025	\$3,081,650
SMRC2025-CONSTRUCT2	SMRC2025-CONSTRUCT2 - Jindabyne Foreshore - Claypits Construction (Aitken Civil Engineering Pty Ltd)	Aitken Civil Engineering Pty Ltd	17/04/2025	30/11/2025	\$2,639,420
SMRC2025-SERVICE4	SMRC2025-SERVICE4 - Recruitment Advertising Services (Seek)	Seek	15/04/2025	14/04/2026	\$33,000
SMRC2025-SERVICE3	SMRC2025-SERVICE3 - Towards Excellence - Stage 2 (Field Force 4 Pty Limited)	Field Force 4 Pty Limited	15/04/2025	14/10/2025	\$167,200
SMRC2025-DC3	SMRC2025-DC3 - McLaughlin River Cway - Boco Rock Rd - Replacement (Bridge & Marine Engineering Pty. Ltd.)	Bridge & Marine Engineering Pty. Ltd.	11/04/2025	10/11/2025	\$676,500
SMRC2025-CONSTRUCT1	SMRC2025-CONSTRUCT1 - Bombala Sports Facilities Cricket Nets Supply and Install (MCH Welding and Engineering)	MCH Welding and Engineering	26/03/2025	31/05/2025	\$85,135
SMRC2025-DC2	SMRC2025-DC2 - Bombala Sporting Infrastructure – Stage 1 (Davone Constructions Pty Ltd)	Davone Constructions Pty Ltd	25/03/2025	1/11/2025	\$834,557
SMRC2025-WORKS1	SMRC2025-WORKS1 - Construction Jerangle Rural Fire Brigade Station (Jindabyne Building Pty Ltd)	Jindabyne Building Pty Ltd	21/03/2025	5/07/2025	\$572,188
SMRC2025-SERVICE2	SMRC2025-SERVICE2 - Contract Standards Subscription Agreement (Standards Australia Limited)	Standards Australia Limited	20/03/2025	19/03/2026	\$8,250
SMRC2024-CONSTRUCT52	SMRC2024-CONSTRUCT52 - DRFA Restoration Works Delegate Area (Jennings Civil Group Pty Ltd)	Jennings Civil Group Pty Ltd	16/03/2025	9/05/2025	\$235,444
SMRC2025-DC1	SMRC2025-DC1 - SMRC Heavy Patch program 2024/2025 (McMahon's Earthmoving Pty Ltd)	McMahon's Earthmoving Pty Ltd	14/03/2025	26/06/2025	\$1,058,065
SMRC2025-CON4	SMRC2025-CON4 - Debt Recovery Services (Recoveries and Reconsruction (Aus) Pty Ltd)	Recoveries and Reconsruction (Aus) Pty Ltd	5/02/2025	4/02/2027	\$264,000

Snowy Monaro Regional Council
Statement of contracts

Budget Review For the Quarter Ended 31 March 2025

Contract, Tender No. or Quotation No.	Contract Title/Description	Contractor	Effective Start Date of Contract	Expiry Date of Contract	Estimated Total Contract Value (Incl GST)
SMRC2024-DC6	SMRC2024-DC6 - Boolboolma Xing (Bridge & Marine Engineering Pty Ltd)	Bridge & Marine Engineering Pty Ltd	20/01/2025	30/06/2025	\$777,150
SMRC2025-CON3	SMRC2025-CON3 - Asset Policy Review, Asset Strategy Review and Develop Strategic Asset Plans for each asset class (C.T. MANAGEMENT GROUP PTY. LTD.)	C.T. MANAGEMENT GROUP PTY. LTD.	17/01/2025	16/05/2025	\$100,227
SMRC2025-SERVICE1	SMRC2025-SERVICE1 - Dewatering & Disposal of Biosolids from Sewage Treatment Plants (Arkwood (Gloucester) Pty Ltd)	Arkwood (Gloucester) Pty Ltd	14/01/2025	13/01/2027	\$459,683
SMRC2024-CON13	SMRC2024-CON13 - BLERF 0946 - Supporting Tourism in Adaminaby - Site Surveillance (Hite Consulting PTY LTD)	Hite Consulting PTY LTD	23/12/2024	22/06/2025	\$33,000
SMRC2024-SERVICE20	SMRC2024-SERVICE20 - All Valve Industries - Temetra Services Agreement (All Valve Industries Pty Limited)	All Valve Industries Pty Limited	17/12/2024	31/12/2027	\$24,547
SMRC2024-SERVICE19	SMRC2024-SERVICE19 - Electricity contract for SMRC Large sites with Red (Red Energy)	Red Energy	9/12/2024	8/12/2027	\$2,090,163
SMRC2024-CON12	Engineer Recruitment- Project Lead and Project Engineer	Damage Control Project Management	27/11/2024	1/06/2025	\$295,295
SMRC2024-SERVICE13	Snowy Monaro Regional Council 2024-27 Spot and Boom Spraying - State Highways and selected roads	Wolfcon Pty Ltd	6/11/2024	30/06/2027	\$627,000
SMRC2024-GOODS4	Supply and Delivery of one new Heavy Rigid 6x4 Water Cartage Truck	Daimler Truck Australia Pacific Pty Ltd	5/11/2024	30/06/2025	\$337,530
SMRC2024-CON10	Condition Assessment of Bridges	Smec Australia Pty. Limited	4/11/2024	3/02/2025	\$164,250
SMRC2024-SERVICE17	2024-2027 Weed Control Services - Central region	Ripper Rural Services	1/11/2024	30/06/2027	\$363,000
SMRC2024-SERVICE16	2024-2027 Weed Control Services - Eastern region	Ripper Rural Services	1/11/2024	30/06/2027	\$264,000
SMRC2024-SERVICE15	2024-2027 Weed Control Services - Western region	Buckleys Rural Services	1/11/2024	30/06/2027	\$363,000
SMRC2024-WORKS2	2024-2027 Weed Control Services - Southern region	Stone Forrestry contracting	1/11/2024	30/06/2027	\$363,000
SMRC2024-GOODS5	Gunningrah Rd/Cambalong Creek Modular Bridge Formwork	Inquik Pty Ltd	28/10/2024	27/10/2026	\$604,670

Snowy Monaro Regional Council
Statement of contracts

Budget Review For the Quarter Ended 31 March 2025

Contract, Tender No. or Quotation No.	Contract Title/Description	Contractor	Effective Start Date of Contract	Expiry Date of Contract	Estimated Total Contract Value (Incl GST)
SMRC2024-GOODS3	Supply and Delivery of one New Motor Grader PSA CLASS 15	Komatsu Australia Pty Ltd	25/10/2024	24/03/2025	\$476,227
SMRC2024-CONSTRUCT48	Delegate School of Arts Facilities Upgrade – Stage 2 & 3	M Bennett Constructions Pty Ltd	23/10/2024	31/03/2025	\$624,789
SMRC2024-DC7	Cowbed Bridge (Rocky Plain Rd) - Design and Construction.	Tambo Constructions Proprietary Limited	22/10/2024	21/04/2027	\$1,315,490
SMRC2024-CONSTRUCT47	Jindabyne Shared Trails – Stage 1 – Upgrade of Sections 1.2 & 1.3	TRC Trails Pty Ltd	21/10/2024	22/12/2024	\$332,241
SMRC2024-CON8	Condition Assessment and Strategic Analysis of Road Network	Damage Control Project Management Pty Ltd	18/10/2024	13/12/2024	\$180,166
SMRC2024-GOODS2	Supply and Delivery of one new PSA Class 12.5 Self Propelled Smooth Drum Roller	Westrac Pty Ltd	17/09/2024	16/11/2024	\$209,000
SMRC2024-CON4	Snowy Monaro Regional Council Community Satisfaction Survey 2024-2028 (five (5) surveys)	Taverner Research Group	3/09/2024	2/09/2029	\$170,280
SMRC2024-CONSTRUCT40		J & M Johnston Pty Ltd	14/08/2024	13/12/2024	\$144,148
SMRC2024-CONSTRUCT36	Shannons Flat Upgrade	McMahon's Earthmoving Pty Ltd	30/07/2024	29/07/2025	\$1,582,627
SMRC2024-CONSTRUCT44	Myack creek Sewer Support Structure - Reference Contract 042/2023	Leed Engineering and Construction Pty Ltd	12/07/2024	30/09/2024	\$434,504
002/2024	Snowy Monaro Regional Council Waste Services Contract	Ramondis	1/07/2024	30/06/2027	\$5,934,575
SMRC2024-WORKS3	Cooma General Cemetery Maintenance	Play Dirt PTY LTD trading Burkes Plant Hire	1/07/2024	30/06/2025	\$74,470
SMRC2024-SERVICE3	Cooma General Cemetery Maintenance	Lincoln Litchfield	1/07/2024	30/06/2025	\$30,000

3 contracts have been reported in the March quarter for December 2024.

Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser. Contracts for employment are excluded.

Consultancy & legal expenses budget review

Expense

Consultancies	\$782,519
Legal Fees	\$129,616
Debt Collection Legal Fees	\$118,111

Budgeted
(Y/N)

Y
Y
Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management.

Snowy Monaro Regional Council
Key performance indicators budget review statement - Industry KPI's (OLG)
Budget Review For the Quarter Ended 31 March 2025

(\$000's)	Current projection		Original budget 24/25	Actuals prior periods	
	Amounts	Indicator		23/24	22/23
	24/25	24/25			
NSW local government industry key performance indicators (OLG):					
1. Operating performance					
Operating revenue (excl. capital) - operating expenses	3,444	0.05	0	- 0.10	- 3.21
Operating revenue (excl. capital grants & contributions)	- 69,463				

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

2. Own source operating revenue					
Operating revenue (excl. ALL grants & contributions)	- 69,463	54.91%	50.00 %	47.58 %	40.96 %
Total Operating revenue (incl. capital grants & cont)	- 126,511				

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

4. Debt service cover ratio					
Operating result before interest & dep. exp (EBIDA)		0	0.00	0%	23%
Principal repayments + borrowing interest costs					

Council currently has no debt, except for purchasing cards which are paid off monthly.

9.3.1 POST EXHIBITION REPORT - BERRIDALE BEAUTIFICATION (DRAINAGE)

Record No: I25/176

OFFICER'S RECOMMENDATION

That Council:

- A. Adopt the amended plans previously identified as stages 3A, 3B, 4, 5 of the Berridale Village Landscape Master Plan, now known as the Berridale Village Master Plan, with the following considerations:
- (i) Implementation of the Plan will be delivered in stages;
 - (ii) Works not funded under the current grant funding will be proposed to be delivered in Stage 2, to be undertaken once suitable funding is secured.

ISSUES

In 2017, the Snowy River Council developed and adopted the Berridale Village Landscape Master Plan Report, which proposed works to the Jindabyne Road green space area in Berridale. However after receiving further community feedback the works were put hold to seek additional community input.

The Snowy Monaro Regional Council acknowledged the communities concerns, and subsequently developed amendments to the Berridale Village Landscape Master Plan (BVLMP) which has led to the amended BVLMP (the Plan) being presented to Council.

While Council facilitated its development, the Plan has been shaped directly through engagement with local stakeholders and addresses both strategic objectives and on-the-ground infrastructure needs. The Plan being a community-led document is aimed at reflecting the aspirations and priorities of the Berridale community.

The Plan supports the Council's Delivery Program objective of providing sustainable infrastructure and green space that aligns with the Operational Plan's focus on Berridale beautification, particularly drainage improvements between Bolton and Park Streets. The project responds to flooding issues in Stage 1 along Park Street by proposing realignment of the creek and upgrading culverts to improve water flow and local access.

Adoption of the Plan is now necessary to enable delivery of Stage 1 works, funded under the Stronger Country Communities Fund – Round 5 (SCCF5). These works are time-sensitive and linked to grant funding. Failure to adopt the plan will likely result in grant funds being forfeited and key infrastructure upgrades not funded, or delayed until funding becomes available.

Extensive community consultation informed the development of the Plan. A Project Engagement Group, including six local residents representing businesses and the Berridale Lions Club contributed to early revisions. Broader feedback was gathered through online consultation and at

9.3.1 POST EXHIBITION REPORT - BERRIDALE BEAUTIFICATION (DRAINAGE)

the Berridale Spring Fair, where Council spoke with more than 60 residents. Other key stakeholders such as the Aitchison Cottage Committee, and local parents have all played a role in shaping the plan, ensuring it reflects the needs and values of the community.

Stage 1 is fully funded and will be delivered by Council's Corporate Projects team without diverting resources from other priorities or business-as-usual activities. Future stages will be progressed as additional funding becomes available and resources allow.

The Plan will deliver tangible benefits for Berridale. Socially, it enhances safety, accessibility, and the appeal of public spaces, including upgrades to the ANZAC Memorial space. Environmentally, the Plan addresses local flooding and improves drainage, which are known issues in the town. Economically, the plan contributes to revitalisation and tourism by making Berridale a more attractive place to stop and visit. Adopting the Plan reinforces Council's civic leadership and commitment to community-driven outcomes. If not adopted, critical infrastructure works will be delayed, funding will be lost, and trust within the community may be impacted.

RISK ASSESSMENT

Risk Type	Current Risk	Expected Risk	Within Accepted
Asset Management	Low	Low	Yes
Economic Activity	Low	Low	Yes
Environmental Security	Low	Low	Yes
External Political Environment	Low	Low	Yes
Financial Sustainability	Low	Low	Yes
Health and Safety	Low	Low	Yes
Legislative Governance and Compliance	Low	Low	Yes
Reputation and Image	Medium	Low	Yes
Service Delivery	Low	Low	Yes

Reputation and Image

There is a reputational risk if the project is delayed or not delivered as promised, particularly given the high level of community involvement and grant funding. This risk will be managed through clear project timelines, ongoing communication with stakeholders, and regular progress reporting to ensure transparency and maintain community trust.

FINANCIAL IMPACTS

	Amount	Details
Current Annualised Net Cost	Nil	
Estimated Annualised Net Cost	Nil	
Capital Investment	Nil	
Capital Funding Source	\$1,099,209.00	SCCF5 Grant Funding

The Stage 1 works are included under the 2024/25 Operational Plan – Berridale Beautification (Drainage) and is fully funded through the current Stronger Country Communities Fund Round 5

Grant. These works include the creek realignment and associated drainage improvements and are accounted for within the approved grant budget.

Stage 2 works are not yet funded and will be subject to future grant opportunities or budget consideration. Detailed costing for Stage 2 will be undertaken at a later date and will include assessments of ongoing maintenance requirements to ensure long-term financial sustainability.

Stage 1 works include:

- gathering area for memorial park (Master Plan Design Note 6)
- restored and formalised creek alignment (Master Plan Design Note 7)
- upgraded culverts to Oliver St, Bolton St, Myack St and Park St (Master Plan Design Note 8)

Stage 2 works include:

- Primary and secondary entrance to Lions Park (Master Plan Design Note 1 & 2)
- Formalised concrete pathways (Master Plan Design Note 3)
- Recreational works (Master Plan Design Note 4)
- Recreational gathering area (Master Plan Design Note 5)
- Carpark upgrades (Master Plan Design Note 9)
- Relocation of war memorial heritage item (Master Plan Design Note 10)
- Pedestrian Bridge improvements (Master Plan Design Note 11)
- Potential Pathway extension ((Master Plan Design Note 12)
- Swale drainage crossing (Master Plan Design Note 13)
- Civil Works (Master Plan Design Note 14)
- Pedestrian crossing on Myack St (Master Plan Design Note 15)

Potential future plans outside this program also include potential for a future skate park development, and works to Aitchinson Cottage (Master Plan Design Note 16 and 17 respectively)

RESPONSIBLE OFFICER: Manager of Corporate Projects

OPTIONS CONSIDERED

A range of design options were considered throughout the planning process. A dedicated Project Engagement Group was established and has met regularly over the past 12 months. This group has played a central role in shaping the Plan, providing feedback, workshopping design solutions, raising local concerns, and contributing ideas that have been integrated into the final design. The presented Plan has been considered and approved by the Engagement Group.

In addition to the Public Engagement Group, a public consultation period invited broader community input. Feedback received during this period was carefully reviewed, with several changes made to the draft plans in response. These inclusive processes ensured that the plan

reflects a wide range of community perspectives and that all reasonable options were explored and considered before finalising the proposed works.

Ultimately the works proposed for Stage 1 have been developed with a strong emphasis on the drainage engineering solution, alignment with grant funding, and community input. The design has been shaped through a balance of technical requirements and local knowledge, ensuring it meets practical needs while reflecting community values.

IMPLEMENTATION PLANS

Implementation of the Plan will commence with delivery of Stage 1, which includes the realignment of the creek and installation of upgraded culverts to address flooding along Park Street. The project will be delivered through a public tender process, with the tender opening in early June 2025. Construction is anticipated to begin in October 2025, following the Berridale Spring Fair, and must be completed by 13 February 2026 in accordance with the funding agreement under the Stronger Country Communities Fund Round 5 (SCCF5).

During implementation, the Project Engagement Group will continue to play a key role in receiving project updates and providing community insights. Meetings with the group will continue on a regular, but reduced basis (approximately every two to three months), supplemented by regular email communications. Broader community engagement will also occur, with updates provided through Council’s social media channels and public notifications distributed prior to construction works to inform residents of any potential disruptions.

Councillors will be kept informed of progress through Council’s monthly CAMMS reporting system, ensuring oversight is maintained throughout the delivery of Stage 1.

Key milestones for Stage 1 are

Milestone	Date
Tender period	June 2025 – September 2025
Construction commencement	October 2025
Completion	February 2026
DLP completion	August 2026

The timeframe is fixed by the grant deed, and adherence to these dates is essential to secure and fully acquit funding.

Given the scope and long-term vision of the whole Berridale Village Landscape Master Plan, the works have been strategically split into multiple stages to ensure manageability, funding alignment, and effective delivery. While Stage 1 addresses critical flood mitigation and creek realignment works, future components of the Berridale Village Landscape Master Plan will be delivered under Stage 2.

Planning for Stage 2 will begin alongside the delivery of Stage 1, allowing Council to explore potential funding opportunities and ensure a coordinated transition between project phases. This staged approach provides flexibility, enabling Council to deliver meaningful improvements in a way that aligns with available resources and community priorities.

EXISTING POLICY/DECISIONS

BACKGROUND

This project is currently listed in Council's 2024/25 Operational Plan under Berridale Beautification (Drainage). To support the delivery of this project, Council established a Project Engagement Group (PEG), made up of local community representatives. The PEG played a key role in shaping the Plan, ensuring that the views and aspirations of the community were embedded in the planning process from the outset. The resulting draft was placed on public exhibition to invite wider community feedback (see attached document).

The Plan was publicly exhibited from 30 August 2024 to 13 October 2024, during which 39 responses were received. The majority of this feedback was collected through face-to-face engagement at the Berridale Spring Fair, where Council staff were available to speak directly with residents to answer questions, and record suggestions on the spot. Two formal written submissions were received via email and responded to directly.

After the exhibition period, all feedback was collated and presented to the PEG. The group reviewed each submission, discussed its merits, and agreed on a series of amendments to the Plan. The final version now reflects a range of community-driven changes, demonstrating the value of inclusive consultation in shaping local outcomes.

Throughout the planning phase, a number of questions were raised regarding the trees within the project area and their historical value, which includes some trees that represent local family members who deployed and fought in conflict. In response, Council commissioned a Tree Assessment and Management Report covering all three parks within the Master Planned area: Berridale War Memorial Park, Berridale Lions Park, and Berridale Central Park (see attached report).

The creek realignment proposed for Memorial Park has been carefully designed to avoid impact on existing trees, and as noted in the plans, no trees will be removed from Memorial Park. Only three trees are to be removed as part of the broader works—two located near the skate park, and one poplar tree near the highway, which was identified for removal in response to community feedback to improve driver visibility and safety.

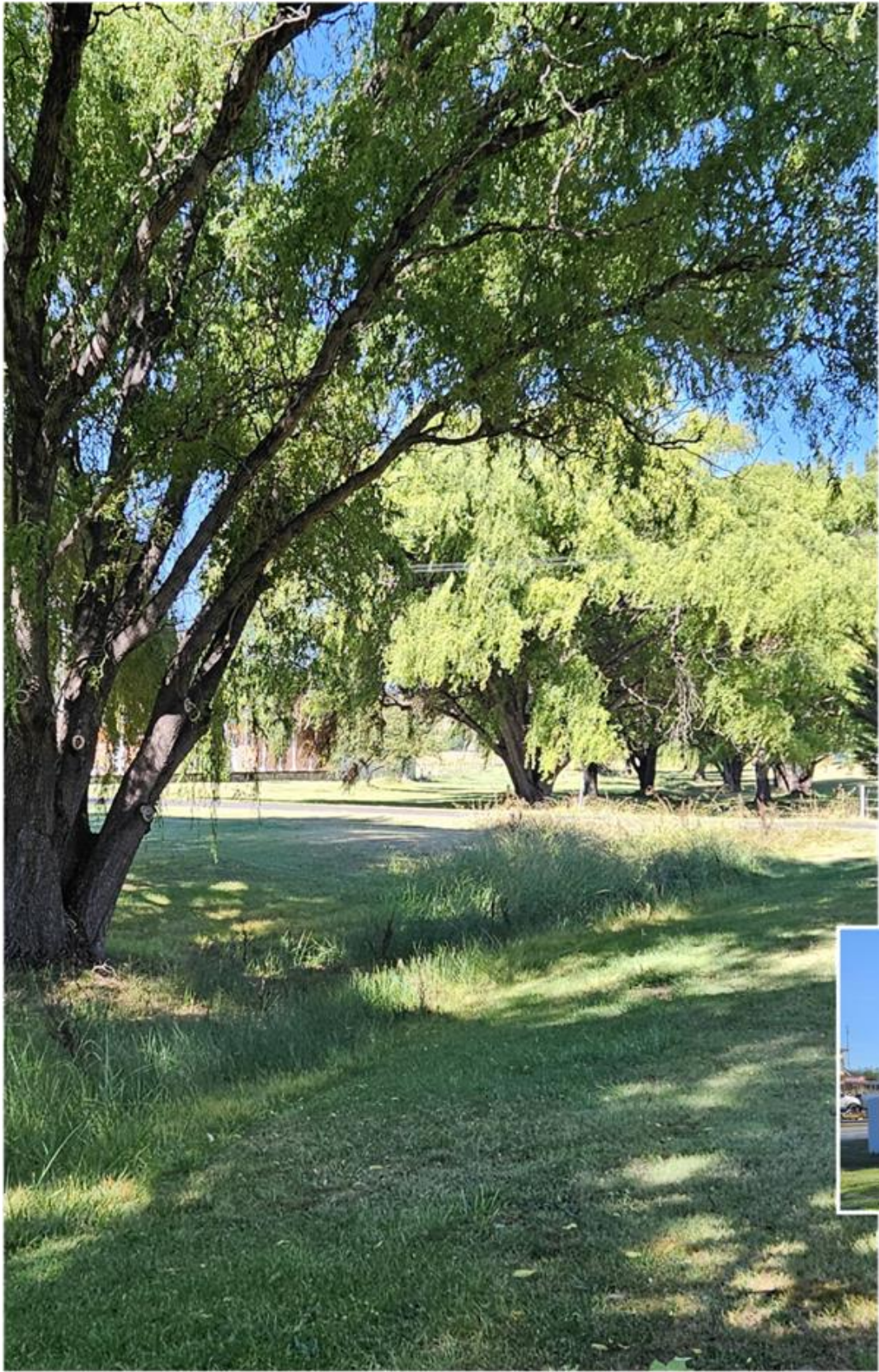
While the 2024/25 Operational Plan noted that the project was scheduled for completion in May 2025, the Grant Management Office has since granted a blanket extension of time to all projects funded under the Stronger Country Communities Fund Round 5. As a result, this project will now carry over into the 2025/26 Operational Plan, with completion scheduled no later than February 2026, in accordance with the revised grant funding requirements.

ATTACHMENTS

1. Community Consultation Submissions and Responses (*Under Separate Cover*)
 2. Master Plan for Community Consultation
-

9.3.1 POST EXHIBITION REPORT - BERRIDALE BEAUTIFICATION (DRAINAGE)

3. Visual Tree Assessment and Tree Management Plan for Berridale Memorial, Lions and Central Park.
4. Berridale Master Plan for Stage 3A, 3B, 4 & 5 - SRMC - 2024
5. Berridale Village Landscape Master Plan - SRSC - 2014



BERRIDALE VILLAGE MASTER PLAN

LANDSCAPE MASTER PLAN

DRAWING LIST

DRAWING NO.	DRAWING TITLE	SCALE
MP-1000	COVER SHEET AND DRAWING LIST	NTS @ A1
MP-1010	SITE ANALYSIS, OPPORTUNITIES, CONSTRAINTS AND DESIGN OBJECTIVES	1:600 @ A1
MP-1020	MASSING OPTIONS PLAN	1:600 @ A1
MP-1030	DESIGN INTENT	NTS @ A1
MP-1040	LANDSCAPE MASTER PLAN	1:600 @ A1



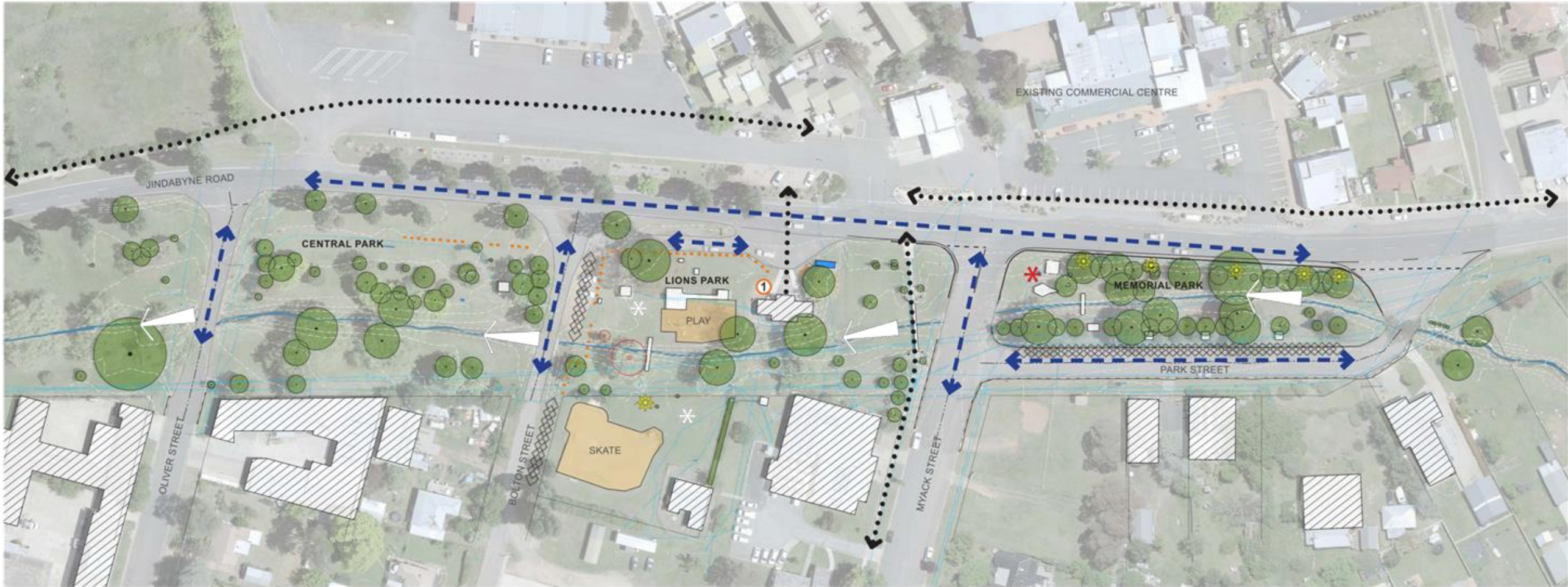
COVER SHEET AND DRAWING LIST



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urban design
environmental management

SNOWY MONARO REGIONAL COUNCIL **BERRIDALE VILLAGE MASTER PLAN**

DATE	JOB NO	DRAWING NO	ISSUE
13.08.24	304001229	MP-1000	2



OPPORTUNITIES

- Unobstructed views downstream over the creek and through the existing trees. Opportunity for shared pathways connecting through the length of the site and tying into surrounding key areas capturing key views.
- Existing creek. Opportunity for a formalised creek alignment from Park Street to Robert Street, including upgraded culverts under intersecting streets. Consideration of increasing the design area up or down stream to better address floodwater mitigation.
- Existing heritage shrubs to be retained
- Existing trees of good quality and high heritage values with the intention to be retained and protected.
- Existing trees to likely be removed due to creek alignment and/or to allow for new planting and alternative arrangement of space to achieve the design objectives.
- Opportunity for new recreation works including BBQ area in Central Park and a half basketball court to complement existing features.
- Gathering area for ANZAC events within Memorial Park and a virtual tour access point at the Anzac Memorial.



CONSTRAINTS

- Existing formalised paved pedestrian movement.
- Existing timber bollards create a character and provide a function of preventing vehicular movement into the space. Opportunity to improve vehicular prevention or integrate into the proposed design.
- Opportunity for new parking areas on Bolton St to service Central Park and the skate park, and upgrades to existing carpark areas with a formalised long vehicle parking area.
- Existing light poles within the site, park lighting to be upgraded to levels required by the Australian Standards.
- Existing park signage and flag posts across the site, opportunity for all signage to be upgraded.
- Lack of garden beds and low mass planting throughout the site. Additional low maintenance planting to be provided to enhance existing character and improve amenity.
- Existing buildings with and adjacent to the site. Commercial buildings back on to Lions and Central Parks providing sections of walling acting as a hard edge. Residential houses sit along Park Street fronting onto Memorial Park.
- Existing children's playground with fencing and skate park within Lions Park to be retained.
- Vehicular movement - linear movement of vehicles creating a boundary to the design site. Consideration to be given to safety of pedestrians in relation to vehicle movement. Ensure vehicle access to the open spaces if prevented.
- Existing structures generally to be retained, eg. street furniture, pedestrian bridges, memorial sites, etc. Existing Structures may be required for removal or to be relocated to allow alternative arrangement of space to achieve the design objectives.
- Existing services and associated infrastructure

OVERALL DESIGN OBJECTIVES

- Based on the information collated to date and an understanding of the site conditions, the following design objectives to inform the Masterplan have been developed to ensure all expectations for the site are achieved:
- Protect, enhance and celebrate the park's heritage values, specifically those attached to existing trees.
 - Improve and enhance recreation opportunities for a range of users to include shared pathways, additional BBQ areas and a half basketball court.
 - Improve and upgrade existing facilities (including parking, signage and lighting)
 - Connect the park to the surrounding pedestrian networks and improve the pedestrian connectivity through the length of the site tying into key areas.
 - Formalised creek alignment including upgrading culverts to better address flood mitigation.

SITE ANALYSIS, OPPORTUNITIES, CONSTRAINTS AND DESIGN OBJECTIVES



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SNOWY MONARO REGIONAL COUNCIL BERRIDALE VILLAGE MASTER PLAN

DATE	JOB NO	DRAWING NO	ISSUE
13.08.24	304001229	MP-1010	2



LEGEND

- Existing heritage shrubs to be retained
- Existing trees to be retained
- Existing trees to be removed
- Primary entry
- Secondary entry
- Shared Pathway Heritage Trail
- Park Connectors
- Existing recreation works
- Opportunity for new recreation works
- Opportunity for gathering areas
- Opportunity for gathering areas for ANZAC events
- Proposed formalised creek alignment
- Upgrades to existing parking areas
- Existing Buildings
- Existing Structures to be retained
- Existing Structures to be removed/relocated

DESIGN NOTES

- 1

Primary entrance to Lions Park to include the existing amenities building and flag posts with upgraded signage and history boards, lighting, feature trees and planting. Primary entrance to the space is to create a strong visual landmark and entrance statement which can be seen when driving down Jindabyne Road.
- 2

Secondary entrance to the space to include feature tree, upgraded entry signage and park lighting. The secondary entry links into the wider pedestrian network of the Berridale Town.
- 3

Meandering shared pathway to run through the length of the site capturing any unobstructed views over the creek and through the existing trees. Pathways are to connect into each recreational area and to site entrances providing an accessible path of travel through the entirety of the site.
- 4

New recreational works to include a half basketball court promoting ball sports in close proximity to the skate park.
- 5

New gathering areas to include picnic settings, barbeques and bubblers .
- 6

Gathering area for ANZAC events within Memorial Park and a virtual tour access point at the Anzac Memorial.
- 7

Widened, formalised creek alignment to better address floodwater mitigation including upgraded culverts under intersecting Streets.



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MASSING OPTIONS PLAN

SNOWY MONARO REGIONAL COUNCIL		BERRIDALE VILLAGE MASTER PLAN		
DATE	JOB NO	DRAWING NO	ISSUE	
13.08.24	304001229	MP-1020	2	

PRECEDENT IMAGERY

The below imagery provides some inspiration for the design works and have been selected to convey the character, materiality and configuration that the overall design is proposing.

PRIMARY AND SECONDARY ENTRANCES



SHARED PATHWAY / HERITAGE TRAIL



NEW RECREATIONAL WORKS - HALF BASKETBALL COURT



GATHERING AREAS



GATHERING AREA FOR ANZAC EVENTS



CREEK ALIGNMENT



PARKING AREAS



PLANTING AND VEGETATION



DESIGN INTENT



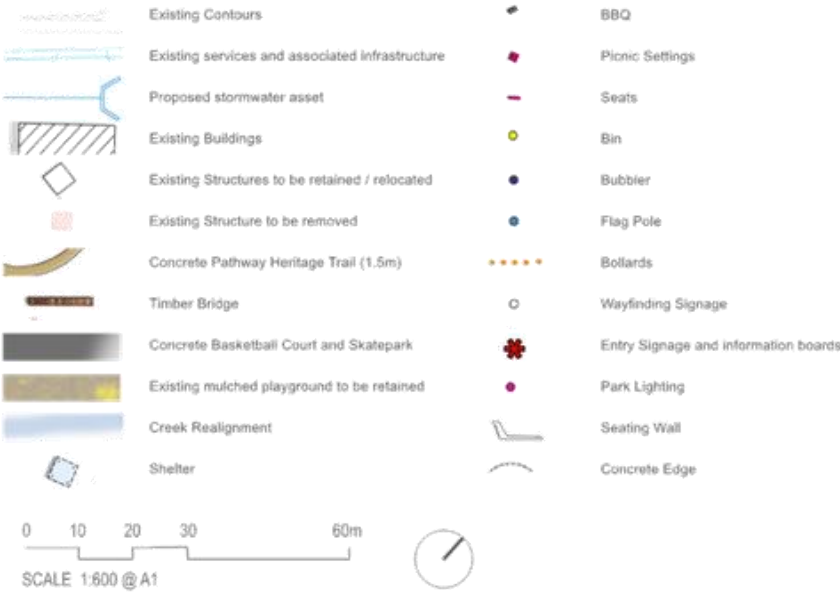
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SNOWY MONARO REGIONAL COUNCIL BERRIDALE VILLAGE MASTER PLAN

DATE	JOB NO	DRAWING NO	ISSUE
13.08.24	304001229	MP-1030	2



LEGEND



DESIGN NOTES

- 1 Primary entrance to Lions Park to include the existing amenities building and flag posts, upgraded signage, history boards, feature trees and planting. Opportunity for stonework to be included into the primary entrance to retain the existing character of the site and links the site to Berridale's heritage where several stonework cottages and structures are still present. Primary entrance creates a visual landmark and entrance statement which can be seen when driving down Jindabyne Road.
- 2 Secondary entrance to the space to include feature trees, upgraded entry signage, park lighting and stonework to tie in with existing pedestrian refuge to Town Centre.
- 3 Meandering concrete 1.5m wide pathway runs through the length of the site capturing any unobstructed views over the creek and through the existing trees. Pathway also forms a heritage trail which celebrates the history and heritage of the site through interpretation. The pathway connects the recreational areas and tie into site entrances providing an accessible path of travel through the entirety of the site.
- 4 New recreational works to include half basketball court with seating wall to compliment adjacent skate park to create an active recreation hub.
- 5 Improved gathering area include the existing picnic setting and shelter, with the addition of an additional picnic setting, shelter, bubbler and an upgrade of existing barbecues to electric.
- 6 New gathering area include picnic settings, electric barbecue and nearby bubbler complimenting the nearby recreational spaces.
- 7 Gathering area for ANZAC events within Memorial Park to include a virtual tour access point at the Anzac Memorial. Memorial space includes concrete gathering area, mass planting, upgraded signage and relocation of flag post and war heritage items to achieve the design objectives within this space. The nearby upgraded culvert has been extended into this gathering area to create a levelled turf area allowing more space for ANZAC services.
- 8 Widened, formalised creek alignment to better address floodwater mitigation. Creek retains its naturalisation to retain the character of the site.
- 9 Upgraded culverts under intersecting streets to allow for increased water flow capacity.
- 10 Upgraded formalised carparking spaces to include line markings and kerbs.
- 11 War memorial heritage item has been relocated as a point of interest at the end point of the heritage trail.
- 12 Potential for bridge to be improved but overall character and brickwork to be reinterpreted into any future design.
- 13 Potential for future pathway extension to the west through Parkland.

LANDSCAPE MASTER PLAN



landscape architecture
urban design
environmental management

SNOWY MONARO REGIONAL COUNCIL BERRIDALE VILLAGE MASTER PLAN

DATE	JOB NO	DRAWING NO	ISSUE
13.08.24	304001229	MP-1040	2



**Visual Tree Assessment
and
Tree Management Plan
for
Berridale War Memorial Park,
Berridale Lions Park, and
Berridale Community Park
Park Street
Berridale NSW 2628**

Report Author	Steve Griffiths Level 5 Arborist Treeworks (ACT/NSW) Pty Ltd
Phone	1800 873 343
Report Date	26 January 2024

Project Details

Job	442785
Site Address	Park Street War Memorial Park Berridale NSW 2628
Our client	Emma Smith - Snowy Monaro Regional Council
Contact Phone	(02) 6451 1440 / 0499 645 275
Commission Brief	<p>Commissioned by Emma Smith.</p> <p>Steve Griffiths, Level 5 Arborist, is to compile a Tree Management Plan. The aim is to map all trees on a detailed map with a tree number and photo, assess the potential effects of aging trees within the war memorial park area and two further park areas, assessing risk to public and their priorities, useful life expectancy, pest and diseases abiotic and biotic, plus any other pertinent items moving forward to create a safer public area.</p> <p>This Report is to mark out the correct procedures and reasoning during this work. Steve Griffiths will:</p> <ul style="list-style-type: none">• visit the site to collect data on 26, 27 and 28 of January 2024• provide identification of the trees• assess the potential impact that could possibly harm these trees with the widening of the creek• provide recommendations on tree retainment.

Figure 1. View of the Berridale War Memorial Park, Berridale Lions Park and Berridale Community Park. All photos taken by Steve Griffiths on 26, 27 and 28 January 2024 unless stated otherwise.



Version History

Ver. No.	Ver. Date	Revised By	Description
V0.1	25/02/24	Steve Griffiths	Initial draft report
V0.2	07/03/24	Alleyne O'Neill	Proof and format content
V1.0	08/03/24	Steve Griffiths	Final Report for submission

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Visual Tree Assessment and Tree Management Plan

1. Report Summary

1.1 Purpose of this Tree Report

To assess all trees greater than 3m in height within the grounds of Berridale War Memorial Park, Berridale Lions Park and Berridale Community Park as requested. Considerations were given to:

- Numbering and mapping trees,
- Giving correct Botanical name, when possible,
- Health and condition of each tree,
- Age and canopy spread,
- Useful life expectancy (ULE) left in years,
- Live leaf percentage (LL%), structural integrity and habitat awareness,
- Diameter at breast height (DBH) and trunk base plate diameter for each tree,
- Work that is recommended and its priority, and
- Other recommendations and comments to help maintain excellent and safer parks for public use.

Steve Griffiths, Level 5 Arborist from Treeworks (ACT/NSW) Pty Ltd, was instructed by Emma Smith Snowy Monaro to provide this Visual Tree Assessment and Tree Management Plan.

The protection of the trees in and around these parks is to be in accordance with *Australian Standards Protection of trees on Development Sites AS 4970-2009*.

A living tree is a dynamic organism that needs specific environmental conditions to continue healthy, stable growth. It is rarely possible to repair stressed and injured trees, so substantial injury needs to be avoided during all stages of development and construction. For trees to be retained and their requirements met, procedures must be in place to protect trees at every stage of the development process. This should be taken into account at the earliest planning stage of any outdoor event or design of a development project where trees are involved.

Trees and their root systems may occupy a substantial part of the development site and because of their potential size, can have a major influence on planning the use of the site.

AS 4970-2009, p. 4

Thank you for the opportunity to provide this report. Should you have any questions, please feel free to call me on 1800 873 343.

Kind regards



Stephen Griffiths
Level 5 Consulting Arborist

2. Report Details

2.1 Tree Identification

When identifying species and cultivars, within the grounds of the park it is important to note that some macro botanical characteristics change over time. There may be small changes between cultivars and species, and not all botanical signs are featured at the date of inspection. If an absolute identification is required, a further re-examination of micro characteristics will determine species or cultivar.

2.2 Method and Limitations

The majority of trees have defects that may or may not be detectable without invasive diagnostic tooling methods. These defects could be from environmental, human or genetic factors and may be hazardous to people and property.

No invasive testing (VTA³) nor any aerial inspections (VTA²) were conducted at this time.

VTA¹ - Visual Tree Assessment is a systematic inspection of a tree for indicators of structural defects that may pose a risk due to failure. The first stage of this assessment is conducted from ground level; no climbing or aerial inspection is undertaken unless there are visual indicators to suggest that this is merited. Details of the visual indicators are contained in the Body Language of Trees by Mattheck & Breloer (1994). The use of a Visual Tree Assessment is widely used and standardised approach. Invasive and other diagnostic fault detection procedures will only be recommended when visual indicators of potential concern are observed.

Body Language of Trees by Mattheck & Breloer (1994)

2.3 Tools Used to Collect Data for this Report

- Soft hammer (nylon type) for detecting acoustic variances in the trunk
- Tape measure for measuring trunk diameters at breast height (DBH)
- A camera for documentation of photos for further examination.
- Suunto Height meter
- Cycle measuring wheel

The trees listed in the Tree Data Tables below, reflects their health condition at the time of assessment in late January 2024.

2.4 Pricing Summary

Priority of Works	Berridale War Memorial Park	Berridale Lions Park	Berridale Community Park	Total
	Price (ex-GST)			
High	\$0	\$2,560	\$3,700	\$6,260
Medium	\$4,480	\$470	\$2,200	\$7,150
Low	\$2,330	\$1,420	\$960	\$4,710
Total	\$6,810	\$4,450	\$6,860	\$18,120

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2.5 Data Collection for Trees

Please note:

Cond. Health & Structural Integrity P (Poor) F (Fair) G (Good) VG (Very Good)

Age Status Y (Young) SM (Semi-mature) M (Mature)

Observations and work required NAR (no action required)

Type (method) EWP (work done using Elevated Work Platform) Ground (work done from ground)

Items highlighted in blue Advice only

items highlighted in purple Monitor at a future time

Tree #	Botanical Name	Cond. Health	Age Status	Canopy Spread (m)				ULE (years)	Live Leaf Crown Ratio (%)	Height (m)	DBH (mm)	Base dia. (mm)
				N	S	E	W					
Berridale War Memorial Park- Trees 1- 37												
1	Cupressus macrocarpa	F	M	4.7	3.6	4.8	4.5	25+	80	12	621	710
2	Hesperocyparis lusitanica	F	SM	2.7	2.6	3.8	3.5	10+	65	7	379	417
3	Cupressus macrocarpa	P	M	3.3	2.1	1.6	3.7	10+	50	10	504	551
4	Hesperocyparis lusitanica	F	SM	2.8	2.9	3.0	2.4	20+	70	5.5	314	347
5	Cupressus macrocarpa	F	SM	2.5	3.1	3.6	2.6	25+	75	9	333	428
6	Cupressus sempervirens	P	SM	1.0	1.3	1.1	1.4	10+	70	7	240	300
7	Cupressus macrocarpa	F	M	5.0	5.7	7.7	5.0	30+	70	14.5	1078	1328
8	Hesperocyparis lusitanica	F	SM	3.3	1.8	1.4	2.9	35+	75	13	471	538
9	Hesperocyparis lusitanica	P	SM	4.4	2.7	4.7	5.0	10+	45	12	576	676
10	Cupressus sempervirens	G	M	2.0	2.5	2.3	1.8	30+	90	9	480	560
11	Hesperocyparis lusitanica	P	SM	4.1	1.6	4.0	2.8	10+	35	13	448	530
12	Cupressus macrocarpa	F	SM	3.3	1.5	2.1	2.5	35+	85	9	455	610
13	Hesperocyparis lusitanica	P	SM	3.7	1.7	3.8	2.6	15+	45	13	382	464
14	Cupressus macrocarpa	G	SM	3.7	2.2	3.8	3.4	40+	85	12	630	661
15	Pinus brutia var, eldarica	G	SM	2.6	0.0	4.0	0.0	30+	75	9.5	263	310
16	Cupressus macrocarpa	VG	SM	4.4	3.9	4.9	3.5	60+	90	12	610	670
17	Pinus brutia (Aleppo Pine)	P	SM	2.5	1.8	1.0	3.3	5	35	7.5	316	410

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Tree #	Botanical Name	Cond. Health	Age Status	Canopy Spread (m)				ULE (years)	Live Leaf Crown Ratio (%)	Height (m)	DBH (mm)	Base dia. (mm)
				N	S	E	W					
18	<i>Cupressus macrocarpa</i>	F	M	4.4	4.2	5.0	4.0	30+	70	12	606	650
19	<i>Cupressus sempervirens</i>	G	SM	1.5	1.5	1.5	1.5	30+	90	10.5	400	420
20	<i>Cupressus sempervirens</i>	F	SM	1.5	1.5	1.5	1.0	20+	90	5	400	420
21	<i>Cupressus macrocarpa</i>	F	SM	1.7	3.2	2.6	2.5	30+	80	9.5	457	530
22	<i>Hesperocyparis lusitanica</i>	F	SM	1.7	3.6	6.8	2.0	15+	70	5	215	290
23	<i>Cupressus macrocarpa</i>	G	M	2.6	10.0	9.1	8.3	30+	75	20	1140	1192
24	<i>Cupressus macrocarpa</i>	VG	M	5.3	3.2	7.1	4.9	35+	85	21.5	872	1033
25	<i>Hesperocyparis lusitanica</i>	G	SM	3.5	1.9	1.1	5.6	35+	90	8	310	356
26	<i>Hesperocyparis lusitanica</i>	G	SM	3.7	2.9	4.5	3.9	30+	80	12	394	461
27	<i>Hesperocyparis lusitanica</i>	VG	SM	3.3	3.5	4.1	3.4	50+	95	14	526	600
28	<i>Hesperocyparis lusitanica</i>	G	SM	1.6	4.2	3.0	3.1	40+	85	14	471	524
29	<i>Cupressus macrocarpa</i>	F	M	5.4	5.0	5.9	1.8	20+	75	14.5	900	1120
30	<i>Hesperocyparis lusitanica</i>	F	SM	2.9	4.3	2.1	3.0	35+	75	15	480	510
31	<i>Cupressus macrocarpa</i>	F	M	6.5	7.1	6.3	6.1	30+	75	16.5	1002	1140
32	<i>Hesperocyparis lusitanica</i>	VG	SM	3.3	1.6	2.7	3.4	45+	95	10	400	421
33	<i>Hesperocyparis lusitanica</i>	G	SM	3.3	3.3	3.3	3.6	40+	90	8.5	391	470
34	<i>Hesperocyparis lusitanica</i>	G	SM	1.5	2.9	3.3	1.7	30+	85	8	380	466
35	<i>Cupressus macrocarpa</i>	F	M	7.0	6.1	7.9	7.4	25+	70	21	1235	1400
36	<i>Hesperocyparis lusitanica</i>	F	SM	3.3	1.1	1.1	3.4	30+	75	9	415	500
37	<i>Cupressus sempervirens</i>	VG	SM	1.7	1.7	1.7	1.7	80+	95	7	460	420
Berridale Lions Park- Trees 38- 56												
38	<i>Cupressus sempervirens</i>	G	SM	1.0	1.0	1.0	1.0	60+	95	7	270	270
39	<i>Cupressus sempervirens</i>	G	SM	1.0	1.0	1.0	1.0	60+	95	7.5	320	341
40	<i>Cupressus sempervirens</i>	G	SM	1.0	1.0	1.0	1.0	60+	95	7.5	270	284
41	<i>Pyrus calleryana</i>	G	Y	1.1	1.1	1.1	1.1	30+	90	7	158 160	170
42	<i>Fraxinus augustifolia</i>	G	Y	2.0	2.0	2.0	2.0	60+	95	8	175	293
43	<i>Juniperus virginiana</i>	F	M	3.5	5.6	5.8	5.9	20+	80	10	908	809

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Visual Tree Assessment and Tree Management Plan

Tree #	Botanical Name	Cond. Health	Age Status	Canopy Spread (m)				ULE (years)	Live Leaf Crown Ratio (%)	Height (m)	DBH (mm)	Base dia. (mm)
				N	S	E	W					
44	<i>Salix matsudana Tortuosa</i>	G	M	7.8	10.0	6.5	8.5	20+	90	15	1030	930
45	<i>Salix matsudana Tortuosa</i>	F	M	8.4	5.2	5.5	7.2	15+	75	17	790	911
46	<i>Eucalyptus sp.</i>	G	M	7.6	9.4	7.3	9.0	30+	90	26	1310	1473
47	<i>Eucalyptus sp.</i>	F	M	5.4	2.8	1.0	11.0	20+	75	14	370 370	551
48	<i>Pyrus calleryana</i>	VG	Y	2.3	3.4	2.6	2.6	50+	95	9.5	201	242
49	<i>Ulmus minor</i>	G	SM	3.7	5.8	4.9	5.2	40+	95	12	308 361	584
50	<i>Prunus cerasifera</i>	P	SM	1.7	2.8	2.1	2.5	10+	90	7	200 210	375
51	<i>Pyrus calleryana</i>	P	SM	1.5	2.8	5.3	2.5	10+	90	7	251 193	417
52	<i>Salix matsudana Tortuosa</i>	G	M	6.4	7.3	7.3	8.1	30+	90	12	440 421 496	821
53	<i>Salix matsudana Tortuosa</i>	G	M	5.9	5.3	5.5	6.6	25+	95	14	440 181 228 331 456	900
54	<i>Malus sp. (x7)</i>	G	Y	1.5	1.5	1.5	1.5	50+	95	2.5	100	102
55	<i>Betula pendula</i>	G	SM	3.0	3.2	3.4	3.6	40+	95	9.5	230	262
56	<i>Betula pendula</i>	G	Y	3.0	3.0	3.0	4.1	40+	95	6.5	155 109 105	237
Berridale Community Park- Trees 57- 103												
57	<i>Ulmus minor variegata (x5)</i>	G	SM	4.0	4.0	3.0	3.0	35+	95	14	337	386
58	<i>Ulmus minor</i>	F	SM	6.6	2.9	3.6	5.3	30+	85	15	400 295	605
59	<i>Pyrus calleryana</i>	G	Y	1.0	2.2	2.0	2.3	60+	90	8	120	143
60	<i>Populus lombardy</i>	VG	SM	1.0	1.0	1.0	1.0	50+	95	13.5	257	307
61	<i>Betula pendula</i> (and various shrubs)	G	SM	2.9	3.0	2.2	3.4	30+	90	9.5	170 173	280

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Visual Tree Assessment and Tree Management Plan

Tree #	Botanical Name	Cond. Health	Age Status	Canopy Spread (m)				ULE (years)	Live Leaf Crown Ratio (%)	Height (m)	DBH (mm)	Base dia. (mm)
				N	S	E	W					
62	<i>Cotoneaster frigidus</i>	G	SM	3.6	3.1	3.0	2.0	15+	95	6	540	400
63	<i>Ulmus procera</i> (x2)	G	SM	4.0	4.0	4.0	5.0	25+	80	9	310	390
64	<i>Eucalyptus nicholli</i>	F	SM	3.6	3.5	3.8	3.8	25+	85	11.5	457	523
65	<i>Fraxinus oxycarpa</i> (x2)	G	Y	2.0	2.2	2.0	2.0	60+	95	7.5	150	220
66	<i>Ulmus minor</i>	F	SM	4.3	1.0	5.5	1.0	30+	80	11	260	343
67	<i>Salix matsudana Tortuosa</i>	G	M	7.4	9.6	7.8	10.0	15+	80	14.5	1200	925
68	<i>Ulmus procera</i> (x2)	G	SM	4.5	3.6	5.6	6.3	35+	90	13	600	695
69	<i>Platycladus sp.</i>	F	M	4.0	4.9	4.6	3.1	20+	70	15	770	1.172
70	<i>Fraxinus oxycarpa</i>	G	SM	2.9	4.0	3.2	3.7	50+	85	7.5	246	400
71	<i>Ulmus procera</i> (x2)	G	SM	5.7	5.6	2.5	4.4	50+	85	10	710	700
72	<i>Eucalyptus nicholli</i>	F	SM	4.7	4.2	3.1	5.2	15+	80	12	435 380	697
73	<i>Juniperus virginiana</i>	P	M	2.0	2.0	2.0	2.5	5	60	5	530	400
74	<i>Juniperus virginiana</i> (x2)	F	M	3.5	2.7	2.0	2.6	10+	70	7	331 170	362
75	<i>Populus lombardy</i>	P	Y	0.5	0.5	0.5	0.5	10+	50	3	160	160
76	<i>Ulmus minor</i> (x2)	G	SM	4.8	4.2	3.3	7.0	40+	95	20	640	700
77	<i>Salix matsudana Tortuosa</i>	F	M	8.5	11.0	9.6	10	< 5	70	14	510 600	1160
78	<i>Salix matsudana Tortuosa</i>	G	M	8.9	9.7	9.0	7.8	30+	85	19.5	1354	1500
79	<i>Salix matsudana Tortuosa</i>	G	M	7.8	5.9	3.8	6.9	30+	90	18	815	950
80	<i>Populus lombardy</i>	G	SM	1.5	1.5	1.5	1.5	40+	95	19	330	441
81	<i>Fraxinus velutina</i>	G	Y	1.0	1.0	1.0	1.0	40+	95	5.5	80 65	205
82	<i>Eucalyptus pauciflora</i> (x3)	G	SM	1.0	6.9	5.0	4.9	40+	90	12	330	520
83	<i>Salix matsudana Tortuosa</i>	G	M	6.5	6.0	7.7	6.1	35+	85	15	640	840
84	<i>Fraxinus velutina</i> (x2)	G	Y	1.0	1.0	1.0	1.0	50+	95	6.5	110	130
85	<i>Salix matsudana Tortuosa</i> (x2)	G	M	5.1	3.3	8.9	7.0	25+	95	18	1140	1060
86	<i>Eucalyptus stellulata</i>	Dead	Dead	-	-	-	-	-	-	6	-	-
87	<i>Eucalyptus stellulata</i>	G	SM	1.0	6.3	3.0	4.8	40+	95	9	260 285	570

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Tree #	Botanical Name	Cond. Health	Age Status	Canopy Spread (m)				ULE (years)	Live Leaf Crown Ratio (%)	Height (m)	DBH (mm)	Base dia. (mm)
				N	S	E	W					
88	<i>Salix matsudana Tortuosa</i> (x2)	G	M	6.0	8.0	6.5	6.0	25+	85	15	871	1000
89	<i>Salix matsudana Tortuosa</i>	F	SM	3.0	2.6	2.4	2.0	25+	85	15	385	505
90	<i>Salix matsudana Tortuosa</i>	G	SM	5.5	2.5	5.1	6.7	20+	85	14	560	784
91	<i>Populus lombardy</i> (x3)	G	SM	1.0	1.0	1.0	1.0	50+	95	11	220	331
92	<i>Salix matsudana Tortuosa</i>	G	SM	5.2	3.3	5.8	5.0	25+	85	12	502	674
93	<i>Salix matsudana Tortuosa</i> (x2)	G	SM	6.4	5.3	5.0	6.2	25+	90	15	630	810
94	<i>Populus lombardy</i>	G	Y	0.5	0.5	0.5	0.5	60+	100	10	91	192
95	<i>Populus alba</i>	G	SM	1.5	1.5	1.5	1.5	30+	90	16	700	700
96	<i>Eucalyptus camaldulensis</i> (x3)	G	M	7.0	6.5	5.0	7.8	30+	85	19.5	572 550	1150
97	<i>Juniperus virginiana</i> (x3)	G	SM	1.5	2.9	2.2	2.6	25+	80	7	260	441
98	<i>Salix matsudana Tortuosa</i>	G	SM	5.1	5.4	5.0	3.7	40+	90	14	518	720
99	<i>Cotoneaster frigidus</i> (x2)	G	SM	1.0	1.0	1.0	1.0	20+	95	2	160	160
100	<i>Cotoneaster frigidus</i>	G	SM	3.0	3.0	3.0	3.0	20+	95	5	130	246
101	<i>Salix matsudana Tortuosa</i> (x2)	G	SM	6.0	5.8	5.0	7.8	30+	90	18	740	927
102	<i>Salix matsudana Tortuosa</i>	F	SM	5.5	3.3	2.7	6.7	20+	85	13.5	410	520
103	<i>Salix matsudana Tortuosa</i>	F	M	9.1	24.0	11.0	9.7	20+	80	17	16	1.602

Table 1. Tree Data Table 1

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Visual Tree Assessment and Tree Management Plan

Tree #	Common Tree Name	Observations and work required dated 25, 26 and 27 January 2024	Distance to Creek (m)	Structural integrity	Habitat	Priority	Cost (ex-GST)	Type (method)
Berridale War Memorial Park- Trees 1- 37								
1	Monterey cypress	Monitor deadwood in 12 months' time	6.6	G	-	Nil		
2	Western Cypress.	Remove broken branches in tree Advice - reduce nitrogen updraw around tree	5.5	F	-	Low	\$120	Ground
3	Monterey cypress	Tree has 120mm diameter deadwood, remove deadwood, also monitor fungal leaves	5.1	G	-	Low	\$320	EWP
4	Western Cypress.	Tree is 1 metre from drain. Tree has heavy spider infestation and is suppressed by taller trees, monitor tree health in 12 months' time	4.3	F	-	Low		
5	Monterey cypress	Mechanical damage, monitor deadwood in 12 months' time	4.2	G	-	Low		
6	Western Cypress.	Tree has 140mm in diameter deadwood and tree is suppressed by neighbouring tree, remove deadwood, signs of siren wasp	4.1	F	-	Low	\$120	Ground
7	Monterey cypress	Tree has 200mm in diameter deadwood, lodged branches and exposed roots, remove deadwood and lodged branches and structural hazard beam breaks	2.6	G	Bird	Medium	\$1,480	EWP
8	Western Cypress.	Tree is suppressed on eastern side, monitor minor dieback in 12 months' time	4.6	G	-	Low		
9	Western Cypress.	Tree has heavy fungal brown leaf, monitor Seiridium spp. fungus in 12 months' time	6.4	G	-	Low		
10	Pencil Pine	Tree is multi-stemmed, has deadwood of 120mm in diameter, NAR	7.2	F	Possum	Nil		
11	Western Cypress.	Tree has deadwood of 200mm in diameter, remove deadwood, tree is waterlogged, tree roots lacking oxygen	1.9	G	-	Low	\$420	EWP
12	Monterey cypress	Tree has minor deadwood present, NAR	7.7	G	-	Nil		
13	Western Cypress.	Tree has minor deadwood present, monitor tree health in 12 months' time for fungal disease	2.4	G	-	Low		
14	Monterey cypress	Tree has minor deadwood, NAR	8.2	G	-	Nil		
15	Afghan pine	Tree has phototropic lean to the north-east, NAR	9.5	F	-	Nil		
16	Monterey cypress	Lots of bird life evident in tree, NAR	9.9	G	Bird	Nil		
17	Afghan pine	Monitor tree in 12 months' time for vascular disease	5.2	F	-	Low		
18	Monterey cypress	Minor deadwood present, NAR	4.1	F	-	Nil		
19	Pencil Pine	NAR	5.2	F	Possum	Nil		
20	Pencil Pine	NAR	2.6	F	-	Nil		

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Visual Tree Assessment and Tree Management Plan

Tree #	Common Tree Name	Observations and work required dated 25, 26 and 27 January 2024	Distance to Creek (m)	Structural integrity	Habitat	Priority	Cost (ex-GST)	Type (method)
21	Monterey cypress	Minor deadwoods present, NAR	7.7	F	-	Nil		
22	Western Cypress	Tree has mechanical damage, is heavily suppressed due to shade, remove tree	8.2	F	-	Low	\$270	Ground
23	Monterey cypress	Tree has deadwood of 70mm in diameter, remove broken branch and deadwood	7.1	G	Bird	Medium	\$640	EWP
24	Monterey cypress	Tree has deadwood, remove deadwood	3.1	G	Bird	Low	\$590	EWP
25	Western Cypress	Tree has hangers in tree, NAR	7.1	F	-	Nil		
26	Western Cypress	Park bench underneath tree, tree has minor deadwood, NAR	7.6	G	Bird	Nil		
27	Western Cypress	NAR	7.3	G	Bird	Nil		
28	Western Cypress	Minor deadwood, NAR	6.6	G	Bird	Nil		
29	Monterey cypress	Cyprus canker throughout tree. VTA ³ required (Resistograph) at base	2.7	P	Bird	Medium	\$740	Ground
30	Western Cypress	Tree has park bench nearby, and deadwood at 70mm in diameter, remove deadwood	6.5	G	-	Low	\$490	EWP
31	Monterey cypress	Tree has deadwood of 160mm in diameter and minor canker damage on southern side, remove deadwood	5.6	G	Bird	Medium	\$780	EWP
32	Western Cypress	Tree has minor suppression, NAR	5.8	G	-	Nil		
33	Western Cypress	Monitor trunk scar in 12-months' time	5.7	G	-	Low		
34	Western Cypress	NAR	6.3	F	-	Nil		
35	Monterey cypress	Remove deadwood of 170mm, lots of bird's present	4.0	G	Bird	Medium	\$840	EWP
36	Western Cypress	Minor deadwood present, NAR	4.1	G	Bird	Nil		
37	Pencil pine	Monitor powerline clearing in 12-months' time	3.2	G	-	Low		
Berridale Lions Park- Trees 38- 56								
38	Pencil pine	NAR	10.0	G	-	Nil		
39	Pencil pine	NAR	17.8	G	-	Nil		
40	Pencil pine	NAR	17.8	G	-	Nil		
41	Callery pear	Tree has fungal spot-on leaves, monitor in 12 months' time	10.1	G	-	Low	-	
42	Desert ash	NAR	7.9	G	-	Nil		
43	Eastern red cedar	NAR	17.8	F	-	Nil		

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Tree #	Common Tree Name	Observations and work required dated 25, 26 and 27 January 2024	Distance to Creek (m)	Structural integrity	Habitat	Priority	Cost (ex-GST)	Type (method)
44	Tortured willow	Broken branches in canopy, removal of broken branches, monitor exposed roots and mechanical damage in 12 months' time	3.1	F	-	Low	\$380	EWP
45	Tortured willow	Tree has large deadwood, 300mm, removal of deadwood and weight reduction throughout tree, monitor exposed roots close to playground in 12 months' time	5.6	F	Hollows	High	\$1,140	EWP
46	Gum tree	Tree has minor deadwood, Aerial inspection (VTA ²) needed to inspect bird damage and compression union	26.2	F	Bird	High	\$940	EWP
47	Gum tree	Tree has raised root plate and requires removal of deadwood	26.8	F	-	Medium	\$470	EWP
48	Callery pear	NAR	2.8	G	-	Nil		
49	Field Elm	Tree is close to street, has lots of epicormic growth. Monitor compression union at base in 12 months' time	6.0	F	-	Low		
50	Dark Plum	Tree is close to electrical wires, clear from wires, tree has lots of epicormic growth at base of tree	15.1	F	-	Low	\$420	Ground
51	Callery pear	Tree is close to electrical wires, clear from wires, tree has lots of epicormic growth at base of tree	12.8	F	-	Low	\$620	Ground
52	Tortured willow	Clear from street light wire	3.6	G	-	High	\$480	Climb
53	Tortured willow	NAR	1.7	F	-	Nil		
54	Apple tree	7 x young plantings, NAR	5.8	G	-	Nil		
55	Silver Birch	NAR	1.0	G	-	Nil		
56	Silver Birch	Monitor decay at base in 12-months' time	2.0	G	-	Nil		
Berridale Community Park- Trees 57- 103								
57	Field Elm (x5)	NAR, variegated tree	6.3	G	-	Nil		
58	Field Elm	Remove deadwood and clear from shelter roof, monitor compression union in main fork in 12 months' time	14.7	F	-	Medium	\$270	EWP
59	Callery pear	Mechanical damage, probably mower damage, NAR	21.3	G	-	Nil		
60	Black Poplar	NAR	25.0	G	-	Nil		
61	Peppermint gum	NAR	17.3	F	-	Nil		
62	Desert Ash	NAR	11.1	F	-	Nil		
63	English Elm (x2)	Compression Union, Removal of deadwood, monitor in 12 months' time	12.2	G	-	Low	\$200	Ground

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Tree #	Common Tree Name	Observations and work required dated 25, 26 and 27 January 2024	Distance to Creek (m)	Structural integrity	Habitat	Priority	Cost (ex-GST)	Type (method)
64	Peppermint gum	Minor deadwood present, re inspect in 12-months' time to monitor health	14.8	F	-	Low		
65	Desert Ash (x2)	NAR	17.2	G	-	Nil		
66	Field Elm	NAR	9.6	G	-	Nil		
67	Tortured willow	Tree has exposed roots, has mechanical damage to roots, tree has deadwood 100mm diameter and is multi stemmed. Remove deadwood	4.0	F	Bird	Low	\$480	EWP
68	English Elm (x2)	Multi stemmed , exposed roots, NAR	8.1	G	-	Nil		
69	Oriental thuja	Advice - increase mulching around base of tree. Monitor compression union 7 metres up trunk in 12 months' time. Remove deadwood	16.3	F	Bird	Medium	\$420	EWP
70	Desert Ash	Minor deadwood present, soil compacted at base, NAR	13.1	G	-	Nil		
71	English Elm (x2)	Minor deadwood present ,NAR	12.7	G	-	Nil		
72	Peppermint Gum	Removal of deadwood from tree, major compression union requires supply and fit steel brace ¾ up the tree	8.4	P	Bird	Medium	\$1,240	EWP
73	Eastern Red Cedar	NAR	4.0	F	-	Nil		
74	Eastern Red Cedar (x2)	Monitor Cyprus borer in 12-months' time, close to voltage power lines	14.0	F	Bird	Low		
75	Black Poplar	Young tree, NAR	24.1	P	-	Nil		
76	Field Elm (x2)	NAR	10.4	G	-	Nil		
77	Tortured willow	Tree has large deadwood greater than 200mm in diameter. Remove tree due to poor structural split.	3.4	P	Bird	High	\$3,700	EWP
78	Tortured willow	Tree roots in creek helping to reduce erosion to bank, minor deadwood present , NAR	On edge	G	Bird	Nil		
79	Tortured Willow	Exposed roots and hangers present , and signs of mechanical damage, NAR	9.8	G	Bird	Nil		
80	Black Poplar	Minor bird damage and exposed roots, NAR	23.9	G	Bird	Nil		
81	Velvet Ash	Possible weakened attachment at base , monitor in 12 months' time	12.2	F	-	Low		
82	Snow Gum (x3)	Minor deadwood present , NAR	19.0	G	Bird	Nil		
83	Tortured willow	Minor deadwood present , NAR	2.5	G	Bird	Nil		
84	Velvet Ash (x2)	NAR	17.4	G	-	Nil		

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Tree #	Common Tree Name	Observations and work required dated 25, 26 and 27 January 2024	Distance to Creek (m)	Structural integrity	Habitat	Priority	Cost (ex-GST)	Type (method)
85	Tortured willow (x2)	Both trees have compression unions and exposed roots, monitor in 12 months' time	3.8	F	Bird	Nil		
86	Black Sally gum	Tree is dead, remove tree	-	Dead	-	Low	\$100	Ground
87	Black Sally gum	Great tree	15.7	F	Bird	Nil		
88	Tortured willow (x2)	Minor deadwood present, NAR	1.0	G	Bird	Nil		
89	Tortured willow	Remove weak structure 2 metres up trunk	6.7	F	-	Low	\$180	Ground
90	Tortured willow	Exposed roots, signs of mechanical damage, NAR	4.7	G	-	Nil		
91	Black Poplar (x3)	Fastigiated shape, NAR	14.9	G	-	Nil		
92	Tortured Willow	Minor deadwood present, NAR	1.6	G	-	Nil		
93	Tortured willow (x2)	NAR	2.6	G	Bird	Nil		
94	Black Poplar	NAR	3.6	G	-	Nil		
95	White Poplar	Multiple leaders, NAR	8.6	F	Bird	Nil		
96	Red River Gum (x3)	Minor deadwood present, NAR	2.5	F	Bird	Nil		
97	oriental thuja (x3)	NAR, Suppressed by Tree 98	5.2	G	-	Nil		
98	Tortured willow	Tree roots in creek helping to reduce erosion to bank, minor deadwood present, NAR	1.7	G	-	Nil		
99	Cotton Easter (x2)	Weed species, NAR	9.7	G	-	Nil		
100	Cotton Easter	NAR	13.5	G	-	Nil		
101	Tortured willow(x3)	Tree roots in creek, helping to reduce erosion to bank, Minor deadwood, exposed roots, NAR	1.2	G	-	Nil		
102	Tortured willow	Severe mechanical damage to large, exposed root, minor deadwood present, NAR	2.9	G	-	Nil		
103	Tortured willow	Remove Broken limb (hazard beam failure) on southside of tree, monitor deadwood and exposed roots in 12 months' time	2.1	F	Bird	Medium	\$270	EWP

Table 2. Tree Data Table 2

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2.6 Potential Impact of Creek Widening

Tree roots serve as crucial anchors for the creek bank during flooding and water movement. It is imperative to avoid disturbing these roots, as any disruption can lead to bank collapse.

In favourable soil conditions, tree roots typically extend downward by approximately one metre.

If increased water passage through the creek is necessary, it is advisable to deepen the creek rather than widen it, provided this would comply with safety regulations.

In areas where the creek bank is well outside of the trees' drip line, widening the creek may be feasible.

However, where the creek aligns closely with the trees' drip line, it is crucial to leave the roots undisturbed.

Of note, a number of the trees assessed currently have roots into the creek, namely Tree 78, Tree 98 and Tree 101 (x3).

Figure 2. Tree 78



Figure 3. Tree 98



Figure 4. Tree 101 (x3)



2.7 Site Maps

2.7.1 Berridale War Memorial Park, Berridale Lions Park and Berridale Community Park

Map supplied by Emma Smith Project Officer Monaro Snowy Council via email on 22/01/2024.

Figure 5. Berridale War Memorial Park, Berridale Lions Park and Berridale Community Park



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2.7.2 Berridale War Memorial Park

Figure 6. Close up map of Berridale War Memorial Park with Tree Numbers 1 to 37

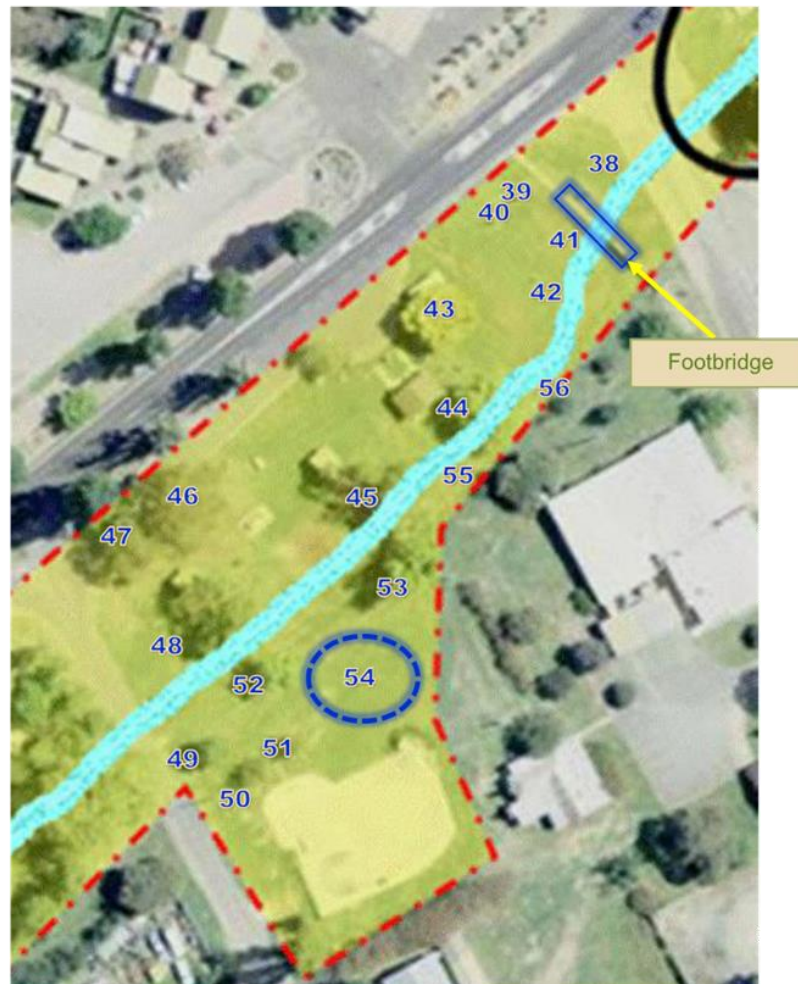


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2.7.3 Berridale Lions Park

Figure 7. Close up map of Berridale Lions Park with Tree Numbers 38 - 56



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2.7.4 Berridale Community Park

Figure 8. Close up map of Berridale Community Park with Tree Numbers 57 - 103



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3. Further Observations and Recommendations

3.1 Soil Aeration

Roots cannot live without oxygen, so aeration is a paramount factor determining the over-all rooting depth in most soils. Plants growing on plateau soils need at least 10 to 12% air-filled aperture size for satisfactory development. Carbon dioxide may be lethal to roots if current in a large application and may also impede water absorption. The mandatory oxygen level for survival of roots is 3% by size, 5 to 12% for root development.

3.2 Mulches

There are areas within the grounds of the park that have exposed roots and compacted areas within the trees' TPZ. Where there is open soil and shrub-planted areas near retained trees, mulch is the preferred surround because it will:

- inhibit weed growth
- reduce groundwater evaporation
- resist soil compaction and therefore allow the vital exchange of gases in the soil
- cover exposed roots from UV rays and help prevent mechanical damage to these roots
- increase macro pores which improves water penetration
- reduce maintenance requirements.

BS 5837:2012, p. 30

3.3 Good Mulching Practice

- Apply mulch only when soil moisture level is favourable, so area around trees should be well-watered beforehand.
- Depth of mulch needs to be between 50 –100mm.
- Ensure mulch does not form an impermeable mat.
- The thickness of your mulch that you have laid should be no more than 10cm (50 – 75mm is adequate).

3.4 Seed Collection

Naked seed collection on gymnosperms (pines and cypress) is best done mid-winter and planted from seeds, this can be further discussed in future, to help replenish tree stock in the park.

3.5 Creek Bank Erosion

- Tree root systems contain and hold back soil back erosion and slope failure,
- Roots of the tree hold in the soil, reducing erosion flooding events,
- The Influence of Flood Stress on Tree Physiology,
- When the soil O² content drops below 15%, tree roots are lessened in function and development; under compaction - this serious threshold is even further advanced.

Crook, 1992

*Effects of Four Compaction Remediation Methods for Landscape Trees on Soil
Aeration, Mechanical Impedance and Tree Establishment - Day, Bassuk, & van Es,
1995*

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Kozłowski, Kramer & Pallardy, 1991

- Indications of flooding in the tree's canopy are; leaf yellow, early senescence (leaf drop), wilting sprout dieback/decay and condensed fruit yields.

Percival, 2004

Figure 9. View of the creek running through the park



Figure 10. View of flooding in the Berridale Park while collecting data



3.6 Best Management Practices for Flooded Trees

- Conduct a Visual Tree Assessment (VTA¹) to ascertain structural stability and determine hazard abatement needs. Anticipate that some trees will die suddenly in the short term or in the next few years to come.
- Limit pruning of the tree's green matter to that which is hazardous to people and/or property.
- For these trees' TPZ that are close to the creek area spread a small dose of nitrogen, approx. 0.5 to 2.0 pounds per 1000 square feet of open soil surface; also add a very small amount of calcium sulphate to help return needed sulphur to the soil. Do not add any more fertiliser to this area for a full 12 months; monitor leaf expansion and if normal-sized, apply 3 pounds of nitrogen per 1000 square feet.
- Be alert for fungal and insect attacks as these trees' defences are down, making them stressed and susceptible to attack. They may need preventive treatments.

3.7 Other Tree Species Recommended for this Area

Below are three large to medium-sized trees that would possibly suit the park area. These trees will bring colour and contrast and are well known to survive in wet areas. Furthermore, these trees are suited for this climate zone and Ph level that is in the parks of Berridale.

- *Casuarina cunninghamiana*
- *Taxodium distichum*
- *Liriodendron tulipifera*.

4. Legal

4.1 Legislation

The *Australian Standards Protection of trees on development sites 4970-2009*, outlines the required procedures for the protection of significant trees. This report highlights the relevant standards you need to follow.

This report is submitted and acknowledged by the client as prepared by Steve Griffiths, Arborist of Treeworks (ACT/NSW) Pty Ltd, as instructed on a limited basis after visual inspection of the trees at ground level only.

Australian Standards Protection of trees on development sites 4970-2009

4.2 Acknowledgements

4.2.1 The client acknowledges:

- a) That Treeworks (ACT/NSW) Pty Ltd has not conducted any invasive procedure or ultrasound test on the trees, nor inspected it at crown level or below surface level;
- b) This report does not and cannot make comment upon, determine or assess defects that may exist in the trees internally. Whether arising from decay, disease, effect of drought, insect infestation or any other inherent condition that may exist.

4.2.2 No Warranty for Non-Discernible Defects or Damage

Accordingly, this report cannot and does not warrant that defects or damage do not exist within the trees that may not be discernible to a competent Arborist making an inspection at ground level.

4.2.3 Reliance Period

The client acknowledges that no reliance may be placed on this report after 12 months following the date of inspection.

4.2.4 Disclaimer of Liability to Third Parties

To the extent permissible by law, Treeworks (ACT/NSW) Pty Ltd, is not liable for any loss, damage, personal injury, costs or expenses suffered by any person or persons other than the recipient of this report.

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Appendix 1 Pictures of Trees

A1.1 26/1/24 - Berridale War Memorial Park Tree Numbers 1-37

Figure 11. Berridale War Memorial Park



Figure 14. Tree 3



Figure 17. Tree 4 - heavy spider infestation



Figure 12. Tree 1



Figure 15. Tree 4



Figure 18. Tree 5



Figure 13. Tree 2

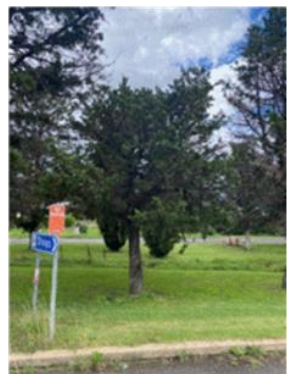


Figure 16. Tree 4 - 1 metre from drain



Figure 19. Tree 5 - mechanical damage



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Figure 20. Tree 6



Figure 23. Tree 7 – exposed roots



Figure 26. Tree 9 - has heavy fungal brown leaf



Figure 21. Tree 6 - signs of sirex wasp



Figure 24. Tree 8



Figure 27. Tree 10



Figure 22. Tree 7



Figure 25. Tree 9



Figure 28. Tree 11



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Figure 29. Tree 11 – is waterlogged, tree roots lacking oxygen



Figure 32. Tree 14



Figure 35. Tree 16



Figure 30. Tree 12



Figure 33. Tree 15 - has phototropic lean to the north-east



Figure 36. Tree 16 - bird life



Figure 31. Tree 13



Figure 34. Tree 15 - Memorial Plaque



Figure 37. Tree 17



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Figure 38. Tree 18



Figure 41. Tree 22



Figure 44. Tree 23 – remove broken branch and deadwood



Figure 39. Trees 19 and 20



Figure 42. Tree 22 – has mechanical damage and is heavily suppressed due to shade



Figure 45. Tree 24



Figure 40. Tree 21



Figure 43. Tree 23



Figure 46. Tree 25



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Figure 47. Tree 26



Figure 50. Tree 29 - Cyprus canker throughout tree, Resistograph required at base



Figure 53. Tree 31



Figure 48. Trees 27 and 28



Figure 51. Tree 29



Figure 54. Tree 31 - minor canker damage on southern side

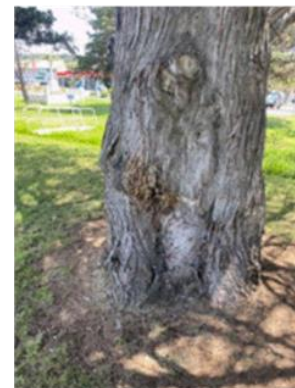


Figure 49. Tree 29



Figure 52. Tree 30



Figure 55. Tree 32



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Figure 56. Trees 33 and 34



Figure 58. Tree 35 – lots of birds present



Figure 60. Tree 37



Figure 57. Tree 35



Figure 59. Tree 36



Figure 61. Tree 37 – close to powerline, monitor powerline clearing



A1.2 27/1/24 - Berridale Lions Park – Trees 38-56

Figure 62. Berridale Lions Park



Figure 63. Tree 38



Figure 64. Trees 39 and 40



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Figure 65. Tree 41



Figure 68. Tree 43



Figure 71. Tree 45



Figure 66. Tree 41 – has fungal spot-on leaves, monitor in 12 months' time



Figure 69. Tree 44



Figure 72. Tree 45 - large amounts of deadwood in canopy



Figure 70. Tree 44 - broken branches in canopy and mechanical damage

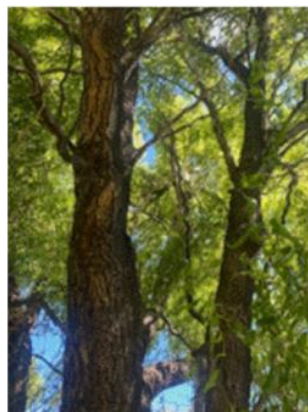


Figure 67. Tree 42



Figure 73. Tree 46



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Figure 74. Tree 47



Figure 77. Trees 50 and 51



Figure 80. Tree 54 – 7 young plantings



Figure 75. Tree 48



Figure 78. Tree 52



Figure 81. Tree 55



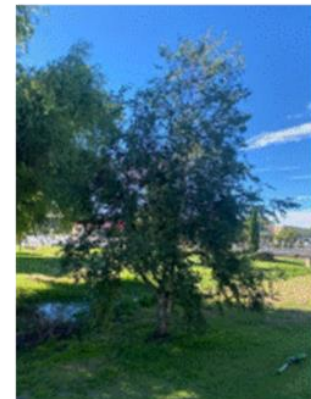
Figure 76. Tree 49



Figure 79. Tree 53



Figure 82. Tree 56



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A1.3 27/1/24 - Berridale Community Park Trees 57- 103

Figure 83. Berridale Community Park



Figure 86. Tree 58 – clear from shelter roof



Figure 89. Tree 60



Figure 84. Tree 57 - 5 semi-mature trees



Figure 87. Tree 59



Figure 90. Tree 61



Figure 85. Tree 58



Figure 88. Tree 59 - mechanical damage



Figure 91. Tree 62



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Figure 92. Tree 63 - x2 trees



Figure 95. Tree 64



Figure 98. Tree 67



Figure 93. Tree 63 - x2 trees



Figure 96. Tree 65 – x2 young trees



Figure 99. Tree 68 - x2 trees



Figure 94. Tree 63 - compression union



Figure 97. Tree 66



Figure 100. Tree 69



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**Figure 101. Tree 69 – monitor
compression
union 7m up trunk**

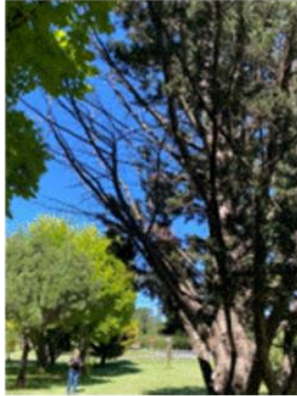


Figure 104. Tree 71 – x2 trees



Figure 107. Tree 73

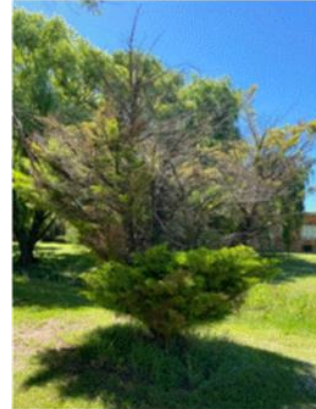


Figure 102. Tree 70



Figure 105. Tree 72



Figure 108. Tree 74 – x2 trees



**Figure 103. Tree 70 – soil
compaction at base**



**Figure 106. Tree 72 -
compression at
main union**



**Figure 109. Tree 74 – Cyprus
borer**



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Figure 110. Tree 75



Figure 113. Tree 77 – structural split



Figure 116. Tree 78 – tree's roots in creek



Figure 111. Tree 76 – x2 trees



Figure 114. Tree 77 – structural split



Figure 117. Tree 79



Figure 112. Tree 77



Figure 115. Tree 78



Figure 118. Tree 80 - minor bird damage



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**Figure 119. Tree 80 –
exposed roots**

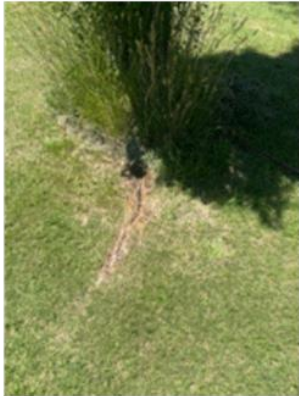


Figure 122. Tree 82 – x3 trees



Figure 125. Tree 85 – x2 trees



Figure 126. Tree 86 – tree is dead



Figure 120. Tree 81



Figure 123. Tree 83



Figure 127. Tree 87



**Figure 121. Tree 81 – possible
weakened
attachment at base**



Figure 124. Tree 84 – x2 trees



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Figure 128. Tree 87 – great tree



Figure 131. Tree 89 – weak structure 2m up trunk



Figure 134. Tree 92 - x2 trees



Figure 135. Tree 93 – x2 trees



Figure 129. Tree 88 – x2 trees



Figure 132. Tree 90



Figure 136. Tree 94



Figure 130. Tree 89



Figure 133. Tree 91 - x3 trees fastigiated shape



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Figure 137. Tree 95



Figure 140. Tree 98



Figure 143. Tree 100



Figure 138. Tree 96 – x3 trees



Figure 141. Tree 98- tree's roots in creek



Figure 144. Tree 101 – x3 trees



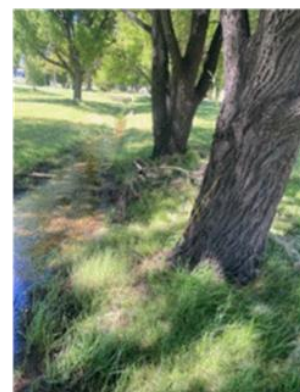
Figure 142. Tree 99 - x2 trees weed species



Figure 139. Tree 97 – x3 trees



Figure 145. Tree 101 – roots are helping to reduce erosion to bank



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Figure 146. Tree 102 – x2 trees



Figure 148. Tree 103



Figure 149. Tree 103 - broken limb in tree



Figure 147. Tree 102 - exposed root and mechanical damage



Appendix 2 References

A2.1 Glossary

Term	Description
Age Class	Grouped from young to old, sapling, young, mature and over mature.
Botanical Name (Species)	Botanical name is the formal scientific name which conforms to International Code of Nomenclature.
BR dia (mm)	Basal root diameter, measured just above trunk root flare.
Common Name	The common layman's name for a tree.
DBH	Diameter of the trunk or trunks at breast height (1.4m).
Genus	A group of related plants.
Height	The estimated height of the tree.
L C %	Live Crown Ratio: the ratio of live crown to total tree height; expressed as a percentage.
NAR	No Action Required (at this stage)
Nitrogen updraw	This is where large amounts of leaf groundcover deplete trees of needed nitrogen.
Phototropic	Phototropic is where a tree leans towards the light
SRZ	Structural Root Zone.
Structure Integrity	The ability of the tree to hold together under a load, regarding weight, wind throw, weakened unions and diseases, without breaking excessively.
TPF	Tree Protection Fencing.
TPZ	Radius of the Tree Protection Zone measured in metres (DBH x 12 = TPZ radius)
TPZI%	Tree Protection Zone Incursion Percentage measures the area of encroachment within the TPZ.
ULE	Useful Life Expectancy measures the number of years left in the tree before it becomes a possible mitigation problem or a tree in decline.
Vascular disease	Restriction to up and down movement of nutrients (tylosis) found in cambium ,phloem and parts of xylem

A2.2 Figures

Figure 1. View of the Berridale War Memorial Park, Berridale Lions Park and Berridale Community Park. All photos taken by Steve Griffiths on 26, 27 and 28 January 2024 unless stated otherwise.... 2

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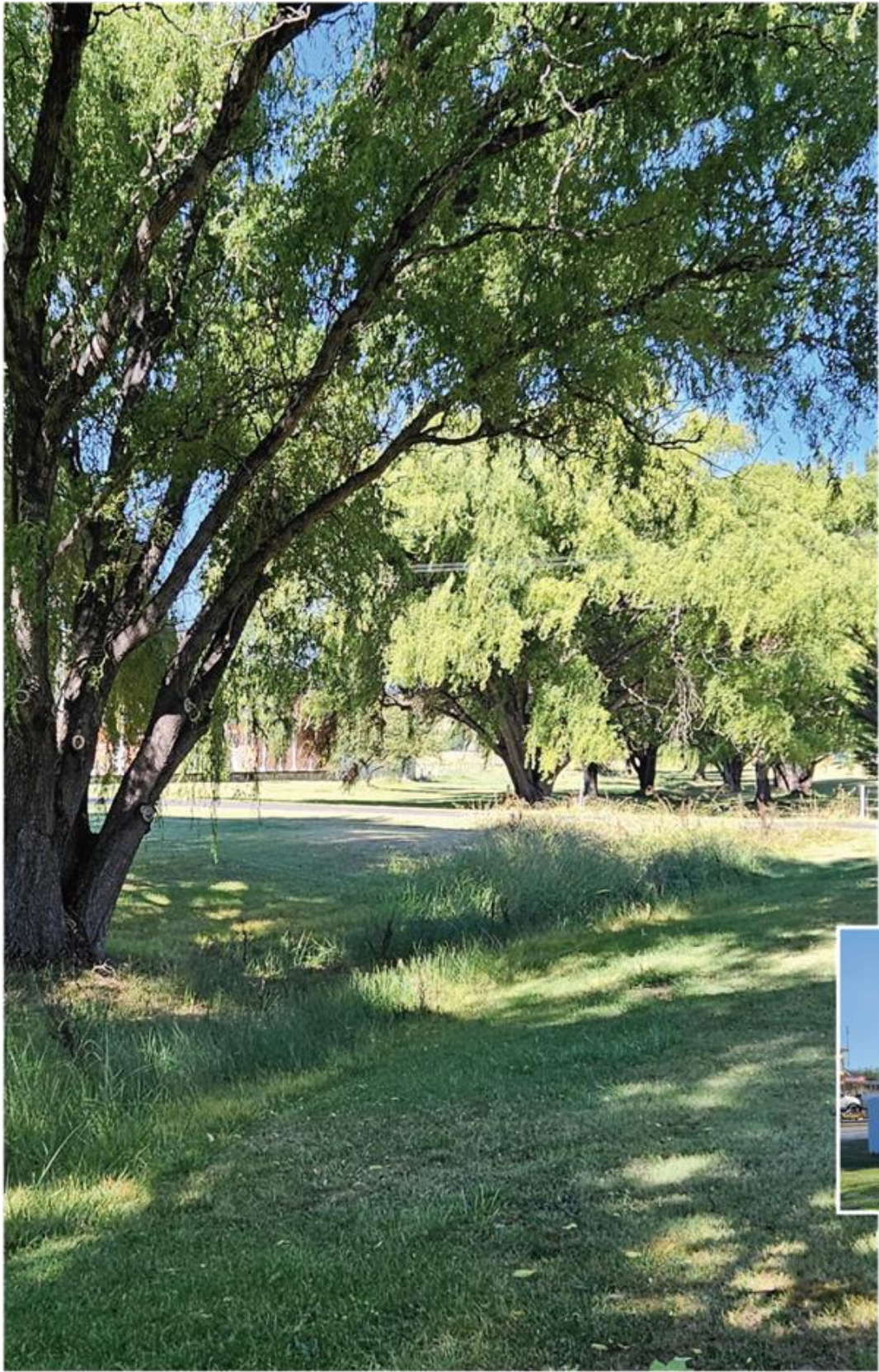
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BERRIDALE VILLAGE MASTER PLAN

LANDSCAPE MASTER PLAN

DRAWING LIST

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MP-1000	COVER SHEET AND DRAWING LIST	NTS @ A1
MP-1010	SITE ANALYSIS, OPPORTUNITIES, CONSTRAINTS AND DESIGN OBJECTIVES	1:600 @ A1
MP-1020	MASSING OPTIONS PLAN	1:600 @ A1
MP-1030	DESIGN INTENT	NTS @ A1
MP-1040	LANDSCAPE MASTER PLAN	1:600 @ A1



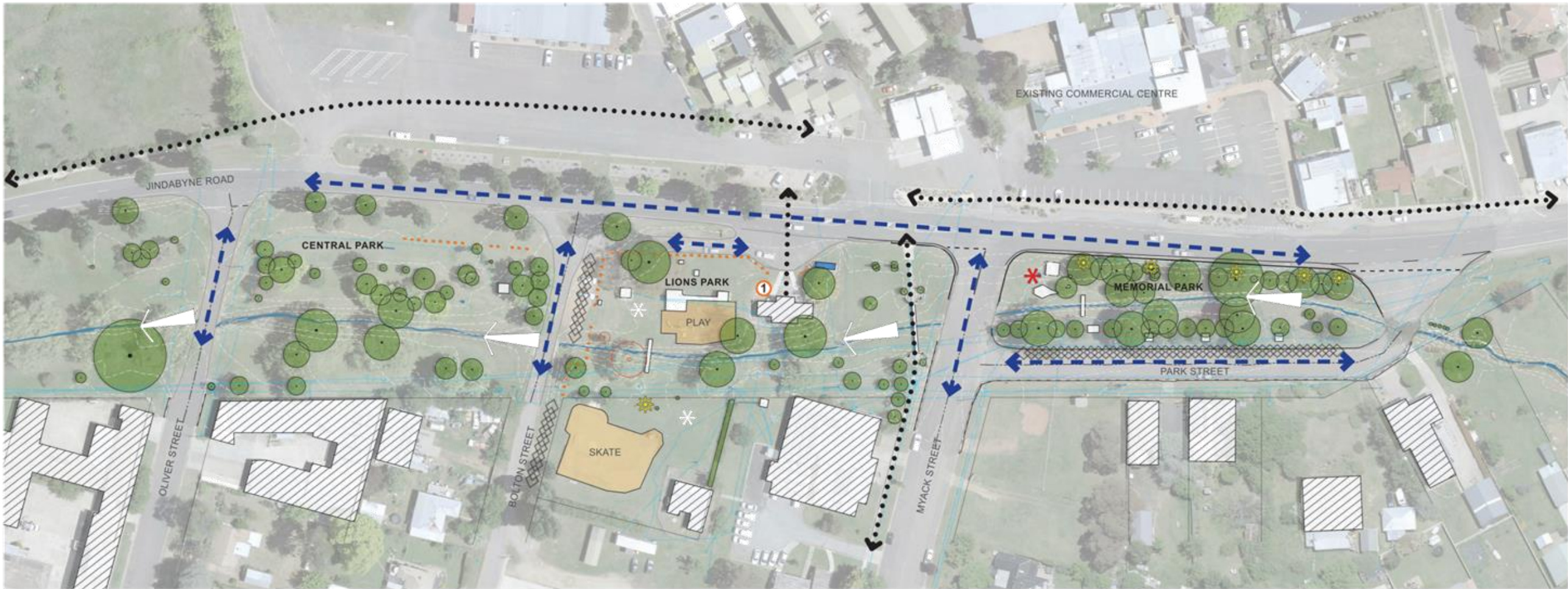
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OPPORTUNITIES

- Unobstructed views downstream over the creek and through the existing trees. Opportunity for shared pathways connecting through the length of the site and tying into surrounding key areas capturing key views.
- Existing creek. Opportunity for a formalised creek alignment from Park Street to Robert Street, including upgraded culverts under intersecting Streets. Consideration of increasing the design area up or down stream to better address floodwater mitigation.
- Existing heritage shrubs to be retained
- Existing trees of good quality and high heritage values with the intention to be retained and protected.
- Existing trees to likely be removed due to creek alignment and/or to allow for new planting and alternative arrangement of space to achieve the design objectives.
- Opportunity for new recreation works including BBQ area in Central Park and a basketball shooting area to compliment existing features.
- Gathering area for ANZAC events within Memorial Park and a virtual tour access point at the Anzac Memorial.



CONSTRAINTS

- Existing formalised paved pedestrian movement.
- Existing timber bollards create a character and provide a function of preventing vehicular movement into the space. Opportunity to improve vehicular prevention or integrate into the proposed design.
- Opportunity for new parking areas on Bolton St to service Central Park and the skate park, and upgrades to existing carpark areas with a formalised long vehicle parking area.
- Existing light poles within the site, park lighting to be upgraded to levels required by the Australian Standards.
- Existing park signage and flag posts across the site, opportunity for all signage to be upgraded.
- Lack of garden beds and low mass planting throughout the site. Additional low maintenance planting to be provided to enhance existing character and improve amenity.
- Existing buildings with and adjacent to the site. Commercial buildings back on to Lions and Central Parks providing sections of walling acting as a hard edge. Residential houses sit along Park Street fronting onto Memorial Park.
- Existing children's playground with fencing and skate park within Lions Park to be retained.
- Vehicular movement - linear movement of vehicles creating a boundary to the design site. Consideration to be given to safety of pedestrians in relation to vehicle movement. Ensure vehicle access to the open spaces if prevented.
- Existing structures generally to be retained, eg. street furniture, pedestrian bridges, memorial sites, etc. Existing Structures may be required for removal or to be relocated to allow alternative arrangement of space to achieve the design objectives.
- Existing services and associated infrastructure

OVERALL DESIGN OBJECTIVES

- Based on the information collated to date and an understanding of the site conditions, the following design objectives to inform the Masterplan have been developed to ensure all expectations for the site are achieved:
- Protect, enhance and celebrate the park's heritage values, specifically those attached to existing trees.
 - Improve and enhance recreation opportunities for a range of users to include shared pathways, additional BBQ areas and a basketball shooting area.
 - Improve and upgrade existing facilities (including parking, signage and lighting)
 - Connect the park to the surrounding pedestrian networks and improve the pedestrian connectivity through the length of the site tying into key areas.
 - Formalised creek alignment including upgrading culverts to better address flood mitigation.

SITE ANALYSIS, OPPORTUNITIES, CONSTRAINTS AND DESIGN OBJECTIVES



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LEGEND

- Existing heritage shrubs to be retained
- Existing trees to be retained
- Existing trees to be removed
- Primary entry
- Secondary entry
- Shared Pathway Heritage Trail
- Park Connectors
- Existing recreation works
- Opportunity for new recreation works

Opportunity for gathering areas

Opportunity for gathering areas for ANZAC events

Proposed formalised creek alignment

Upgrades to existing parking areas

Existing Buildings

Existing Structures to be retained

Existing Structures to be removed/relocated

DESIGN NOTES

- 1

Primary entrance to Lions Park to include the existing amenities building and flag posts with upgraded signage and history boards, lighting, feature trees and planting. Primary entrance to the space is to create a strong visual landmark and entrance statement which can be seen when driving down Jindabyne Road.
- 2

Secondary entrance to the space to include feature tree, upgraded entry signage and park lighting. The secondary entry links into the wider pedestrian network of the Berridale Town.
- 3

Meandering shared pathway to run through the length of the site capturing any unobstructed views over the creek and through the existing trees. Pathways are to connect into each recreational area and to site entrances providing an accessible path of travel through the entirety of the site.
- 4

New recreational works to include a basketball shooting area promoting ball sports in close proximity to the skate park.
- 5

New gathering area to include picnic settings, barbeques and bubblers.
- 6

Gathering area for ANZAC events within Memorial Park and a virtual tour access point at the Anzac Memorial.
- 7

Widened, formalised creek alignment to better address floodwater mitigation including upgraded culverts under intersecting Streets.



MASSING OPTIONS PLAN



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PRECEDENT IMAGERY

The below imagery provides some inspiration for the design works and have been selected to convey the character, materiality and configuration that the overall design is proposing.

PRIMARY AND SECONDARY ENTRANCES



SHARED PATHWAY / HERITAGE TRAIL



NEW RECREATIONAL WORKS - BASKETBALL SHOOTING AREA



GATHERING AREAS



GATHERING AREA FOR ANZAC EVENTS



CREEK ALIGNMENT



PARKING AREAS



PLANTING AND VEGETATION



DESIGN INTENT



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LEGEND

	Existing Contours		BBQ
	Existing services and associated infrastructure		Picnic Settings
	Proposed stormwater asset		Seats
	Existing Buildings		Bin
	Existing Structures to be retained / relocated		Bubbler
	Existing Structure to be removed		Flag Pole
	Concrete Pathway Heritage Trail (1.5m)		Bollards
	Timber Bridge		Wayfinding Signage
	Concrete Basketball Shooting area and Skatepark		Entry Signage and information boards
	Existing mulched playground to be retained		Park Lighting
	Creek Realignment		Seating Wall
	Shelter		Concrete Edge

	Existing heritage shrubs to be retained
	Existing trees to be retained
	Existing trees to be removed for creek widening
	Proposed Trees - <i>Pyrus calleryana</i> 'Chanticleer' and <i>Populus nigra</i> 'Italica'
	Mass Planting
	Creek Realignment Planting
	Turf

DESIGN NOTES

- 1 Primary entrance to Lions Park to include the existing amenities building and flag posts, upgraded signage, history boards, feature trees and planting. Opportunity for stonework to be included into the primary entrance to retain the existing character of the site and links the site to Berridale's heritage where several stonework cottages and structures are still present. Primary entrance creates a visual landmark and entrance statement which can be seen when driving down Jindabyne Road.
- 2 Secondary entrance to the space to include feature trees, upgraded entry signage, park lighting and stonework to tie in with existing pedestrian refuge to Town Centre.
- 3 Meandering concrete 1.5m wide pathway runs through the length of the site capturing any unobstructed views over the creek and through the existing trees. Pathway also forms a heritage trail which celebrates the history and heritage of the site through interpretation. The pathway connects the recreational areas and tie into site entrances providing an accessible path of travel through the entirety of the site. Dedicated crossing have been included across Bolton and Myack Streets.
- 4 New recreational works to include basketball shooting area with seating wall to compliment adjacent skate park to create an active recreation hub.
- 5 New gathering area include picnic settings, electric barbeque and nearby bubbler complimenting the nearby recreational spaces.
- 6 Gathering area for ANZAC events within Memorial Park to include a virtual tour access point at the Anzac Memorial. Memorial space includes concrete gathering area, mass planting, upgraded signage and relocation of flag post and war heritage items to achieve the design objectives within this space. The nearby upgraded culvert has been extended into this gathering area to create a levelled turf area allowing more space for ANZAC services.

- 7 Restored and formalised creek alignment to better address floodwater mitigation. Creek retains its naturalisation to retain the character of the site.
- 8 Upgraded culverts under intersecting streets to allow for increased water flow capacity.
- 9 Upgraded formalised carparking spaces to include line markings and kerbs.
- 10 War memorial heritage item has been relocated as a point of interest at the end point of the heritage trail.
- 11 Potential for bridge to be improved but overall character and brickwork to be reinterpreted into any future design.
- 12 Potential for future pathway extension to the west through Parkland.
- 13 New overland flow path towards storm water channel, path to pass over top of flow path via bridge/pipes or similar.
- 14 Localised low point to be filled and surrounding to be graded towards storm water channel.
- 15 Crossing arrangement for Myack Street to be confirmed as part of detail design.
- 16 Berridale Skate Park (identified for future development).
- 17 Atchinson Cottage (identified for future development).



LANDSCAPE MASTER PLAN



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Berridale Village Landscape Master Plan Report

12 September 2014
Revision A
by



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The Vision

The underpinning philosophy of the Landscape Master Plan is to celebrate Berridale as the administrative heart of the Snowy River Shire. At its core is the creation of an attractive, connected, sustainable and vibrant "Village Centre" reinforcing Berridale's cultural identity through the appropriate replacement and expansion of the historic avenue of Lombardy Poplars.

It is also to encourage the economic sustainability of the Village through increased use of the commercial and public facilities by passing trade and locals alike, as well as increasing civic pride and improving the accessibility and amenity of the existing open space into the future.







Figure 2. Photo showing the visual impact of the Lombardy Poplars through the centre of Berridale Village (Photo: Arterra)



Figure 3. Photo of Memorial Park and the historic Pine planting (Photo: Arterra)



Figure 4. Photo of Berridale's existing southern commercial hub (Photo: Arterra)



Figure 5. The Lombardy Poplar Avenue lining the main arterial Jindabyne Road and the adjoining open spaces (Photo: Arterra)

Executive Summary

Berridale Village is a small rural village located 33km west of Cooma and 28km east of Jindabyne. The Village is most defined by a continuous avenue of Lombardy Poplars, which flank the central parts of Jindabyne Road and mark this street as the main arterial road within the Village Centre. The Lombardy Poplar Avenue holds a strong social, cultural and historical significance and establishes the identity of Berridale as the "Poplar Village".

A key aim of the Landscape Master Plan is to refresh the Village Centre and strengthen its sense of place, thereby promoting Berridale as a destination for tourists, as well as being an inviting place for residents to live and work, well into the future.

Following the completion of a Tree Assessment & Management Report, Arterra was subsequently engaged in June 2014 by the Snowy River Shire Council (SRSC) to provide a Landscape Master Plan for Berridale Village Centre outlining the key major landscape improvements suggested for Berridale Village.

As an outcome of the Tree Assessment and part of the strategic vision for Berridale Village Centre, the decision has been made to begin the staged removal and replacement of the aging Lombardy Poplar trees. The poplars are considered the defining landscape element of the village and should be continued.

The aim of the Landscape Master Plan is to help create a thriving commercial hub which is embellished by the avenue of Lombardy Poplars and the generous open space to the east of Jindabyne Road. With a focus on a best-practice approach to streetscape design, the plan takes a visionary approach to create a unified, accessible and coherent Village Centre, which is to be achieved over the next 10-20 years. The Landscape Master Plan is intended to outline, in strategic terms, how the landscape upgrade can be staged and coincide with the block removal and replacement of the Lombardy Poplar Avenue.

The Landscape Master Plan has addressed Berridale's well defined history, which is most reflected in the buildings within the centre of the village and the visually prominent Lombardy Poplar Avenue. Uniquely, the village was developed around an 'open square' at the junction of two main roads, rather than the traditional main road flanked with buildings on either side. This in turn influenced the development of extensive open spaces to the east of Jindabyne Road. Jindabyne Road is currently lined with Lombardy Poplars, which were planted in 1935 by the local school children through the Junior Forest League project under Headmaster Mr G.J. Colditz of Berridale Public School. These are supplemented by the visually and historically significant pine trees around the War Memorial, which were planted in memory of the 46 local men who served in World War I.

The main initiatives of the proposed Landscape Master Plan are summarised in 11 key points:

- 1) Removal and replacement of the Lombardy Poplar Avenue and the overall expansion of the avenue.
- 2) Rationalisation of the car parking and pedestrian movement within the commercial centre to improve safety, circulation and general amenity.
- 3) Creation of a decorative pond, which serves to integrate the Council Chambers and commercial centre with the Parkland and become an attractive and centralised focal point to the open space areas.
- 4) Creation of a new and generous 'Civic Plaza' in front of the Berridale Inn.
- 5) Creation of a generous and more pedestrianised shop-front promenade to link all the commercial premises together.
- 6) Upgrade and re-grading of the Myack Street and Park Road intersections to improve traffic and drainage functions.
- 7) Formalisation and embellishment of the current War Memorial by improved landscaping flanking the Myack Street intersection and relocating the existing Memorial 'gun' to a more prominent position on the southern side of Myack Street.
- 8) Formalisation of the drainage line / creek line that traverses the open spaces with a subtle and low cost treatment together with improved pedestrian crossings.
- 9) Improvement and upgrade of the existing playground and other open space facilities to update them and better integrate them into the overall space.
- 10) Installation of purpose designed and prominent 'Shop Signage' panels that will promote the numerous businesses and commercial facilities in the village that are otherwise obscured or set a long way back from the street frontage. This will supplement the existing and appropriate Berridale Village entry signage elements.
- 11) Provide better connection to the wider trails network and integration of the 'Village Centre' with the surrounding residential areas.

The Landscape Master Plan has taken a visionary approach to Berridale's Village Centre and is designed to create an attractive, unified, accessible and coherent landscape. It is envisaged the Landscape Master Plan will be achievable over a period of between 10-20 years, via the appropriate commitment to the longer term visions and appropriate funding allocation. It is believed it will ultimately provide a much loved and sustainable village as outlined in Council's existing policy documents.



Figure 6. Memorial Park and its monuments which are a key feature of the Myack Street intersection and Berridale Village Centre (Photo: Arterra)

1.0 Introduction

1.1 Background

The Snowy River Shire Council has a series of policies that relate to Berridale Village outlined in their Development Control Plan (DCP) 2013. Specifically, these include DCP Part B2 – Town and Villages Plan (Berridale Village) and DCP Part F2 Berridale Village Centre Plan. These documents outline key visions for Berridale that were developed from previous consultations with the community. Underpinning the vision of the Town and Villages Plan is that Berridale ‘recognises the role of open space, landscaping and a connected and attractive ‘heart’ as being central to both permanent residents and visitors.’ As part of these policies, the Council is striving to:-

- Create an attractive Village with a vibrant commercial core enhanced by landscaping.
- Develop and enhance the network of trails and open spaces that connect the commercial core and other precincts within the Village.

Importantly the Berridale Village Centre Plan (DCP Part F2 2013) has been drafted to control existing and future development in Berridale. In relation to this Landscape Master Plan, it seeks to:-

- Encourage good design that creates a functional and attractive commercial core.
- Encourage landscaping that breaks up built forms and enhances the character of the Village.
- Respect the existing heritage items within Berridale.
- Encourage pedestrian activity and expand on the range of uses that engage with and activate the streets.
- Encourage outdoor dining opportunities.
- Cater for safe and accessible streets and open spaces.
- Provide adequate and convenient car parking without compromising the street and landscaping character and minimising vehicle and pedestrian conflicts.
- Promote walking and cycling throughout the Village.
- Ensure signage is in keeping with the Village ideals and enhances the streetscape.
- Provide a pleasant outlook to and from the Village Centre.

A Tree Assessment and Management Report was prepared by Arterra in October 2013 to specifically investigate and outline the potential risks and ongoing tree management issues surrounding the prominent Lombardy Poplar avenue that currently flanks the main road through Berridale. In early 2014, Council endorsed many of the recommendations made in the Tree Assessment and Management Report and began the process of the Poplar removal and replacement. To enable the replacement of the Poplars to commence, one of the recommendations of the Tree Assessment & Management Report was to develop a more comprehensive Landscape Master Plan for Berridale Village that would allow the replacement trees to be replanted in the most appropriate positions and be considered in relation to worthwhile landscape, road and other potential Village improvements.

Arterra was subsequently engaged in June 2014 by the Snowy River Shire Council (SRSC) to prepare a Landscape Master Plan for Berridale Village Centre. The Landscape Master Plan is intended to identify the key major landscape initiatives that should be implemented to improve the function and aesthetics of the Village. The Lombardy Poplar Avenue is an important part of the community identity of Berridale and forms part of a listed local heritage item (Cultural Landscape, item I57) in the Draft Snowy River Local Environment Plan 2013 (LEP). The existing avenue of Poplars is significant and has heritage, cultural and economic value, all of which needed to be carefully considered when formulating the Landscape Master Plan.

This Landscape Master Plan follows on from the Tree Assessment & Management Report and incorporates the staged removal and replacement of the Lombardy Poplar Avenue as suggested by that report. In summary, the current Poplar Avenue needs to be replaced as the trees are:-

- Old and approaching their naturally expected maximum age;
- Large with extensive root systems that are causing impacts to adjoining residences;
- Planted close to roads and infrastructure and are causing potential issues with regard to sight lines and road safety;
- Showing signs of internal decay, with some trees posing potential risk to residents, road users and passersby.

1.2 Aims of the Landscape Master Plan

The Landscape Master Plan focuses on the special qualities and opportunities of the landscaped areas within the central area of the Berridale Village. A key outcome of the Landscape Master Plan, and critical to the future of the Lombardy Poplar Avenue, is to clarify the approach to the Poplar re-planting, specifically considering their positioning in the overall landscape and their wider relationship to the Village and the community.

Apart from the Lombardy Poplar Avenue replacement, the intention of the Plan is also to reinforce the positive existing qualities of the Berridale Village landscape and to open up new perspectives and opportunities based on bold and creative thinking.

The Plan builds upon the visions and values outlined in Council’s Policy documents, utilising many of the existing landscape elements to improve the longer term beauty and amenity of the Village. The Plan also seeks to ensure that the outcomes are fully integrated with existing and future commercial operations and that it complements the lifestyle, business and community values evident within Berridale.

In summary, the aim of this Plan is to provide a strategic framework for the enhancement and development of Berridale Village Centre, that is realistic, achievable and within the reasonable resources available to the Council and the community. It is expected that, as with most Master Plans, the Plan may take many years, or even decades to be fully realised.

The Landscape Master Plan aims to:-

- Identify relevant landscape issues, opportunities and constraints;
- Optimise the use of the land and open spaces available within the Village Centre for the enjoyment of the community and visitors, through better arrangement of facilities and amenities, improvements to connections and other points of interest within the Village; and
- Protect and respect environmental and cultural values through sensitive and sustainable design.

2.0 Context and Setting

2.1 Location & Context

Berridale is located in southern NSW, approximately 400km south of Sydney and about 110km inland from the coastal town of Bermagui. Berridale is 120km south of Canberra on the Jindabyne Road between Cooma (33km to the north-east) and Jindabyne (28km to the south-west). It is the administrative centre for the Snowy River Shire Council, with the nearest village being Dalgety some 14km to the south.

Berridale is located within the South Eastern Highlands Bioregion, which lies inland from the more coastal bioregions and is bordered by the Australian Alps and the South Western Slopes bioregions to the south and west.

2.2 Topography & Climate

Berridale is located at the heart of the Snowy River Shire amid rolling hills and mountain ranges within the Monaro region of NSW. The Monaro region sits broadly within a sloping plateau rising from 600m in the north to 1300m in the south. Berridale Village lies at an altitude of 860m. This region is characterised by what is commonly described as a 'cool temperate' climate with hot dry summers and cold to very cold winters. There is typically low humidity, very high daily temperature ranges and four very distinct seasons. Summer and winter temperatures often exceed normal human comfort range and there can often be quite variable weather conditions in spring and autumn.

Average maximum temperature is 26.6°C (in January)

Average minimum temperature is -2.1°C (in July)

The highest temperature recorded 38.2°C (31 Jan 2009) (between 1991-2013)

The lowest temperature recorded -13.9°C (16 Aug 1994) (between 1991-2013)

Any new trees and plants selected for use in the proposed landscape upgrades will need to easily tolerate the prevailing extremes of temperatures and climatic conditions. The strong winds, summer heat, extended drought conditions, winter frosts and even snow periods result in the need for species that are particularly hardy and resilient to such adverse conditions. Plants and trees selected should be capable of surviving an average drought period in reasonable conditions without irrigation or reliance on any supplementary town water supplies. Despite this, passive irrigation through the use of Water Sensitive Urban Design and directing the water from adjoining roads and car parks onto the trees root zones may assist with additional water being made available to the soil and the landscape in general.

Climate change also dictates that we be particularly mindful when selecting future tree and plant species. Typically the trees and planting selected must be species that have a reasonable potential to resist and survive likely increased average annual temperature range, increased heat-wave conditions and potentially longer drought periods. Although many species may be potentially suitable, it is plainly obvious that the Lombardy Poplar is an extremely resilient tree and one of the larger, more attractive and striking exotic trees that readily survives the prevailing conditions in and around Berridale. This is a key reason it was proposed to be retained in the Avenue planting on Jindabyne Road.

2.3 Local History

The European settlement of Berridale started in the 1860s, when Scotsman William Oliver built his house there in 1863 and opened a roadside store, naming the location as a variation on his home town in Scotland, Berridale. The dry climate later proved the town ideal for growing fine merino wool. Oliver's store became a wayside inn in 1870, which still exists as the Berridale Inn, and a granite store was built. A post office opened in the town in 1869 with a telegraph office opening in 1870.

The town nicknamed itself the 'Crossroads of the Snowy' during the period when gold miners would pass through on their way to the Adaminaby and Kiandra goldfields. The town grew slowly during the early 1900s with the pastoral industry forming the mainstay of the local economy. The town hosted a work camp for the Snowy Mountains Authority, although its population did not grow as much as Jindabyne or Cooma during the Snowy Mountains Scheme. Berridale became known as the 'Town of the Poplars' in the 1990s due to the distinctive avenue of Poplars lining Jindabyne Road through the Village Centre. In more recent decades, Berridale has developed a tourism industry based on its location en route to the NSW snowfields.



Figure 7. Berridale Regional Context (Source: Google Maps 2013)



Figure 8. Aerial view of Berridale Village Centre, 2011. (Source: NSW Land and Property Information Division)



Figure 9. Aerial view of Berridale Village and its immediate surrounds, 2011. (Source: NSW Land and Property Information Division)

Exchange Square

Originally, Exchange Square, was proposed to be opposite the current Council Chambers on the eastern side of Jindabyne Road. Due to the eastern side flooding quite frequently, the square was subsequently nominated to be on the western side of the main road. This was further justified through the already built commercial buildings such as Oliver's Wayside Inn, later to become Berridale Hotel, the Berridale Store, O'Brien's Store and Simmon's Bakery.

William Oliver's homestead store was the first building to be established in 1863 and was strategically placed close to the intersection leading to and from the coast. His store was highly successful and in 1870 it was leased to David Main, the first hotel licensee. Consequently, Main built a two-storey building beside the prominent hotel as a local store. The store and hotel was soon passed on to EJ O'Brien, who built a large stone and brick store south of the Berridale Hotel. The well-known bakery, established by Alf and Ruby Simmons who delivered bread to Dalgety and Jindabyne, was a prominent location within the town centre and contributed to the success of Exchange Square.

The colonial front of the Berridale Hotel was later refurbished and enhanced with decorative brick gable parapets, however, these were removed shortly after as they trapped snow causing extensive water damage. Exchange Square held its identity until the late 1950s and it was the demolition of O'Brien's Store that led to its dilapidation. Little evidence remains of it today.

Current



Figure 10. The location of the historical Exchange Square, currently dominated by car parking (Photo: Arterra)

The Poplar Avenue

The Lombardy Poplar Avenue was planted in 1935 as a Junior Forest League project under the stewardship of Mr GJ Colditz, the Headmaster of Berridale Public School. The avenue of 50 poplars (assumed to be all *Populus nigra* 'Italica') were planted on either side of Jindabyne Road leading into the south-western approach to the town. 25 trees were planted on either side of the road in a formal staggered pattern typically 50 feet (15.25m) apart. At the time there were only paddocks on either side of the road. The trees stopped adjacent to what is now No. 94, Jindabyne Rd and about 50m short of Myack Road in the north. At that time Myack Street was constructed, but few other cross streets had been formed.

Between 1944 and 1964, various residential development occurred in close proximity to the trees at the southern end of the avenue, to the western side. The trees on the eastern side of the avenue have remained relatively undisturbed since their planting due to fronting the open space, although they have been variously affected by road creation and widening.

In late 2013, 39 of these trees were almost certainly remnants of the original 1935 planting. A further two Lombardy Poplars were early replacements and continued to perpetuate the avenue. One Lombardy Poplar is a later extension of the original planting that occurred sometime in the 1950s. A single Acer (Maple) is planted in the north-western portion of the avenue. Its exact planting date is unknown and is generally considered out of character. Some time after 1944, most likely in the 1950s, approximately 5 x *Populus alba* 'Pyramidalis' (White Poplars) were planted near the Poplar Street intersection. The last of these were removed in March 2014 with the exception of one White Poplar to the eastern side of Jindabyne Road opposite the Poplar Street intersection. A further 10 Lombardy Poplars have also been removed at this same time due to their failing health and other issues. The plan is to progressively re-instate the Lombardy Polar avenue.



Figure 14. Lombardy Poplar Avenues leading into Berridale township from Cooma (Photo: Arterra)

Aitchison Cottage

Over 150 years old, Aitchison Cottage, represents a prominent historical element to Berridale's Town Centre and its community. It displays many building techniques that were used to construct houses in that era and some that are unusual. It was first thought that the cottage was built in the mid 1880s by Cooma builder Arthur Mawson, however, an earlier cottage structure within the existing frame shows it to be earlier than this. This is further suggested through the hand split boards lining one wall and the 1865 packing case boards lining another wall. Daniel Aitchison, a Scottish settler who was at home in the harsh, cold, wind-blown landscape, purchased the cottage in Berridale, and his family lived there until his death in 1933.

This single storey stone cottage has a brick extension to the front that was laid in a rather unusual manner. Mature plantings, including relics of a 19th century layered hawthorn hedge, are still evident today. This quaint and interesting colonial period cottage is accessed from the public park but is on a greatly reduced curtilage, as the original grounds were once much larger. The Landscape Master Plan presents a good opportunity to better integrate this historical property with the surrounding public open space and the Village Centre.



Figure 17. Aitchison Cottage in its current condition (Photo: CMP & Interpretation Plan)

Historically



Figure 11. Historical view of Exchange Square, Berridale (Source: Council Interpretation panels)



Figure 12. Historical view of Exchange Square and Berridale Hotel (Source: Council Interpretation panels)



Figure 13. View of 'Exchange Square', Berridale in 1955 (Source: Council Interpretation Panels)

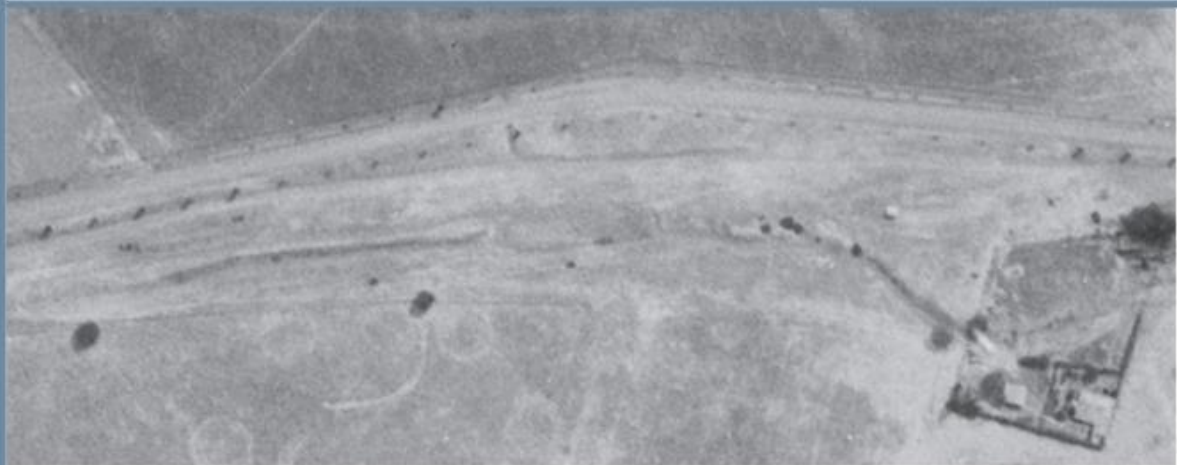


Figure 15. Aerial view of Berridale 1944 with the young Poplars just visible along the road edge (Source: NSW Land and Property Information Division)



Figure 16. Aerial view of Berridale Poplars in 1964 (Source: NSW Land and Property Information Division)



Figure 18. Aitchison Cottage in its current condition (Photo: CMP & Interpretation Plan)



Figure 19. Floor plan of Aitchison Cottage (Photo: Snowy River Historical Society)



Figure 20. Historical image of Aitchison Cottage and its traditional landscape planting (Source: Council Interpretation panels)

2.4 Soils

Soil samples were taken using a hand auger at three separate locations along Jindabyne Road during investigation for the 2013 Tree Assessment by Arterra. The overall results of these tests revealed that the soils did not present any major constraints to the replacement of the existing trees or the undertaking of any new tree planting and landscaping. The high clay content will generally mean the soils have good moisture and nutrient retention and good cation exchange capacity (CEC). They would, however be subject to some temporary waterlogging and compaction, particularly if worked or trafficked when moist.

As with most landscaping the improvement of the soils via aeration and the addition of further organic matter and appropriate fertilisers would provide benefits to new tree and shrub planting.



Figure 21. Soil sample taken on site with a hand auger(Photo: Arterra)



Figure 22. The southern end of the existing avenue, looking north (Photo: Arterra)



Figure 23. The existing trees and their proximity to the residential properties along parts of Jindabyne Road (Photo: Arterra)



Figure 24. The arrangement of the footpath and the Poplar Avenue within the residential precinct (Photo: Arterra)

3.0 Existing Constraints & Considerations

The following primary constraints and considerations have been observed and considered in the formulation of the Berridale Landscape Master Plan.

3.1 Existing Street Trees and Residential Conflicts

The existing Lombardy Poplars, by most people's definition, are very large trees. When planted appropriately in a generous road side verge or parkland they are a majestic civic tree. Although the trees were initially planted in a generous road-side verge with adjoining rural paddocks and undeveloped lots, over more recent decades the trees have been squeezed between the expanding roadways, car parks and residential housing.

When the housing was developed the trees would most likely have had developed roots systems that extended well into the paddocks that were to become residential lots. When the houses were built, footpaths installed and services upgraded, many of the roots would have been damaged and disturbed. This has resulted in suckering from the base of the trees and roots that have adversely impacted a number of the surrounding houses. Services have also been installed and repaired, likely also resulting in damage to the roots systems. Roots have also tracked along many of the service trenches leading into the houses and resulted in tree roots entering drainage infrastructure and cracking walls, paths and footings. This has caused impacts to residents and resulted in liability claims against Council.

Some of the trees are located close to kerbs and road edges. Although damage is not extensive to the roads or kerbs, the tree roots have caused some displacement of road pavements, kerb and gutters and impacted the function of road drainage.

These conflicts, together with the advanced age and declining condition of the trees, particularly those located adjacent to the residents on Jindabyne Road, have necessitated their removal, as detailed in the Tree Assessment and Management Report 2013. The replacement of the Lombardy Poplar trees will require careful planning to mitigate any possible future impacts upon surrounding infrastructure and residents alike.

3.2 Options Considered Adjoining Residential Lots

The following discussion relates specifically to the western side of the Jindabyne Road between Poplar Street and Highdale Street. Council is concerned about replacing the Lombardy Poplar trees in this section of road fronting the residential properties 80-96 Jindabyne Road. In preparing the Landscape Master Plan Report for Berridale, this issue presents an important issue to resolve.

Careful measurements were taken of the street and road verge in June 2014. These are presented graphically in the adjoining diagrams.

- The road reserve is 20.11m wide
- The road carriage way is 7.2m wide (3m travel lanes with 0.6m wide shoulders)
- The road side verge (on the residential side) measures at 5.2m wide (5.8m) to the nearest travel lane
- The sewer main line runs within the private properties, not in the road reserve
- Electricity runs overhead just outside the property boundaries and has been converted to Aerial Bundled Conductors
- The water mains and telecommunication lines run within the road reserve immediately adjacent to the property boundaries, under the existing footpath
- The water main was recently replaced with polyethylene pipe work (as advised by Council Oct 2013)
- Current Poplar trees are centred at 3.2m from the nearest travel lane and 2.6m from the property boundary
- A 1.6m wide gravel footpath is located directly adjacent to the property boundaries.

RMS guidelines suggest that in 60km/h areas trees should be set 3.0m from the nearest travel lane. Given the width of the verge, trees would be able to be placed 3.0-3.2m from the nearest travel lane, similar to the same offset location they currently occupy.

Three options regarding this section of road are put forward for consideration. These are represented graphically in the adjoining diagrams.

- Option 1 - Replant Lombardy Poplars but install a root barrier at the property boundaries
- Option 2 - Do not replant any trees along this section of road
- Option 3 - Replant smaller trees along this section of road

Given the significance and historical associations of the Lombardy Poplars, it is important that the proposed options do not detract or diminish the strength of the remaining Lombardy Poplar avenue in the longer term.

Option 1 - Lombardy Poplars

Option 1 proposes to replant the Lombardy Poplars, but fewer in number and located strategically on the boundary between adjoining allotments. This minimises conflicts with existing and future driveway crossing points and maximises solar access for each dwelling. It also proposes to install a 1.2m deep plastic (HDPE) root barrier along the edge of the property boundaries. This will separate the new trees from the residential properties and limit the ability of major roots from entering and impacting on private property. The root barrier would need to cater for service crossing for water and telecommunications and thereby impact on the ease and cost of installation. As long as these are properly sealed the ingress of roots should be minimised. The location of the footpath over the root barrier would limit the opportunity for roots to grow over the root barrier. This option allows the relatively seamless visual and historic continuation of the Lombardy Poplar avenue, while meeting RMS guidelines and minimising potential impacts to residential properties. The future Lombardy Poplars may also be slightly smaller in stature to the existing trees due to their root development being curtailed and restricted to the road verge. This option has the greatest capital cost implications to Council. (Comparison costing of works associated with this option \$107,615)

Option 2 - No Planting

Option 2 proposes to not replant any trees in this section of road. This minimises all tree-related conflicts with the existing and future private property and meets RMS constraints. Although this option does not continue the Lombardy Poplar avenue, neither does it visually detract from the remaining or proposed Poplar planting. It just becomes a gap in the avenue, rather than a noticeable change in character. This represents the lowest capital cost impact to Council and ensures minimal future cost burden to Council from tree maintenance and liability. (Comparison costing of works associated with this option \$44,145)

Option 3 - Small Tree Planting

Option 3 proposes to replant smaller trees, in place of the Lombardy Poplars. Like, Option 1, they will be fewer in number and located strategically on the boundary between the adjoining allotments. This minimises conflicts with existing and future driveway crossing points and maximises solar access for each dwelling. It is also proposed to install a 600mm deep plastic (HDPE) root barrier along the road-edge of the footpath. This will separate the new trees from the residential properties and limit the ability of major roots from entering and impacting on private property, and also prevents potential damage and displacement of the adjoining footpath. This position of the root barrier is possible due to the smaller stature of the trees and means the root barrier is easier and less costly to install, and does not need to factor service crossings. As outlined above it is vitally important that the selection of the smaller tree does not diminish or detract from the Lombardy Poplars that are still proposed elsewhere. The trees therefore need to:-

- be smaller than the Lombardy Poplars
- have non-invasive root systems
- maintain a year round visual presence with minimal impacts from leaf and fruit drop
- be robust and low maintenance and
- compliment the Lombardy Poplar in form and character

This option has a moderate capital cost implication to Council. (Comparison costing of works associated with this option \$80,565)



Figure 25. View of Existing Lombardy Poplar Avenue (Photo: Arterra)

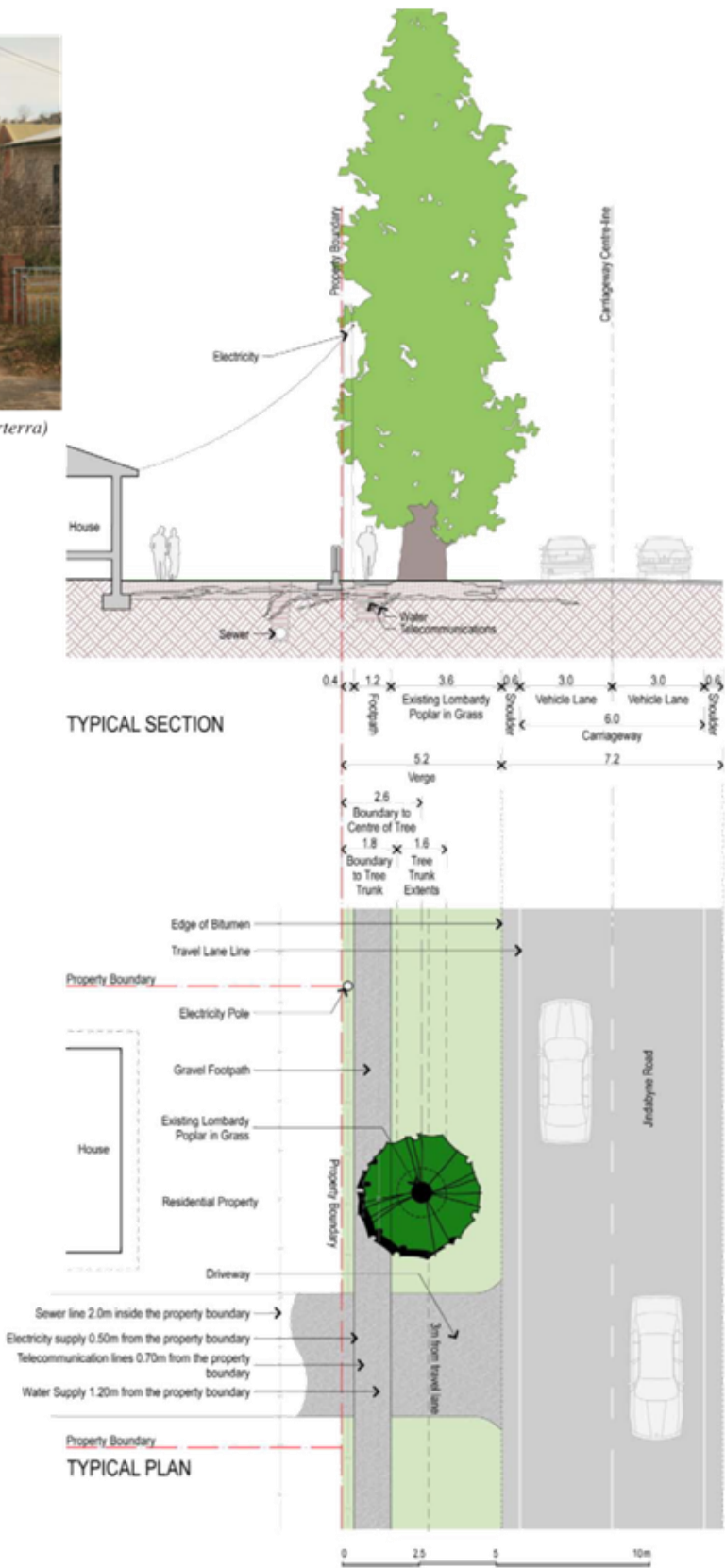


Figure 26. EXISTING- Typical section and plan of the existing conditions of the Lombardy Poplar Avenue and its proximity to residential housing



Figure 27. Photomontage of the proposed replanting of the Lombardy Poplar trees (Photo: Arterra)

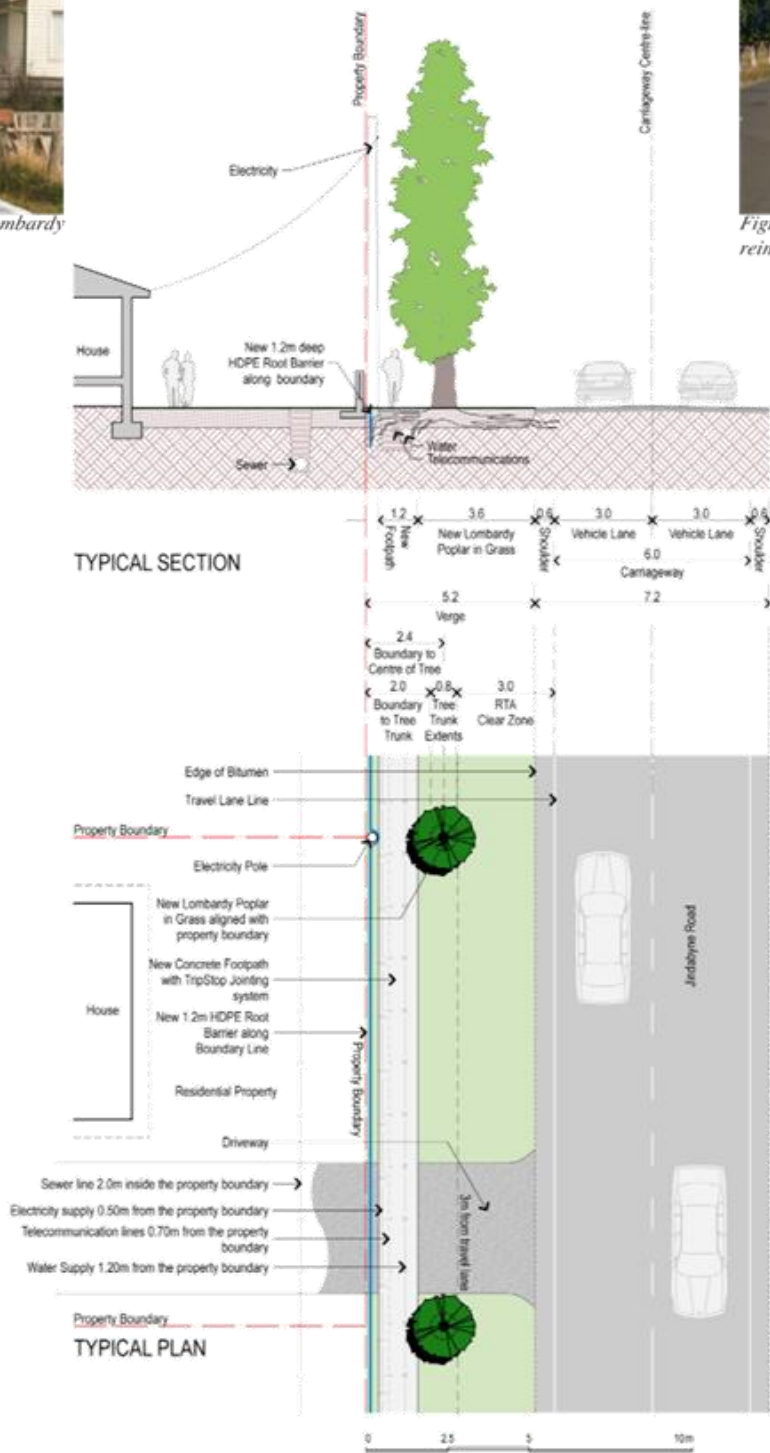


Figure 28. OPTION 1 - Typical section and plan with the replanting of the Lombardy Poplar and the installation of a root barrier along the property boundary



Figure 29. Photomontage of proposed removal of all trees and simple reinstatement of verge and path (Photo: Arterra)

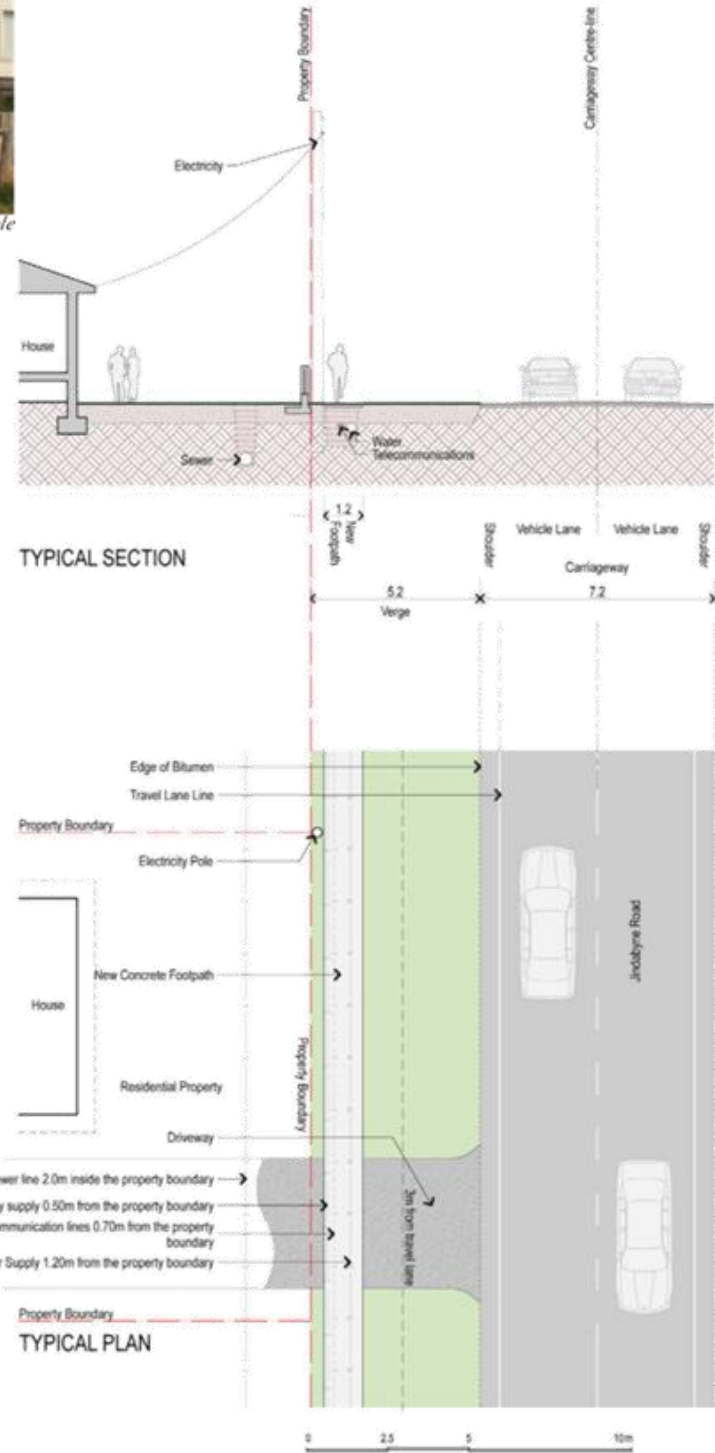


Figure 30. OPTION 2 - Typical section and plan of the removal of all trees with no replacement planting

3.3 Recommended Option for Replacement Planting Adjoining Residential Lots

From the above analysis the following recommendation is put forward for consideration as part of the Master Plan and has been represented on the Plan in Figure 1. This relates specifically to the western side of the Jindabyne Road between Poplar Street and Highdale Street. The measurements and sections show that it is technically possible to replace the trees in close to the same alignment as the existing trees. The continuation of trees in this part of Jindabyne Road is seen as particularly significant as it:-

- Continues the original historic placement and relationship of the trees;
- Is an important and visual part of the 'avenue' leading into and out of the Village Centre. Without corresponding trees on 'both' sides of the street the avenue will be diminished and potentially look awkward, and
- Trees along the road have been shown to calm and slow traffic travelling through the urban areas.

It is recommended to position the trees to minimise future impact to adjoining residents. Most of the impacts currently experienced are due to historic factors that were outside the Council's control as the trees were there well before the housing. As outlined in the Tree Assessment and Management Report by Arterra in 2013, it is proposed to replant only 9 trees rather than the 12 that previously occupied this length. They would also be positioned at the adjoining boundary lines between the residential allotments, giving the maximum flexibility for driveway locations and allowing good solar access to residents. This placement of trees together with the installation of a suitable High Density Polyethylene (HDPE) root barrier will limit the likely future impact of tree roots on private property. Tree roots would predominantly occupy the road side verge only. This is a common occurrence for most street trees in urban areas and would not greatly impact the long term stability or viability of the trees.

Even if the root barrier is not 100% successful in the longer term, Council will have demonstrated appropriate and reasonable measures to prevent roots from entering and impacting the private property. Most of the houses are also set well back from the street and will remain so. Even if roots do penetrate the root barrier, they can be easily traced and pruned if need be, with minimal impact to the trees, even when mature.

The recommended option is therefore Option 3, as outlined in the adjoining diagram. In front of the existing residential dwellings it is proposed to use a smaller growing tree. The suggested tree is a *Pyrus calleryana* 'Capital'. These are small, robust trees, suitable for the harsh climate and position. Critically they have the same 'form' and 'habit' as the Lombardy Poplar. To the casual observer, these trees are likely to be thought of as young Lombardy Poplars. It is not recommended to consider any different form of tree, as it will detract from the efforts to reinstate and continue the Poplars elsewhere. In front of the last undeveloped lot adjacent to Highdale Street, it is proposed to still install the Lombardy Poplars and install a suitable root barrier along the boundary. This area has slightly more space and has no development to be impacted at this time. The root barrier is to be noted and retained in any future development applications associated with this block.



Figure 31. Perspective montage of proposed replanting the Avenue with *Pyrus calleryana* 'Capital' (Photo: Arterra)



Figure 32. An example of *Pyrus calleryana* 'Capital' which to the casual observer will look like a small recently planted Poplar (Photo: Arterra)

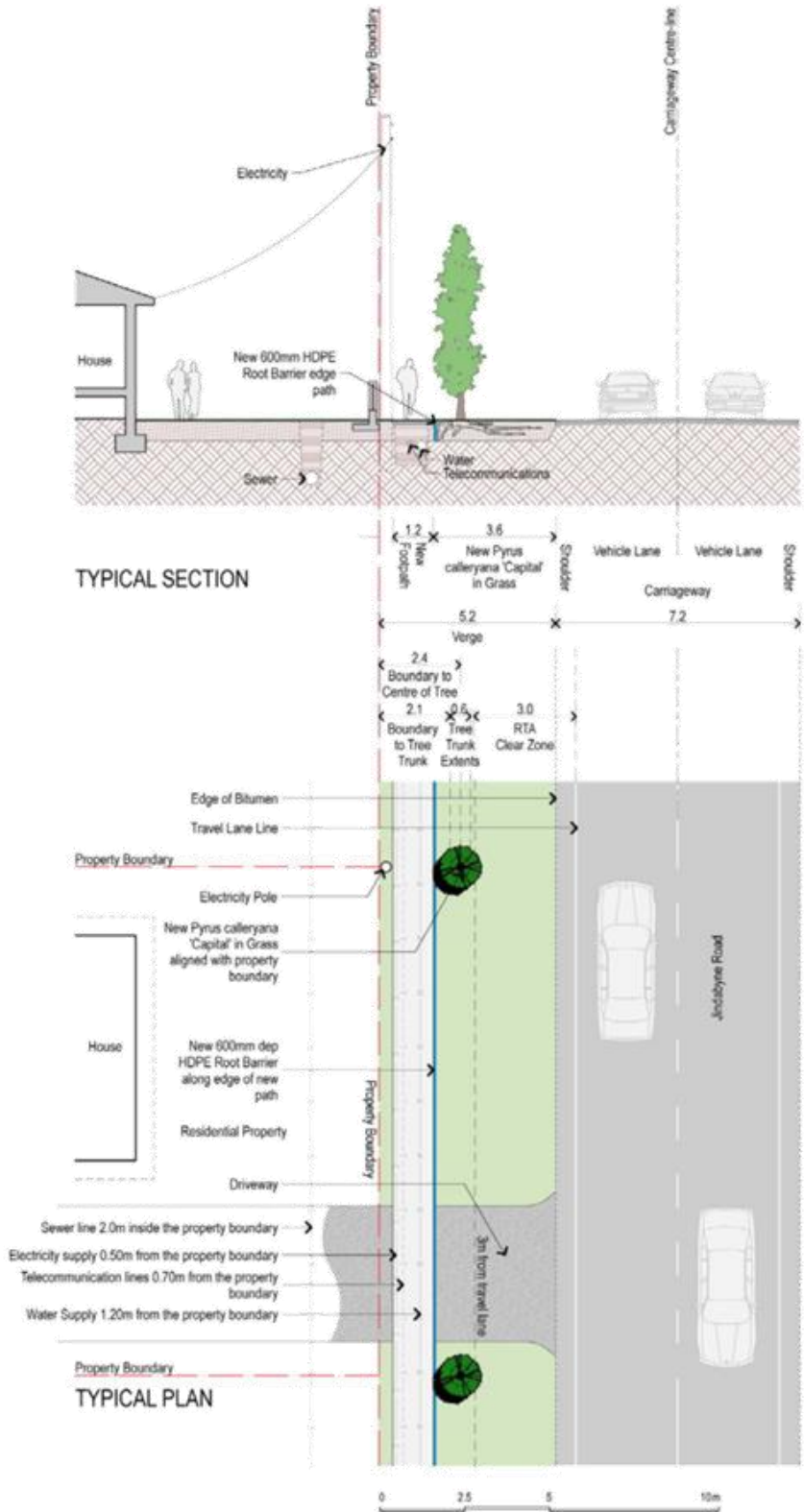


Figure 33. OPTION 3 - Typical section and plan of the replacement of the Lombardy Poplar with the *Pyrus calleryana* 'Capital' and a root barrier installed adjacent to the footpath



Figure 34. One of the four entrance points into the Berridale commercial hub (Photo: Arterra)



Figure 35. The large open expanse of car park currently fronting the commercial hub (Photo: Arterra)



Figure 36. Evidence of flooding and waterlogging at the intersection of Park Street and Jindabyne Road (Photo: Arterra)

3.4 Councils Budget & Resources

It is important to recognise that Snowy River Shire Council is a relatively small Council with limited ability to fund major works. It is therefore important that the suggestions made in the Landscape Master Plan are realistically achievable. It will be important to work largely within the framework of existing facilities and infrastructure.

For this reason the Landscape Master Plan:-

- Focuses primarily on the treatments and improvement within the Village Centre and particularly focused around the Myack Street intersection and commercial core
- Focuses on the most important changes and improvements to the Village
- Minimises proposed changes to roads, major infrastructure, kerb and gutter alignments etc. so that existing drainage and services do not need to be relocated
- Works with existing levels and drainage to minimise the need for extensive earthworks
- Is intended to be staged over a number of years, possibly decades, and implemented in 'parts' as resources and funding become available.

3.5 The Commercial Centre & Parking

The current commercial centre has evolved over a long period of time and is characterised by a number of different building styles, setbacks and orientations. The commercial activities are also dissected by the existing Service Station which largely divides the commercial core into two precincts one to the north of the service station and one to the south. The southern commercial area is also set back a long way from Jindabyne Road.

Currently, the commercial centre offers a large volume of vehicle parking, however, the lack of formalised movement lanes, lack of marked parking spaces, and the expanse of asphalt detracts from the commercial activities and aesthetic appeal. The lack of structure also hinders the potential use and number of parking spaces available. In summary, the main issues surrounding the existing commercial centre include:-

- Multiple driveways and somewhat chaotic vehicle movements which impact on pedestrian access, safety and visibility issues
- Limited opportunities for shade and shelter which limit the use for outdoor seating and dining opportunities except in ideal weather conditions
- Large expanses of asphalt which are unpleasant and uncomfortable and not aesthetically pleasing
- Lack of clear signage or other design elements to clearly indicate entry and exit points
- Commercial signage is set a long way from the road and passing traffic and obscured by trees and other built elements
- No pedestrian walkways or clear connections to allow for pedestrians to move safely throughout the commercial precinct and minimal definition of links to important or residential areas.
- Views to the open space opposite is pleasant but lacks any clear focus or gathering point apart from the public toilets.

3.6 General Flooding Issues and Waterlogging

Historical evidence and observations during the preparation of the Landscape Master plan indicate that parts of Berridale are subject to flooding, particularly the areas surrounding Myack Creek and its immediate tributaries. One of these tributaries flows in a northerly direction, generally along side the eastern side of Jindabyne Road. Council constraint mapping confirms this. Most of the open space east of Jindabyne Road therefore needs to be designed to accommodate temporary inundation during extreme rainfall periods.

More specifically, within the generous expanse of open space within the Village Centre, an informal and intermittent drainage swale flows, feeding into the nearby Myack Creek to the north-east. When water flows in this channel it limits access through the parkland, preventing clear and easy pedestrian routes to desired facilities. Even when dry, some areas of the park are easily waterlogged and limit the use of the area and making maintenance difficult for Council.

During heavy rainfall events the shallow depressions of the landform and the position of the drainage line means that much of the open space areas within Berridale Village Centre are subject to localised flooding. This causes issues with water crossing over the roadways adjacent to the open space, particularly Myack Street, Park Street, Bolton Street, and Oliver Street.

In summary, the drainage / intermittent creek line running through the open space areas:-

- Contribute to undefined and sometimes unappealing open space areas
- Limit the use, access and circulation within the parkland
- Lead to poor condition of the surrounding turf and landscape
- Lead to safety issues and road pavement damage where water overtops and washes over the road surfaces.

It will be important as part of the Landscape Master Plan to address the long-term drainage issues within the park areas and adjoining roadways.

3.7 RMS Traffic Considerations

Jindabyne Road is a significant road that links Cooma to the nearby snowfields. It is the primary road leading into and through Berridale and is currently two lanes (one lane each way). The edge conditions are variable with some areas being kerb and gutter, other areas with a simple formed shoulder and table drain. To the north of the Village Centre, the road shoulder is extremely wide. On the outskirts of the Village the speed limit is 100km/h. Through the centre of the Village the speed limit is sign posted as 60km/h. Line markings are clearly marked on the road to demarcate the travel lanes.

Jindabyne Road is controlled by RMS and maintains a steady flow of vehicles including large trucks and buses. At present there is no intention to widen or undertake any further formalisation of the road edges. One pedestrian refuge island has been created just south of Myack Street to assist people crossing from the commercial core to the eastern side of the road.

Jindabyne Road is intersected by Myack Street to the east which is the main road leading from Dalgety. This represents the main intersection in the Village Centre. The other streets within the Village Centre are typically minor and local access roads leading to residential areas and traffic numbers are typically low.

As the main road through town and the Village Centre, Jindabyne Road represents a significant design constraint. It would be difficult and costly to alter. The RMS has raised issues with Council regarding the proximity of existing trees to the road and their impact on sight lines. As noted in the previous Tree Assessment and Management Report:-

- Some of the trees do impede oncoming vehicle visibility and may contribute to a future traffic incident.
- The maintenance of adequate sight lines at the intersection between Jindabyne Road and Myack, Bolton and Oliver Streets should be addressed, particularly with any future tree planting.
- Future planting should be at least 10m from any intersection to maintain sufficient sight lines
- RMS typically require trees to be positioned a minimum of 3m from the designated traffic lanes in a 60km/h zone
- RMS require the trees to be positioned a minimum of 9m from the designated traffic lanes in a 100km/h zone.

The Landscape Master Plan should seek not to alter the basic width and traffic flows on Jindabyne Road and any new tree planting should be sufficiently set back from the road edges and intersection to minimise impacts to sight lines and distances. Opportunity exists to improve the safety and experience for pedestrians crossing Jindabyne Road, particularly to the north and south of the Myack Street intersection.

Casual observations also indicate that the extremely wide street throats at Park, Bolton and Oliver Street invite illegal turning manoeuvres and excessive vehicle exit speeds when turning into and out from these streets. The Landscape Master Plan process presents opportunities to address these issues.



Figure 37. The existing flood prone drainage swale running through Lions Park (Photo: Arterra)



Figure 38. The current informal drainage swale which runs through Central Park (Photo: Arterra)



Figure 39. The pedestrian refuge, allowing people to cross from the commercial core to the eastern side of the road (Photo: Arterra)



Figure 40. The strong linear progression of the historic Lombardy Poplar Avenue (Photo: Arterra)

4.0 Landscape Master Plan Objectives

The over arching aim of the Landscape Master Plan is to:-

- Create an attractive and functional Village with a vibrant commercial core that is enhanced by landscaping.
- Develop and enhance the existing network of trails and open spaces that connects the commercial core with the other Berridale Village precincts.

Building upon Council's stated policies for Berridale and the recommendations made within the Tree Assessment and Management Report by Arterra 2013, the objectives of the Landscape Master Plan are to:-

- Continue and expand the existing Lombardy Poplar avenue thereby continuing its historical and cultural significance to Berridale and in doing so utilise best-practice methods for tree placement and planting to enable them to flourish for many years while minimising future impacts to residents, businesses and road users
- Utilise landscaping to enhance, frame and soften built forms and reinforce the character of the Village.
- Respect, protect and enhance the significance of the existing heritage items within Berridale such as Berridale Inn, Aitchison Cottage, the War Memorial and its associated pine planting.
- Encourage pedestrian activity generally and expand on the range of uses that engage with and activate the street and adjoining car park.
- Encourage outdoor dining and gathering opportunities.
- Cater for safe and accessible streets and open spaces.
- Provide adequate and convenient car parking without compromising the streetscape and landscaping character and minimising vehicle and pedestrian conflicts.
- Promote walking and cycling throughout the wider Village.
- Provide improved business opportunities and signage while ensuring that signage is in keeping with the Village ideals and enhances the streetscape.
- Provide a pleasant outlook to and from the Village Centre.

Some of the above objectives for the Berridale Village Centre are further expanded below.

4.1 Create an Attractive, Vibrant and Activated Village Centre

The Landscape Master Plan seeks to work with the site form and constraints together with the existing built forms to create a variety of flexible, safe and versatile spaces, which will support and promote informal and formal gathering, socialising and recreational spaces. The result of an activated Village Centre would be a vibrant and pleasant place for people to enjoy spending time. A more pleasant environment can be easily and cost effectively created by improving footpath quality and consistency, additional tree planting, better street furniture, and integration of lighting and building awnings.

Improved pedestrian links should be provided throughout the Village Centre. These should be designed to be accessible and safe, thereby encouraging more people to walk through the Centre. The key pedestrian links identified:-

- Better and more consistent interface between all the shop fronts
- More direct and improved visual connection to the adjacent open space areas across Jindabyne Road and to Myack Street.
- Improved links to the surrounding residential areas and the Berridale Trails

Opportunities also exist for other public domain improvements, through the creation and reinforcement of identifiable civic spaces. Some of the key elements in activating the Berridale Village Centre include the establishment of a:-

- Defined Civic Plaza: The re-creation of a generous civic plaza that links closely with the Berridale Inn can provide a space for people to gather and dine in a more comfortable and landscaped environment.
- Pedestrian Promenade: The addition of a more consistent pedestrian promenade that fronts the existing commercial hub will promote better movement between otherwise disparate buildings and within the outdoor environment generally. It will also help link the southern, central and northern precincts of the commercial centre and provide access for people of all abilities.
- More Structured Car Park & Traffic Circulation: The improvement and defined separation and hierarchy of vehicular movement around the Village Centre will help to create a more structured traffic flow within the Village and improve overall amenity and safety.

4.2 Poplar Avenue and Other Historic Planting

The continuation of the Lombardy Poplar Avenue is seen as pivotal to the Landscape Master Plan. The use of Lombardy Poplars is becoming increasingly rare throughout urbanised areas. The continuation, expansion and re-planting of the avenue may see Berridale become one of the increasingly rare towns that has continued with this historically important tree and increase the towns' significance as a destination in its own right. This will reinforce the idea of Berridale as the 'Poplar Village'.

The Avenue of Poplars is an important part of the landscape character of Berridale and a source of civic pride. The Poplars are intrinsic to the identity of Berridale within the Snowy River Shire and are seen from many vantage points, not just the main road. They mark the entrance to the Village, define the main road and highlight the changing of the seasons with their flash of autumnal colour. They are important from an aesthetic perspective, being an excellent example of an intact avenue planting of this species.

The trees are important for more than their beauty and offer other benefits, including traffic calming. Research has shown that roadside plantings, creating an enclosed avenue affect, cause drivers to slow down and drive more slowly and carefully than they would on an otherwise open stretch of road.

The continuation and perpetuation of the poplars through the Village Centre, and beyond to the entry points, will allow the character, identity, beauty and functionality of the avenue to develop. The staged block removal and replacement of the poplar trees will allow the avenue to continue to thrive well into the future and will retain the character that the Lombardy Poplars currently offer. The expansion of the avenue will highlight the character and identity of Berridale, beyond the Village Centre and, towards the entry points.

The Lombardy Poplar Avenue is important from a heritage perspective, being an excellent example of an intact avenue planting reflective of the inter-war period style of planting. The rich history of this avenue derives from the trees being planted over 80 years ago, in 1935, by the local Berridale school children under the headmastership of Mr G.J. Colditz.

A school nursery was first established in Berridale Public School, which led to the integration of gardening within the school system and encouraged a 'tree culture' within the Village. It was through the Junior Forest League that these plants were initiated as the "Jubilee Avenue of fifty poplar trees" (Source: 'The School Nursery' by GJ Colditz, Berridale Public School). The trees developed a great sense of civic pride among the community, as the main road had been planted and the trees maintained by the school children of Berridale Village. A memorial park, planned by Mr. Colditz, was planted eighteen months prior to the avenue planting, which anchors the establishment of the avenue.



Figure 41. Historic photo of the centre of the village with the Lombardy Poplar Avenue clearly evident in the background (Photo: Council Interpretive Panels)



Figure 42. Berridale - existing landscape character

5.0 Key Guiding Landscape Design Principles

5.1 Overview

The key guiding principles that underpin the current design of the Landscape Master Plan are to:-

- Create and reinforce Berridale's sense of place and civic pride
- Create a robust, versatile and attractive public domain
- Link the Commercial Centre, park areas, Council Chambers and War Memorial together in a more cohesive fashion
- Reduce conflicts between vehicles and pedestrians
- Improve accessibility and usability of open spaces
- Improve the visual cohesion and material selections within the Village Centre
- Improve long term and ongoing environmental performance

An important initiative of the Landscape Master Plan is to provide for a vastly improved and equitable access to all facilities. In keeping with regulation and best-practice the movement between buildings and within the outdoor environment should cater for people of all abilities. This also has the flow on benefit of providing safer and more usable access for all, and facilitates the easy movement of prams, wheelchairs and potentially maintenance and emergency vehicles to most areas within the Village Centre.

5.2 Tree Positions

To reduce the future potential for conflict between the selected Lombardy Poplars and other infrastructure it is recommended that:-

- Trees should be planted a minimum of 2m from any kerb and gutters or similar infrastructure
- The trees be positioned a minimum of 3m from the designated traffic lanes
- The trees should be positioned at least 10m from any intersection
- In front of the residential properties, there should be only one tree per property and located on the junction between properties to minimise the future impacts to access and servicing
- In front of the commercial area the trees should be centrally located within the current median to limit the potential for kerb and road way impacts and maximise root development on both sides of the tree
- Trees should not be planted in exactly the same location as the removed tree to prevent any impacts during planting from the remnant root balls or roots.
- If trees are planted adjoining to existing residential properties a HDPE root barrier of at least 1.2m deep is to be installed between the tree and the property boundary but not be any closer than 2m from the centre of the tree.

5.3 Improved Environmental Performance

Best practice initiatives and numerous regulations promote the inclusion of environmental sustainability when designing new facilities and landscaping. This particularly relates to the integration, re-use, treatment and conservation of storm water. The Landscape Master Plan provides a key opportunity for the Village Centre to embrace the following environmental improvements:-

- Integration of water sensitive design to encourage landscape treatments that improves planting outcomes and to clean and treat stormwater prior to entering main waterways.
- Utilisation of durable and environmentally sustainable landscape materials that are easy to install, repair, maintain and recycle
- Minimisation of ongoing energy use through energy efficient lighting and other energy using fixtures. An important part of this is the appropriate use of deciduous trees and the positioning of trees to provide summer shade and winter sun to the outdoor spaces
- Minimisation of the energy and chemicals required to maintain the landscape ensuring that suggested materials and planting are well suited to the situation and site. They also must be installed in such a way to cater for their ultimate spreads and root development thereby minimising early replacements, excessive pruning, weeding and other costly interventions.

5.4 Material Selection & Visual Cohesion

The final step in achieving the above objectives and strategies is the very careful consideration of final materials, colours and fixtures, all of which contribute greatly to the tangible sense of place, maintainability, character and environmental performance of the Village Centre. These very visible landscape embellishments in the end will define uniformity and cohesion within the Village Centre, often well past the life expectancy of some of the buildings.

It is proposed to select and utilise a very simple palette of durable, maintainable and robust finishes that are visually low key and let the buildings, commercial operations, and tree planting shine in comparison and well into the future. The availability of the materials into the future is also a key consideration as it allows new work in the future to still utilise and blend with the installed finishes, thereby maintaining visual consistency for much longer.

6.0 The Master Plan

The following section outlines the major improvements that are suggested in the Landscape Master Plan for Berridale Village Centre. Although several of these elements are interrelated they have been itemised and separated for clarity and illustration purposes only.

The main initiatives of the proposed Landscape Master Plan are summarised in 11 key points:

- 1) Removal and replacement of the Lombardy Poplar Avenue and the overall expansion of the avenue.
- 2) Rationalisation of the car parking and pedestrian movement within the commercial centre to improve safety, circulation and general amenity.
- 3) Creation of a new and generous 'Civic Plaza' in front of the Berridale Inn.
- 4) Creation of a generous and more pedestrianised shopfront promenade to link all the commercial premises together.
- 5) Creation of a decorative pond, which serves to integrate the Council Chambers and commercial centre with the Parkland and become an attractive and centralised focal point to the open space areas.
- 6) Formalisation of the drainage line / creek line that traverses the open spaces with a subtle and low cost treatment together with improved pedestrian crossings.
- 7) Upgrade and re-grading of the Myack Street and Park Road intersections to improve traffic and drainage functions.
- 8) Formalisation and embellishment of the current War Memorial by improved landscaping flanking the Myack Street intersection and relocating the existing Memorial 'gun' to a more prominent position on the southern side of Myack Street.
- 9) Improvement and upgrade of the existing playground and other open space facilities to update them and better integrate them into the overall space.
- 10) Installation of purpose designed and prominent 'Shop Signage' panels that will promote the numerous businesses and commercial facilities in the village that are otherwise obscured or set a long way back from the street frontage. This will supplement the existing and appropriate Berridale Village entry signage elements.
- 11) Provide better connection to the wider trails network and integration of the 'Village Centre' with the surrounding residential areas.



Figure 43. Photomontage showing proposed new Lombardy Poplar planting at the entry to Berridale from Adaminaby.
(Photo: Arterra)

6.1 Poplar Avenue Replacement and Expansion

The perpetuation and expansion of the Lombardy Poplar Avenue to the north and south of the Village Centre will promote and establish the identity of Berridale as the 'Poplar Village'. This prevailing avenue holds a strong historical value, being an excellent example of an intact avenue planting reflective of the inter-war period, as well as an important part of the landscape character of Berridale and a source of civic pride. The Poplars are visible from many vantage points, not just the main road, and mark the entrance to the Village, define the main street and highlight the changing of the seasons with their flash of autumnal colour. The trees are important for more than their beauty and also offer benefits relating to traffic calming through the Village Centre. An enclosed avenue effect causes drivers to slow down and drive more carefully than they would on an otherwise open stretch of road. These benefits will be maximised to their full potential with the expansion and continuation of the Lombardy Poplar Avenue and utilising appropriate planting techniques and setbacks from adjoining infrastructure to ensure their success and enjoyment well into the future.



Figure 44. Numerous but inconsistent examples of existing historical Lombardy Poplar planting that lines the road leading into the Village such as these from the Cooma side. It is proposed to reinforce and strengthen this statement to really emphasise the character and identity of Berridale (Photo: Arterra)



Figure 45. Photomontage showing proposed Lombardy Poplar planting at the entry to Berridale from Jindabyne looking south. (Photo: Arterra)



Figure 46. Photomontage showing proposed Lombardy Poplar planting at the entry to Berridale from Cooma. (Photo: Arterra)

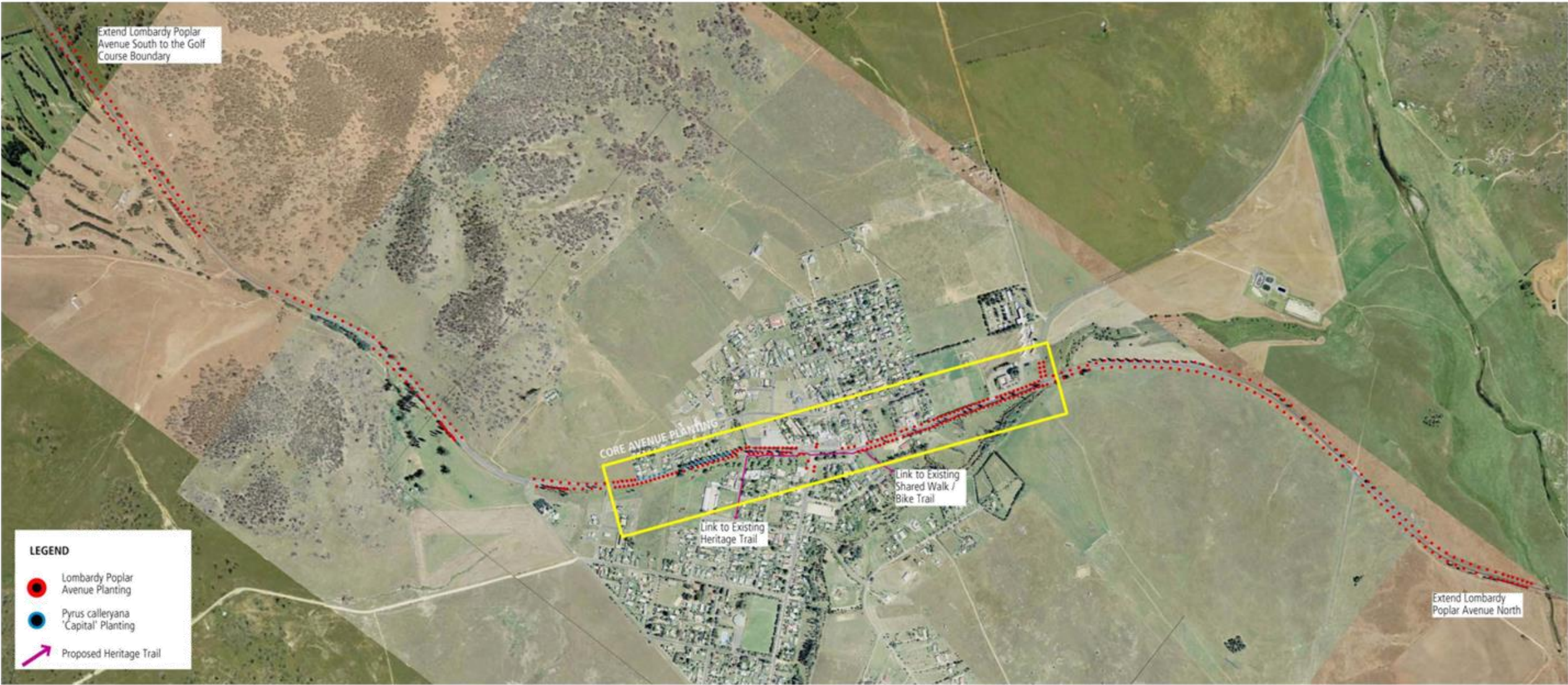


Figure 47. Plan of wider Berridale illustrating the approximate extent and position of the proposed extended Lombardy Poplar planting, both through the town and on the outskirts. It also illustrates how the Village Centre will be linked to the Berridale Trails. The Existing Poplars should be retained and supplemented on the outskirts. In 100 km/hr zones the Poplars should be positioned no closer than 9m to the nearest travel lane. Care should also be taken to maintain appropriate site distances to signage and intersections. Some gaps have intentionally been left to maintain distant views to the surrounding landscape.



Figure 49-. Example of a more structured and attractive car park combined with trees and planting (Photo: Arterra)



Figure 50. Example of a well landscaped car park area (Photo: Arterra)

6.2 The Car Parks and Traffic Circulation

The improvement and defined separation and hierarchy of vehicular movement around the Village Centre, will help to create a more structured traffic flow within the Village and improve overall amenity. The proposed car park reconfiguration has been designed to rectify some otherwise chaotic traffic flows by establishing more defined parking spaces and providing clear direction to users. The central portion of the car park will act as a loop, allowing cars, as well as larger vehicles, to comfortably enter and exit the service station and its facilities. Changes in pavement colour or type will help define the various uses. The southern portion of the car park, with proposed new angled parking, will maximise the parking capacity whilst also defining the inclusion of an extensive bus and coach parking bay fronting the shops. The proposed rationalisation of traffic flow within the Village Centre will also provide for better pedestrian circulation and a safer and more user-friendly environment.



Figure 51. The existing, largely unstructured car park serving the Village Centre (Photo: Arterra)

6.3 A Defined Civic Plaza

The reintroduction of 'Exchange Square' draws from the historical context of Berridale and its establishment around a more formal open square. The creation of this generous civic plaza links closely with the Berridale Inn and will provide a space for people to gather in a more comfortable and landscaped environment. This space will also have the opportunity to inform and engage the community about the history of the Village and will help to better establish a connection with the War Memorial flanking the Myack Street intersection. Existing interpretive signage may be relocated to this area.

6.4 Pedestrian Promenade

The addition of a more consistent pedestrian promenade fronting the existing commercial hub will promote better movement between disparate buildings and generally within the outdoor environment, and better cater for people of all abilities. This promenade will aim to improve equitable access to all major nodes, which has the flow on benefit of providing safer and more usable access and facilitating easy movement of prams, wheelchairs and maintenance equipment.



Figure 52. Example of the proposed character of the Civic Plaza (Photo: Arterra)



Figure 53. Example of the proposed character of the pedestrian promenade (Photo: Arterra)



Figure 54. Photomontage of the proposed defined civic plaza adjacent to Berridale Inn (Photo: Arterra)

6.5 The Central Pond

The creation of a shallow and decorative pond in the current low point within Lions Park will become the central focus to the open space area, as well as establishing a key visual feature within Berridale. It is proposed to provide a paved 'Civic' area to the east of the pond to integrate it with the Council Building and provide a cohesive and unified area for workers, visitors and residents to sit and gather. The proposed pond will have positive water quality benefits and safety will be maintained through appropriate fencing, grading and a defining native grass edge that will clearly delineate and separate the water from the surrounding elements and provide water treatment. The adjoining courtyard with a stepped edge will allow people to sit and appreciate the waters edge more directly.

6.6 The Drainage Line

The current depression and intermittent creek line that runs lengthways through the park is both a maintenance challenge and, at times, an eyesore. The creation of a more formalised drainage channel will establish better definition within the open space and allow easier maintenance of the parks lawns. The creation of a low flow channel, planting of native wetland grasses to the edge of drainage line, and the introduction of new informal crossing points will allow pedestrians to have the opportunity to practically and safely use the entire open space available. The introduction of an edge treatment will also assist to better treat the water quality within the drainage line before it reaches the main Myack Creek.



Figure 55. An example of the proposed pond character in Lions Park (Photo: Arterra)



Figure 56. The proposed edge treatment to the existing informal creek line (Photo: Arterra)



Figure 57. The proposed stepped edge treatment to the courtyard adjoining the proposed pond (Photo: Arterra)

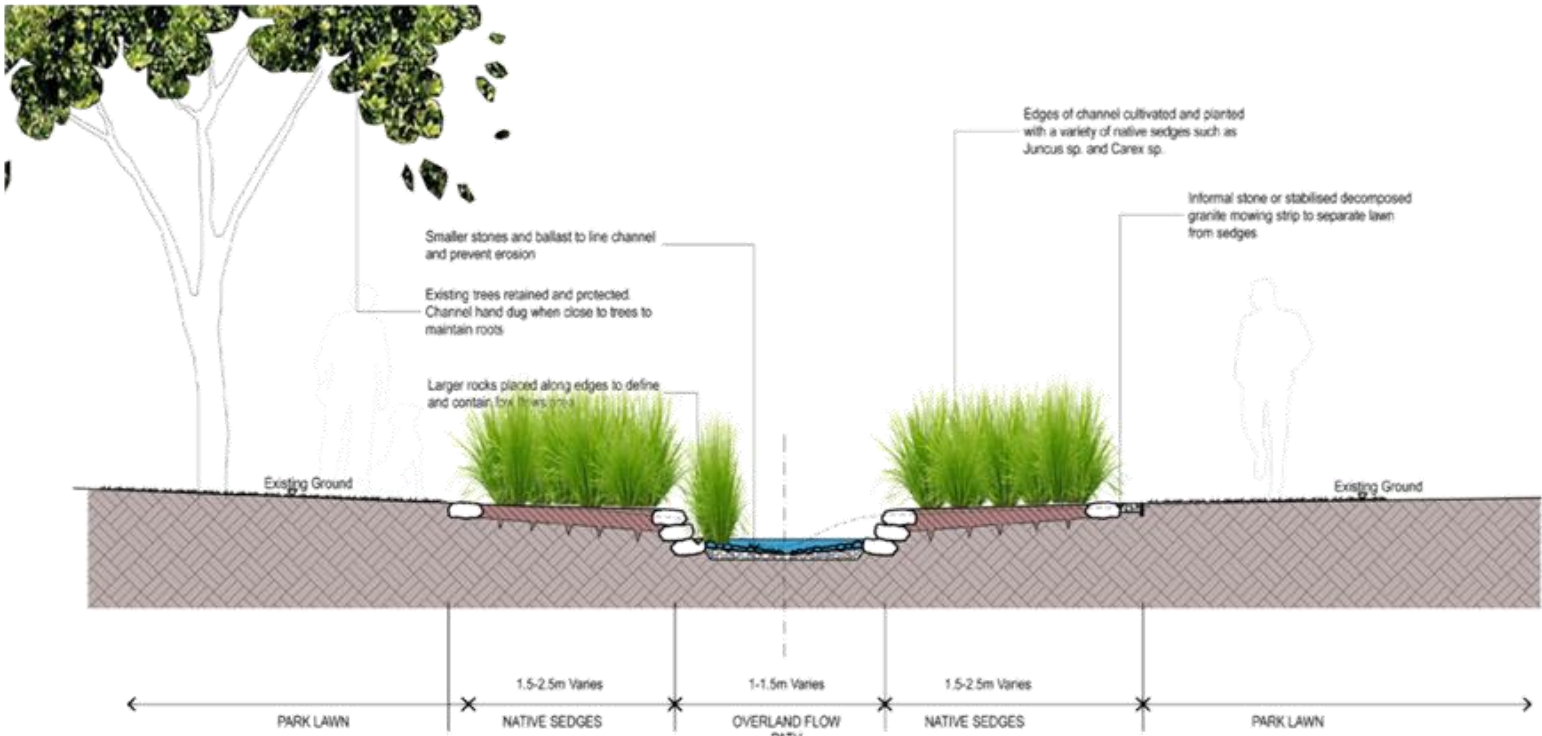


Figure 58. The proposed drainage channel treatment through the Memorial, Central and Lion Park



Figure 59. Proposed pond within Lions Park and the formation of a courtyard adjoining the Council Building (Photo: Arterra)

6.7 Myack Street & Park Street

The re-grading and raising of Myack Street and Park Street is seen as an important initiative to help the function of drainage and reduce flooding issues currently present within the Village Centre. With the installation of a shallow culvert, Myack Road can be raised, improving traffic and allowing pedestrians, of all abilities, to comfortably circulate without the intermittent impeding water flows which are currently experienced on the site. The formalisation at the intersection of Park Street and Jindabyne Road will also provide for piped drainage and better vehicle control to this intersection and will lessen the significance of the intersection, thereby allowing Myack Street to read as the prominent entry road from Dalgety and the main road to other important Village functions such as the Council Offices and Post Office.

6.8 War Memorial

The formalisation of the Myack Street and Jindabyne Road intersection can also result in a more structured junction that strongly addresses the hierarchy of roadways and showcases and integrates the existing War Memorial. It is proposed to relocate the Memorial 'gun' to create a flanking element to Myack Street and incorporate it with added feature planting and banners. The Memorial will then flank this intersection and will allow people to better engage and celebrate the history of the village. The Memorial elements will be visually joined via a proposed paved area, which will allow people to better circulate through the space and contribute to their engagement with, and appreciation of, the artefacts.

6.9 Open Space and Playground Improvements

Generous open spaces within the centre of a rural village is a relatively unique feature, which should be enhanced and highlighted as a desirable attraction. The longer term upgrade of the current park facilities are proposed to engage future visitors and residents by providing upgraded shelters and BBQ facilities. This would be combined eventually with improved toilet amenities and a robust playground to cater for younger children. A path network will create a more cohesive circulation route through the open spaces and establish links to the existing 'Heritage Trail' including Aitchison Cottage and the popular Skate Park. With several defined and distinct spaces fronting Jindabyne Road, the proposed open space treatments attempts to embrace and cater for a series of different uses, which encapsulates the formal and informal gathering and recreational uses of both visitors and residents. The parkland is designed to become less formal and intensively developed as one moves away from the Village Centre.



Figure 60. Hedge planting defining the landscape treatment surrounding the proposed custom designed shop signage (Photo: Arterra)



Figure 61. Example of the proposed character of planting and treatment around the War Memorial (Photo: Arterra)



Figure 62. Childrens playground with interactive and engaging play equipment (Source: Arterra)



Figure 63. The proposed Myack Street intersection upgrade, promoting the War Memorial as a feature within Berridale (Photo: Arterra)

6.10 Signage Treatments

The installation of gateway signage and the accompanying tree planting at all four entry routes into the Village is proposed to clearly identify the Village and highlight the transition into the Village Centre from the rural roads. This will inform people of the approaching facilities and provide a positive and welcoming message to visitors. The existing sign, recently installed on the Jindabyne side of the Village, is considered attractive and appropriate, and should be continued for all the entries.

Custom designed shopping area signage boards are proposed at the prominent intersections along Jindabyne Road, and aim to project out to the street and promote the shops as a destination within Berridale. They allow signage that is not obscured by trees and landscaping and will assist visitors in identifying and negotiating the different vehicle entry points. A sign will be placed at each driveway entrance to the shopping car park, thereby informing visitors of the shopping precinct and better advertising the opportunities to stop before passing through the village.

6.11 Connections to Berridale Trail Network

An extension of the path network to the north of the Village Centre will provide a link to the existing Heritage Trail. This will allow for the Memorial Park, as well as the central part of the historic Lombardy Poplar Avenue, to be added to the walk. The expansion of the heritage walk would honour the memory of the 46 local men who served in World War I, as it would pass through Memorial Park, highlighting the Memorial and 'gun' as a prominent stop along the trail. The trail proceeds through Lions Park, connecting the Memorial to Aitchison Cottage. Travelling alongside the prominent historic Lombardy Poplar avenue, the trail aims to provide opportunity for residents and visitors to engage with the local history within the Village Centre whilst enjoying the open space features and central commercial hub.



Figure 64. Example of the style and content of proposed signage - Nuggets's Crossing Shopping Centre entry signage, Jindabyne (Photo: Arterra)



Figure 65. Proposed custom designed shop signage at the entrance of the commercial hub (Photo: Arterra)

7.0 Landscape Character & Materials

An extremely important aspect in the ultimate realisation and implementation of the Landscape Master Plan is the creation of a unified language of landscape treatments and materials that can be continued for the foreseeable future. If used and implemented consistently this will create a more identifiable language and character around the Village and create an improved visual hierarchy and experience.

7.1 Hardscape Materials Palette

To create a unified language of treatments to the landscape of the Village Centre the following palette of 'hardscape' materials is proposed for the majority of future work. If used and implemented consistently this will create an identifiable language and character within Berridale Village Centre and a visual hierarchy for spatial and usage definition. Specifically this deals with the:-

- Vehicular Paving - Generally
- Vehicular Paving - Threshold Paving
- Pedestrian Paving
- Walling
- Edging

Vehicular Paving - Generally

Fine grade 10mm asphaltic concrete is proposed for all new vehicular pavements and car parking areas. This is a versatile and easily installed and maintained surface, capable of being patched and repaired over time without great cost and without being obvious. It has low glare and reflectivity when used in large areas. It is also easy to apply surface marking on this product. If consistently used it will demarcate any area where it is used as a vehicle dominated area.

Even though single coat seals and cheaper road surfaces are possible, it would be argued that the surfaces of the Village Centre should be given priority and the use of a well rolled and finished asphaltic concrete is appropriate for the Village Centre.

Concrete kerb and guttering should also be used prominently in the road edging to clearly define vehicle spaces from pedestrian spaces. Rollover kerbs are not recommended as they promote vehicles to mount the pedestrian zones and can also be difficult for older people or people with poor visibility to negotiate.

Vehicular Paving - Thresholds

Coloured and exposed aggregate concrete is a versatile and readily available material. It is an easily formed material that is very durable and robust. It is proposed to use an integrally coloured concrete with the aggregate that contrasts with the asphalt to define the key driveway thresholds and link across to otherwise separated pedestrian zones. This is designed to provide a good colour contrast to the asphalt. Concrete is extremely robust and able to withstand vehicle turning movements and does not require separate edging.

A sandy brown colour is proposed for the concrete matrix and normal blue metal aggregate can form the exposed aggregate. The colour will link with the proposed pedestrian pavement while still being a different finish and signifying a shared use zone.

Pedestrian Pavement - Unit Paving

Several higher quality and feature paving areas are proposed within the Village Centre to highlight areas and define the key pedestrian promenade. It is proposed to use a consistent and versatile concrete paving unit that is capable of providing both permeable and non-permeable paving as needed

To this end we recommend using 'Trihex' and the 'Eco-Trihex' paver (by Adbri Masonry), which is an interlocking concrete unit paver. It is strong, interlocking and unidirectional. It is capable of being laid as a pedestrian pavement and also trafficable for occasional vehicular use, thereby enabling the paving to be continued even across driveways. It has been used and manufactured for many years and is likely to be available for many years to come. Its cost is not excessive. A honed finish can be applied to expose the inherent aggregates and provide an even higher quality paved surface to define special areas. Wherever feasible, the permeable paving solution should be employed to reduce runoff and treat stormwater. With the use of TriHex this can be done seamlessly without changing the paving type or format.

The proposed primary colour is: 'Oatmeal'

Highlights and flecks could be provided in the darker brown 'Fossil' and/or charcoal

The choice of this system and colour allows the existing paving to be retained in the short term without standing out dramatically as it is similar in colour. The proposed colour also ties in with the natural hues of the surrounding landscape and grasslands and boulders and the proposed exposed aggregate paving at the thresholds. It is also noted that the older concrete paths seem to age with a slight oatmeal colour.



Figure 66. Example of quality asphaltic concrete surface treatment (Photo: Arterra)



Figure 67. 'Trihex' paver from Adbri Masonry (Photo: Adbri Masonry)



Figure 68. Exposed aggregate paving to define vehicle thresholds (Source: hannemanandfineis.com)



Figure 69. Oatmeal 'Trihex' paving pattern (Source: Adbri Masonry)



Figure 70. Eco-trihex' porous paver (Photo: Arterra)



Figure 71. Example of a plain grey concrete footpath (Source: Arterra)



Figure 72. Example of a robust and durable plain grey concrete footpath (Photo: Arterra)



Figure 73. Example of an EcoOutdoor - Drystone Mitta Mitta wall (Source: EcoOutdoor)



Figure 74. Robert Street, Berridale existing stone cladded culvert. This stone cladding can be similarly used through Berridale Village. (Photo: Arterra)

Any new paving installed should be the above. Other types of pavement should be avoided. Over time the existing multiple versions of unit pavers that currently exist in the village commercial core should be replaced with the TriHex.

A concrete unit paver makes good sense for higher quality pavement in the commercial zone as it is hard wearing, non-slip and can be lifted and re-laid when needed to repair, upgrade or provide services to new premises.

Pedestrian Pavement - Plain Grey Concrete

Plain grey concrete is a versatile and readily available and formed material that is durable and robust. It is proposed to use plain grey concrete for the majority of pedestrian pathways apart from the feature pavement delineating the commercial core. This also provides a good colour contrast to the asphalt. It can be kept to minimal profiles and does not require separate edging. It is easily replaced if damaged in the future and is low cost.

Walling

Walling is typically not required and if it is, it is likely to be low in height and relatively localised. It is proposed that any landscape walling be undertaken using local stone and be similar to the stone walling used in the culvert crossing leading into the southern section of the village. If it is required to provide more urban style walling such as around the proposed civic plaza it is proposed to use simple brick, concrete or block-work walls faced in artificial stone cladding.

Suggested Cladding :

- Natural Field Stone – Refer image
- Smart Rock – LedgeStone (dark brown colour range)
- EcoOutdoor – Drystone Mitta Mitta

Edging

Edging should typically be unobtrusive and low key. When required it is proposed to provide edges to lawns or gardens using plain grey concrete formed or machine extruded.



Figure 75. Example of Smart Rock - LedgeStone (dark brown colour) wall (Source: SmartRock)

7.2 Furniture Palette

The Council should exercise careful control over the future choices and installation of furniture throughout the Village. This will typically include:-

- Seats and Benches
- Rubbish Bins
- Bollards
- Shelters
- Area / Pole Lighting
- Signage

Final and definitive furniture selection is difficult and most manufactures will discontinue and change their lines over time. The final selections therefore will need to be made at the time of detailed designs for particular areas and there may also need to be to budget considerations for each stage. The following broad principles and design guidelines are put forward to help future staff and designers choose and specify furniture in the years to come.

Furniture should be simple, robust, low maintenance and suitable for a Village Centre environment. It should be consistent with the established character of Berridale. Simple stainless steel, galvanised steel and cast aluminium provides a robust and recyclable finish with minimal ongoing maintenance required. Seating should be made of timber, as most other finishes are cold or hot to sit on. Timber slats may also be refinished and repaired if damaged or vandalised.

Rubbish bins should be practical and robust, but tie in with the overall palette of furniture. They should accommodate standard 240L Wheelie (Sulo) bins for easy collection by Council staff. The openings should be 'weather covered' to prevent water build up within the bins, minimise bird and animal egress and help prevent litter from blowing out of the bins.

The following illustrations and example present the type and style of furniture recommended as part of the Master Plan. Changes may be required and should be acceptable as long as the general look and character of the furniture items is maintained.

- Bench Seating : Furphy Foundry - Rotherman Seat / Street Furniture - Classic Promenade Seat
- Picnic Setting : Furphy Foundry - Omega Picnic Setting
- Rubbish Receptacle : Furphy Foundry - Woodgrove Litter & Recycling Receptacles / Street Furniture - WBE-F240 Timber Battens Curved Roof
- Bollards : Furphy Foundry - London Bollard (Dark Grey or Black Powder Coat) Street Furniture - Traditional Bollard B4 (Dark Grey or Black Powder Coat)
- Shelter : Landmark Portland Series with Woodland Grey roof and black powder coated trim and posts

Feature Boulders

Some feature boulders already exist within the Village Centre. It is proposed to continue a constrained use of these elements. Over use of them will dilute the importance and visual impact of them.

They should be used in the following areas:-

- At the vehicular and key entries associated with the new signage panels
- Where subtle vehicular control may be required to prevent access or cutting of corners into garden areas
- As play elements in the park
- As features associated with the pond.



Figure 78. Example of a feature boulder which can be used within Berridale Village Centre (Photo: Arterra)



Figure 79. Example of Furphy Foundry - Rotherman Seat (Photo: Arterra)



Figure 76. Example of shelter character proposed to be used in Berridale Village (Photo: Arterra)



Figure 77. Example of Furphy Foundry - Omega Picnic Setting (Photo: Arterra)



Figure 80. Example of Street Furniture - Classic Promenade Seat (Photo: Arterra)



Figure 81. Example of Furphy Foundry - Rotherman Seat (Photo: Arterra)



Figure 82. Example of Loius Poulsen - Albertslund Maxi Light Post (Photo: Arterra)



Figure 83. Existing street lights within Berridale Village Centre (Photo: Arterra)

Lighting

Lighting, where possible should be attached to buildings to avoid unnecessary clutter, but where required to be freestanding, it should be provided via vandal resistant products from reputable and long-term reliable suppliers so that parts will be readily available and the style can be matched for many years to come. It should also be low energy use ideally using LED lighting and with minimal light spill to non-target areas. Non-essential area lighting should be avoided. As a rural community there should be respect for darkness and lighting used only where necessary.

The following lighting is proposed for Berridale. The fittings suggested are simple and timeless. The manufacturer is world renowned and the materials robust and standard of work high. Although cheaper products are readily available, this is usually false economy when one also considers increased maintenance costs and shorter life spans. It is important to ensure outdoor fittings are particularly reliable and long lasting. The climate and conditions are harsh and the Council resources dictate that the same style of light be available for many years to enable successful staging and maintenance of consistent treatments.

Proposed Lighting:
Loius Poulsen – Albertslund Maxi Post (standard dark grey powder coating) and
Standard galvanised street style lighting (as currently exists within the Village Centre)



Figure 86. Furphy Foundry - Woodgrove Litter & Recycling Receptacles / (Photo: Furphy Foundry)



Figure 87. Street Furniture - WBE-F240 Timber Battens Curved Roof (Photo: Street Furniture)



Figure 84. Furphy Foundry – London Bollard (Photo: Furphy Foundry)



Figure 85. Street Furniture – Traditional Bollard B4 (Photo: Street Furniture)



Figure 88. Example of Street Furniture – Traditional Bollard B4 (Photo: Street Furniture)

Signage

Signage should be low key and easily distinguished. Wherever possible, the same styles and materials should be employed consistently. The following images illustrate the proposed style of signage that should be implemented throughout the Village Centre.

Artwork

Artworks can provide interest and a sense of place and pride to the community. They also offer the Council the opportunity to engage and commission local artists. They should be used sparingly and to good affect in key locations only. It is important not to 'overdo it' and ensure that the pieces are in keeping with the scale and use of their location. It is important to also consider vandalism and the interaction with children. Artworks should consider entrapment issues, fall heights and avoid sharp points and edges in location where people, particularly children, might bump into them or climb on them.

One element that is suggested is to include a low key element that pays tribute to the Poplars of the Village. A simple cast metal pavement insignia shaped like a Poplar leaf could be incorporated around the village and also give direction or guidance to the Berridale Trails.

Other points where sculptural art pieces could be utilised include:-

- The civic space at Berridale Inn
- The pond in Lions Park
- The pocket park at the southern end of the car park near Highdale Road



Figure 93. Nuggets's Crossing Shopping Centre entry signage, Jindabyne (Source: Arterra)



Figure 89. Engraved / etched aluminium signage panels (Source: Arterra)



Figure 90. Cast metal pavement insignia, Toronto (Source: Arterra)



Figure 92. Leaf form of a Lombardy Poplar Tree (Source: Arterra)



Figure 91. Insitu pavement artwork (Source: Arterra)



Figure 94. Interpretive signage, Bondi Coastal Walk (Source: Arterra)



Figure 95. Interpretive signage, Bondi Coastal Walk (Source: Arterra)

General Open Space Treatment Imagery



Figure 96. Rocky edge treatment defining the perimeter of the water body (Source: Arterra)



Figure 97. Grass lining within a creek line to delineate a formal edge (Source: Better Drainage 1993- DUAP Land Systems EBC)



Figure 98. Informal crossing point using stepping stones (Source: Arterra)



Figure 99. Seat adjacent to grass lined water body to create an engaging atmosphere (Source: Arterra)



Figure 100. Childrens playground with interactive and engaging play equipment and soft fall installation (Source: Arterra)

7.3 Master Planting Palette

These are proposed to be a mixture of native and exotic species chosen for the specific requirements of the situation and surroundings.

Future tree planting should be chosen specifically to suit the space and function immediately surrounding the tree. The tree planting proposed shall:-

- Provide screening and softening to the buildings.
- Provide shade to the gathering or play areas, particularly to seating areas.
- Contribute to the open space enjoyment and provide a range of sensory and seasonal variation.
- Be safe from hazards such as toxic leaves, fruit or flowers, sharp spikes, etc

Any new trees and plant species selected will need to be able to easily tolerate the prevailing temperatures and climatic conditions. The strong winds, summer heat, extended drought conditions and winter frosts and even snow result in the need for tree species that are particularly hardy and resilient to such adverse conditions. The trees and plants selected should be capable of surviving an average drought period in reasonable condition without irrigation or reliance on any supplementary town water supplies. Passive irrigation through the use of Water Sensitive Urban Design and directing water from the road onto the trees root zones may assist with additional water being made available to the soil and the plants.

The following figures and table provides a list of the proposed plants that are to be used for the Berridale Village Centre and to guide future planting selections.



Figure 101. Eucalyptus cinerea (Source: Arterra)



Figure 103. Cupressus sempervirens (Source: Arterra)



Figure 105. Zelkova serrata 'Green Vase' (Source: Arterra)



Figure 102. Eucalyptus cinerea foliage (Source: Arterra)



Figure 104. Cupressus sempervirens foliage (Source: Arterra)



Figure 106. Zelkova serrata 'Green Vase' foliage (Source: Arterra)

PROPOSED MASTER SPECIES LIST		
Botanical Name	Common Name	Potential Height Reached
TREES		
<i>Araucaria cunninghamii</i>	Hoop Pine	20-30m
<i>Cupressus sempervirens</i> "Stricta"	Pencil Pine	10-15m
<i>Eucalyptus blakelyi</i>	Red Gum	10-20m
<i>Eucalyptus cinerea</i>	Argyle Apple	10-15m
<i>Eucalyptus mannifera</i> ssp. <i>mannifera</i>	Brittle Gum	10-15m
<i>Populus nigra</i> 'Italica'	Lombardy Poplar	20-30m
<i>Pyrus calleryana</i> 'Capital'	Ornamental Callery Pear	6-9m
<i>Quercus ilex</i>	Holly Oak	10-15m
<i>Quercus palustris</i>	Pin Oak	10-15m
<i>Quercus lusitanica</i>	Lusitanian Oak	10-15m
<i>Zelkova serrata</i> 'Green Vase'	Japanese Zelkova	10-12m
SHRUBS		
<i>Austromyrtus tenuifolia</i>	Narrow-leafed Myrtle	1-2m
<i>Buxus microphylla</i> var. <i>japonica</i>	Japanese Box	1m
<i>Choisya ternata</i>	Mexican Orange Blossom	2m
<i>Erica darleyensis</i>	Darley Heath	1-2m
<i>Escallonia rubra</i> var. <i>macrantha</i>	Escallonia	3m
<i>Euonymus japonicus</i>	Japanese Spindle Bush	5m
<i>Nandina domestica</i> 'Gulf Stream'	Sacred Bamboo	2m
<i>Loropetalum chinense</i> 'Plum Delight'	Chinese Red Fringe Flower	2m
<i>Photinia glabra</i> "Rubens"	Photinia / Red Photinia	2-3m
<i>Viburnum</i> "Emerald Lustre"	Sweet Viburnum	3-4m
<i>Westringia fruticosa</i> "Wynyabbie Gem"	Mauve Coastal Rosemary	1-2m
GROUNDCOVERS		
<i>Agapanthus orientalis</i>	African Lily	<1m
<i>Hedera canariensis</i>	Algerian Ivy	0.3m
<i>Juniperus conferta</i>	Shore Juniper	0.3m
<i>Juniperus horizontalis</i> "Glauc"	Prostrate Juniper	0.5m
<i>Juniperus virginiana</i>	Grey Owl	0.5m
<i>Trachelospermum asiaticum</i>	Japanese Star Jasmine	0.2m
<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	0.3m
CLIMBERS		
<i>Pandorea jasminoides</i>	Pink Bower Vine	n/a
<i>Parthenocissus tricuspidata</i>	Boston Ivy	n/a
<i>Wisteria sinensis</i>	Chinese Wisteria	n/a
GRASSES		
<i>Juncus usitatus</i>	Wetland Sedge / Tussock Rush	1-2m
<i>Lepironia articulata</i>	Grey Rush	1-2m
<i>Carex appressa</i>	Tall Sedge	0.5-1m



8.0 Action Plan

8.1 Actions to Achieve The Plan

To achieve the best results from the Landscape Master Plan process and the proposed outcomes the following steps need to be taken to ensure its implementation:-

- Council endorse the Landscape Master Plan and agree the priorities outlined for implementation
- Undertake a detailed topographical survey of the Village Centre to allow detailed designs and documentation to be undertaken.
- Begin propagation of the Lombardy Poplar trees, ideally using material sourced from original Lombardy Poplar Avenue Trees, with ongoing annual production. This will allow a bank of trees to be established and called upon as needed for replacements. This will allow the trees to be grown to an appropriate size for installation, maintaining the avenue effect, its historical integrity and links with the original trees.
- Seek grants and alternative sources of funding for parts of the work that might fall under other strategies or Government Policies.
- Escalate negotiations with the RMS regarding Myack Street intersection and put forward by the Landscape Master Plan, particularly with regard to improvements to drainage and intersections along Jindabyne Road and Myack Street.
- Set and agree to an annual budget to implement the Landscape Master Plan and the coinciding staged block removal and replacement of the Lombardy Poplar Avenue.
- Engage with the community and utilise local resources for tree planting (eg. drawing from the historical planting of the Poplar avenue, engage school groups to assist with the propagation and planting of the reinstated Poplar Avenue). This may be particularly relevant for the less critical trees on the outskirts of the Village.
- Report annually back to Council and the community on what has been achieved in the previous year and what is planned for the forthcoming year.
- Review the Master Plan after 5 years and determine any changes or modifications needed.

8.2 The Staging Plan

A staged approach needs to be taken to achieve the aims and objectives outlined in the Berridale Village Landscape Master Plan. This staged approach takes into account the realistic staff resources and budget of the Council and will allow the work to be prioritised as needed.

The Staging Plan of the Landscape Master Plan shows the proposed portions of the Village Centre to be upgraded together with the staged block removal of the Poplar Avenue. This will allow the Village Centre to develop cohesively and uniformly, maintaining access to the Village Centre facilities and maintaining the visual integrity of the Poplar Avenue as it is gradually replaced.

Stage 1:-

- Rationalisation of the car park to the south of the Village Centre, and the introduction of the proposed parking to the front of central commercial hub.
- The formalisation of the parking bay adjacent to the parkland.
- The first planting to reinstate the Poplar Avenue, including the median strip along Lions Park.

Stage 2:-

- Introduction of the Berridale Civic Plaza fronting Berridale Inn.
- The planting of new trees to the south of the Village Centre, fronting the residential lots.

Stage 3:-

- Upgrade of Myack Street and Park Street with the installation of a culvert.
- The relocation of Memorial 'Gun'
- The introduction of a pond and external courtyard within Lions Park.
- The formalisation of the creek line within Lions Park.
- The planting of Poplar trees fronting Central Park.

Stage 4:-

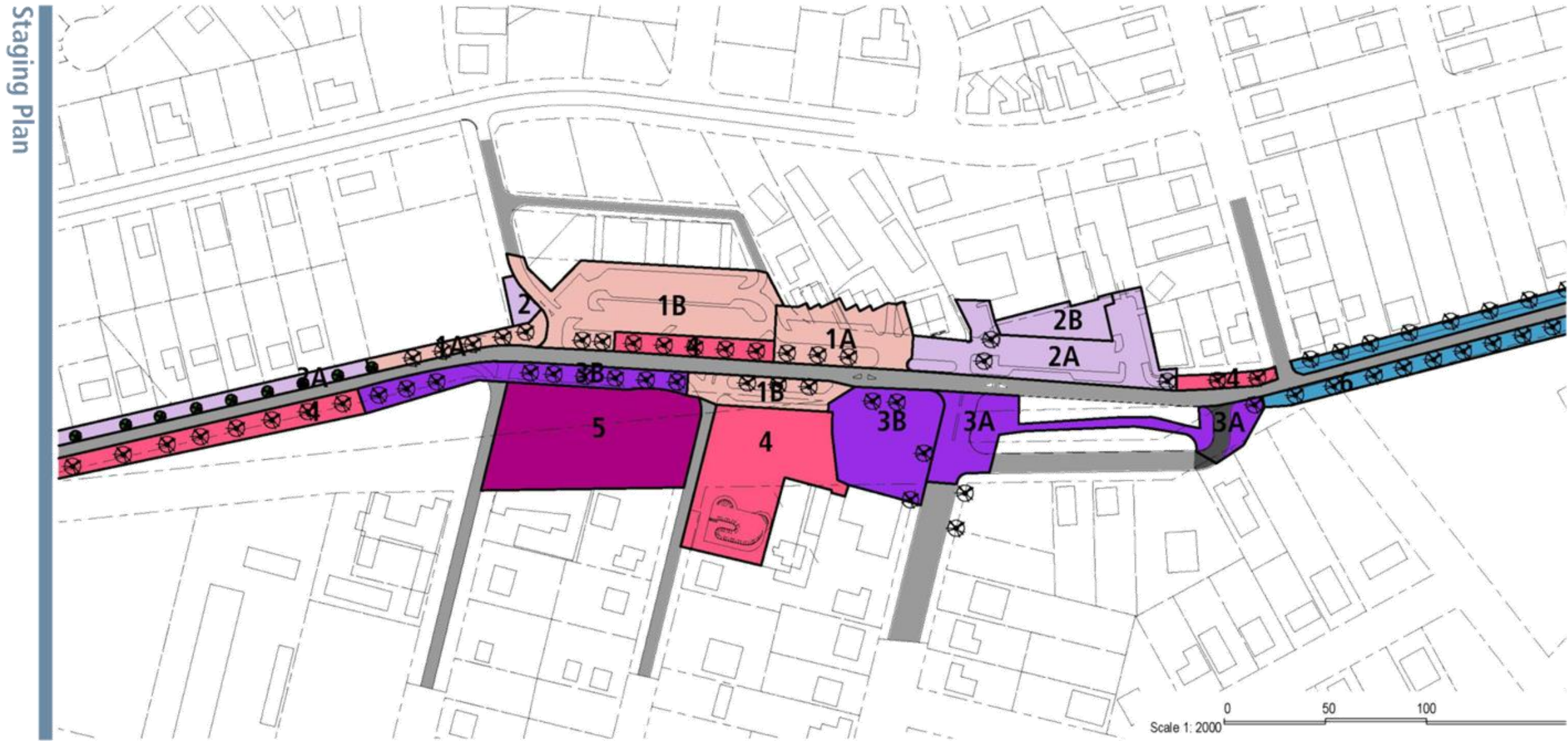
- Upgrade of existing Lions Park with improved shelters, playground, amenities building and path network.
- The planting of additional Poplar trees within the shoulder of Jindabyne Road fronting Fleets Ski and Snowboard Sale and Hire
- The planting of Poplar trees fronting the large asphalt car park.

Stage 5:-

- The formalisation of the creekline within Central Park.

Stage 6:-

- The extension of the Poplar Avenue to the north and south of the Village Centre towards the Village entry points (ongoing).



8.3 Costs and Resources

The priorities set out in this Plan are bold and long term. They will require a commensurate commitment from Council, Council staff and the wider community. Appropriate funding, both recurrent and one-off capital injections will need to be provided as part of this Plan to achieve the objectives and allow the implementation of key priorities.

To achieve this Plan Council should:-

- Engage with the community and seek broad support for the initiatives in the Master Plan and the necessary funding.
- Allocate or employ suitable Council staff to oversee and co-ordinate all the street tree planting and landscape programs, including advanced plant procurement, supply methods and contracts, and the appropriate scheduling and resourcing of the landscape and planting programs and early after care.
- Engage surveyors to undertake a thorough topographical and features survey of the area outlined in the Master Plan to enable detailed designs to be undertaken.
- Engage appropriately qualified landscape designers and engineers to design and document the works to allow proper and well co-ordinated competitive tenders to be run for various sections of the works.
- Allocate appropriate one-off and recurrent funding to the achievement of this Plan. A broad estimate of potential funding requirements is outlined in this section to assist guide Councils priorities and budgeting.
- Maintain suitably resourced and appropriately trained staff (or contractors) concerned with the ongoing management and pruning of mature street trees.
- Aim to complete the majority of the master plan initiatives within the next 10-15 year time frame.

The budget guidelines outlined opposite is based on:-

- Maintaining the existing grades and services as much as reasonably practicable.
- Current prices and rates, no allowance has been made for inflation or price increases over time.
- Utilising commercial contractor services. Some savings may be made if Council employed staff or volunteers undertake some of the work, for example tree planting, installation of shrubs and ground covers, or earthworks associated with the pond and drainage swales etc.

Priority	Potential Year Undertaken	Description	Budget Total (ex GST)
Stage 1	2015	Design and Contract Preliminaries	\$ 49,000
	2016	Pavements, Structures & Services	\$ 538,350
	2016-17	Turf, Planting and Soil Works	\$ 88,100
		Total Stage 1	\$ 675,450
Stage 2	2017	Design and Contract Preliminaries	\$ 49,000
	2018	Pavements, Structures & Services	\$ 429,550
	2018-19	Turf, Planting and Soil Works	\$ 94,150
		Total Stage 2	\$ 572,700
Stage 3	2019	Design and Contract Preliminaries	\$ 61,000
	2020	Pavements, Structures & Services	\$ 403,500
	2020-21	Turf, Planting and Soil Works	\$ 94,025
		Total Stage 3	\$ 558,525
Stage 4	2021	Design and Contract Preliminaries	\$ 27,500
	2022	Pavements, Structures & Services	\$ 356,200
	2022-23	Turf, Planting and Soil Works	\$ 82,500
		Total Stage 4	\$ 466,200
Stage 5	2025	Design and Contract Preliminaries	\$ 13,500
	2025	Pavements, Structures & Services	\$ 144,550
	2025-26	Turf, Planting and Soil Works	\$ 52,200
		Total Stage 5	\$ 210,250
Stage 6	2028	Design and Contract Preliminaries	\$ 14,000
	2028	Pavements, Structures & Services	\$ 39,000
	2028	Turf, Planting and Soil Works	\$ 74,550
		Total Stage 6	\$ 127,550
		Grand Total	\$2,610,675

8.4 Conclusion

The Landscape Master Plan for Berridale is a working and living document intended to stimulate debate amongst the Council and the wider community. It is worth noting that street tree planting and broad and long term strategies that are put forward can be a particularly emotive subject. Most people want the benefits and outcomes espoused but are surprisingly intolerant of the minor inconveniences associated with works or the proposed changes to long-loved spaces.

Berridale is a long established and rural town with a diverse population, demographic mix, and with diverse landscape characters. Not everyone is going to think the strategy proposed is the right one, particularly when some of the solutions and choices may be mutually exclusive.

The main focus of the Plan is to try and achieve an appropriate balance between all the competing issues and community views. The document has attempted to provide a:-

- An appropriate response to the myriad of circumstances and personal opinions regarding the street, trees and village centre landscape in Berridale.
- Response to the long term initiatives and goals set by Council in their strategic planning policies.
- Documented way forward that is easily understood by the community and managed by all Council staff.

At its core is the creation of an attractive, connected, sustainable and vibrant "Village Centre" that reinforces Berridale's cultural identity. It also attempts to encourage the economic sustainability of the Village through increased use of the commercial and public facilities by passing trade and locals alike, as well as increasing civic pride and improving the accessibility and amenity of the existing open space into the future.



Figure 108. Stepped edge adjacent to a water body, creating an engaging and beautiful outlook (Source: Laurence Halprin - Portland USA)

9.3.2 PERFORMANCE IMPROVEMENT ORDER - 2ND REPORT

Record No: I25/284

OFFICER'S RECOMMENDATION

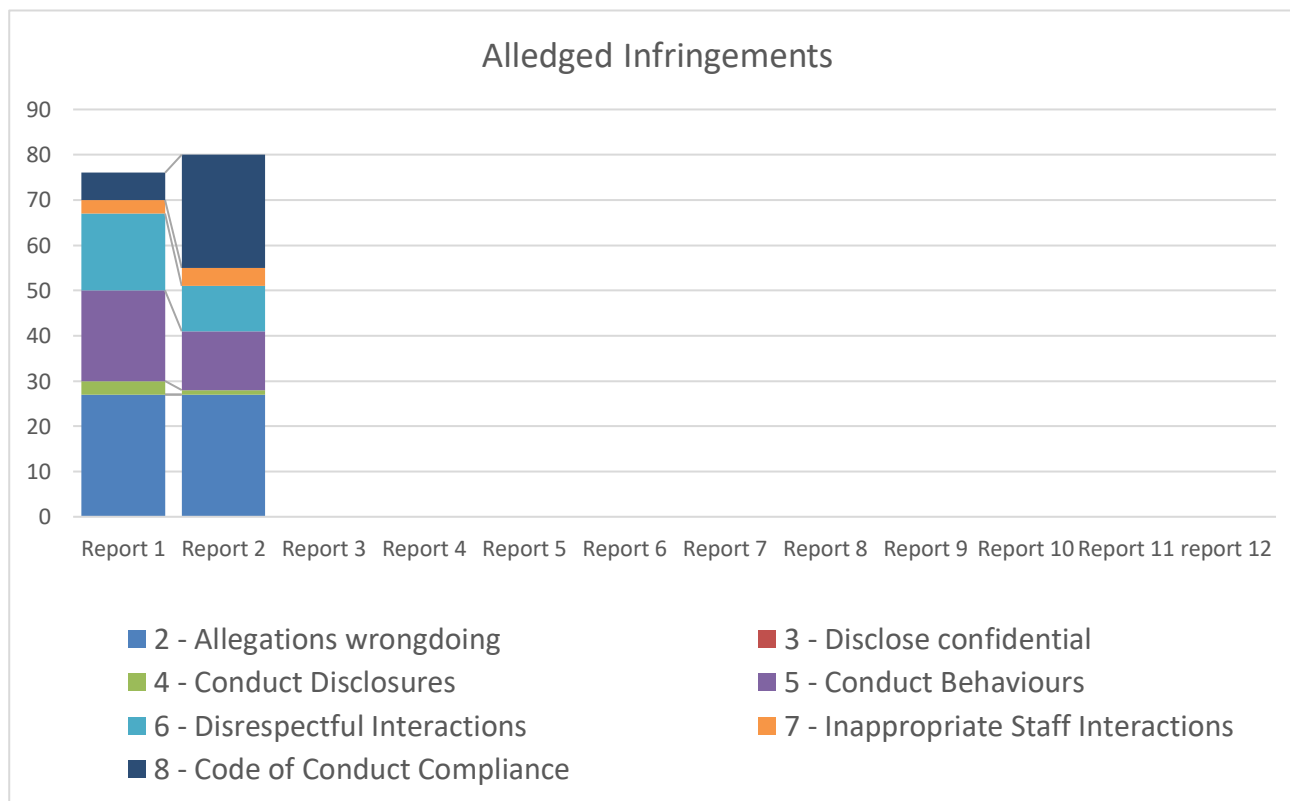
That Council note the details on the report.

ISSUES

The Minister for Local Government has issued a performance improvement order on the Council which requires monthly reporting on how Council is performing against the order and what actions it is taking to improve its performance.

A summary of the assessment of performance against achieving the requirements of the order is provided in this report. This will allow the community to get an understanding of how the Council is progressing but does not identify alleged breach information. Over time the chart will show if the councillors are moving towards meeting the requirements of the performance order.

The below chart shows the number of items advised to the Minister against each item in the performance order (referenced to the item number). Based on feedback from the Office of Local Government reporting has moved to only the number of specific incidents, not the number of breaches against the different lines of the improvement order. Last month's data has been adjusted to reflect a similar methodology so that it can be compared.



Information on the activities and actions Council is taking will be used by the Minister to assess whether there is a need for further intervention or changes to the performance order.

RISK ASSESSMENT

Risk Type	Current Risk	Expected Risk	Within Accepted
Legislative Governance and Compliance	High	High	No
Workplace Health and Safety	High	High	No
Reputation and Image	High	High	No

Currently there are repeated and numerous alleged breaches of the legislative and compliance requirements that cover councillors. That the number overall has increased creates the possible risk that this will result in the Minister taking further action.

The behaviours being undertaken are considered to possibly lead to impacts of a level requiring psychological treatment as there is a pattern of ongoing and targeted attacks among the activities occurring. This behaviour is not coming from most of the councillors.

The actions of councillors and the performance improvement order is likely to result in negative local headlines and some regional coverage.

FINANCIAL IMPACTS

	Amount	Details
Current Annualised Net Cost	\$0	
Estimated Annualised Net Cost	~\$65,000	This includes staff time to collate information, review information and sign off on reporting. It also includes engaging a contractor to review meetings and provide reporting on identified issues.
Capital Investment	n/a	
Capital Funding Source	n/a	

The above costs are based on the councillor behaviour not changing and the engagement of an external person to review meetings and the report. While an estimate is provided, this is subject to changes in the amount of time that behaviour need to be monitored over (e.g. meeting quantities and length).

RESPONSIBLE OFFICER: Chief Strategy Officer

OPTIONS CONSIDERED

Undertaking the work using only internal resources was considered. However, this would further restrict the ability of the Council to develop its delivery program and implement the service improvement works identified as being needed across the organisation.

IMPLEMENTATION PLANS

9.3.2 PERFORMANCE IMPROVEMENT ORDER - 2ND REPORT

Information on activities occurring will be collated during the month and the report generated from that data. In addition, the activities that Council is planning and undertaking will be reported.

Further training has been provided to the councillors and an additional session is already booked in to assist with compliance with the performance order.

ATTACHMENTS

Nil

9.3.3 DELIVERY PROGRAM PROGRESS REPORT

Record No: I25/293

OFFICER’S RECOMMENDATION

That Council note the delivery program progress report.

PROJECT DELIVERY

The revised 2022-26 delivery program has 137 projects identified for delivery over the four-year period. In the 2024-2025 financial year up until 30 April, 126 projects were being worked on.

The following chart shows the status against the original plans for the projects to be undertaken. Since the original plans were adopted, variations have been made to due dates and to the scope of projects as issues have arisen.

We are now heading into the final quarter of the 2024-2025 financial year and the number of projects that were identified as being on track or of concern are starting to slip into the status as showing to be off track. Overall, the percentage on track has remained relatively stable, with the main overall movement being actions moving from being of concern into the off track category.

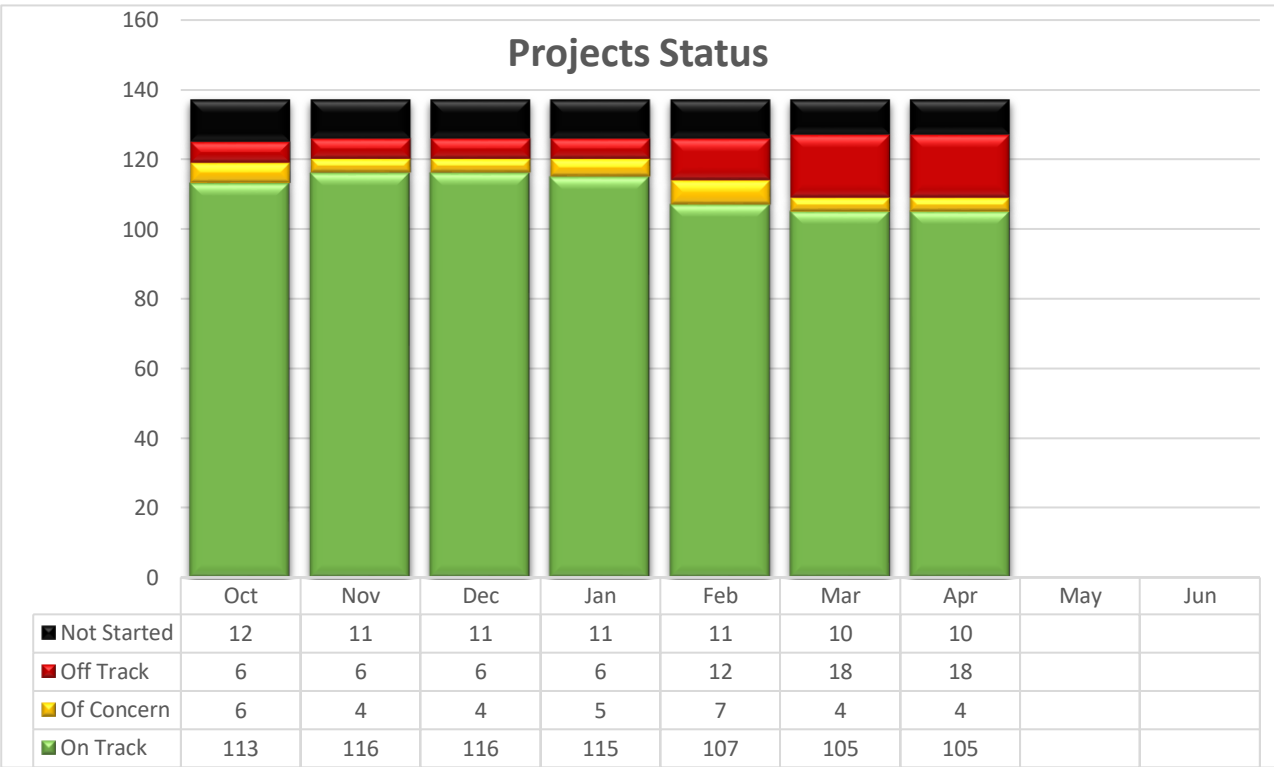


Table 1: Listing of projects identified as off track

Summary of projects currently considered off track to original plans

Jindabyne Town Centre improvements While it will remain off track, work has now

Summary of projects currently considered off track to original plans	
	recommended on undertaking the toilet upgrade works within this suite of works now the extent of likely works funded in the SAP program is known.
Bombala Arts & Innovation Centre Building Upgrade	<p>The grant office has advised that the project failed a viability assessment, and the grant funding has been rescinded.</p> <p>Council has approached the local state member seeking a review of the determination.</p>
Consolidated Development Control Plan (DCP)	As previously reported, this project will remain off track, as the LEP will need to precede this work, in line with best practice. Work is underway to consolidate the existing LEPs to create a single LEP.
Housekeeping Amendments Bombala LEP, Snowy River LEP, Cooma-Monaro LEP	NSW Department Housing and Industry (DPHI) have advised that their preference is to wait until the full consolidated Snowy Monaro LEP is re-drafted. Council is moving forward with the process of developing a new LEP primarily based on combining the existing LEPs.
Development of the new Local Environmental Plan (LEP)	<p>The new LEP will bring three different planning schemes into one. Based on community feedback it is now planned to combine the existing plans into a single LEP which essentially retains the historical land use settings.</p> <p>This project will be pushed out to the 2025-2026 and 2026-2027 years, to be undertaken once the land use strategies that support the LEP are finalised.</p>
Jindabyne Landfill and Capping	Landfilling operations ceased at Jindabyne Landfill due to reaching capacity. The community have been notified and large commercial waste disposal is required to be transported through to the Cooma Landfill for final disposal. Alternate waste transfer station systems are now in place with further upgrades being investigated. A geotechnical investigation has been undertaken and Council is now waiting for results to inform the most suitable location for siting of these systems.
Design and construction of a new Resource Recovery Centre to more effectively, efficiently, and sustainably process and transfer waste	This project remains unable to progress due to no source of funding being identified for the long term facility needed. Interim solutions are being put into place until funding can be identified.
Develop a SMRC tourism strategy to	Cessation of the economic development services has

Summary of projects currently considered off track to original plans	
support and grow the regions tourism industry to replace Destination Management Plan	impacted resources available to deliver within the original timeframe. This will need to be considered as part of the development of the new delivery program.
Develop a framework for policies and procedures to support the organisation	<p>It is expected the framework will be complete by the end of June 2026.</p> <p>Ongoing vacancies in the team mean we are needing to move resources into covering critical gaps, which removed the resources available for this project. External resources are now being used to assist in delivery.</p>
Develop a compliance register	The development of a compliance register will be undertaken subject to resourcing. It is unlikely that this task will be completed by the end of the financial year as scheduled due to ongoing vacancies with the Governance team. This will need to be included in consideration for resourcing in the next delivery program.
Risk management practices are administered across the organisation	Extended periods of vacancy in the Risk Management Officer position has impacted significantly on our ability to deliver the right level of service or improve existing systems. The available resources have to be focused on ensuring public liability claims, LEMO support and ARIC support are managed. They are a higher priority than the improvement project.
Land disposal - Wangie Street and North Street	North St subdivision activities are progressing and the Wangie St allotment is being placed on the market.
Rehabilitation of legacy landfill Site – Maffra Old Cooma Tip	<p>This project has now slipped off track, with the planned completion of June 2025 not likely to be achieved.</p> <p>Council staff have meet NSW EPA representatives on site and the proposed remediation plan is currently under review by the EPA.</p>
Rehabilitation of legacy landfill Site – Old Dry Plains Rd	<p>This project has now slipped off track, with the planned completion of June 2025 not likely to be achieved.</p> <p>A capping and closure plan has been received, with Council and NSW EPA reviewing the proposed works.</p>
Jindabyne sewer reconstruction (Clyde St and Kosciuszko Rd)	This project will now be deferred. Tender submissions received are over budget. Risk mitigation is being undertaken to allow the works to be scheduled within SAP project network changes, which will allow the

Summary of projects currently considered off track to original plans	
	works to be undertaken within available funds.
East Jindabyne booster reservoirs	Works have been designed, but at this stage the project is considered off track, due to timeframes exceeding the original project plans.
Construction of new access road segment EOC Polo Flat, Cooma	Tenders are currently being reviewed for the works. The project timeframe is behind schedule and is likely not to be completed until the next delivery program.
Provide Support to Develop Showground Management Master Plans	A grant was applied for through Regional Precincts Partnerships (RPP); however, Council has been advised the grant application is unsuccessful. As a result, the project will not proceed unless funding is found.

SERVICE DELIVERY

Project: Towards Excellence Program

Status: Of Concern

There is still significant work to be done to move the available information from where it is to activity based costing and align the resources to the level of activity that can reasonably be undertaken. Sufficient information is available that the Council can commence setting up the systems to be able to work more effectively. The offers made have been initially assessed and are under consideration for the next level of assessment.

Project: Bombala Sporting Facilities Upgrades

Status: On Track

Work has begun on new sporting facilities, pathways, and seating at Bombala Showground, part of stage one of the long-awaited Bombala Sporting Facilities Upgrade project.

This project, co-funded by the Australian and NSW Governments through the Bushfire Local Economic Recovery Fund, will provide greater access to sporting and recreation opportunities for communities in the Bombala area.

Throughout April, Council commenced the construction of stage 1 access pathways, and negotiations were being finalised with the contractor for the netball courts and overflow carpark.

May is planned for the completion of access pathways, the commencement of construction of the netball court, and the completion of cricket nets.

Weather permitting, stage one is expected to be complete and ready to open to the public later this year.

9.3.3 DELIVERY PROGRAM PROGRESS REPORT

The new cricket practice nets will provide local clubs and recreational summer game enthusiasts with more options to get outside and practice putting the bat on the ball or toppling the middle stump.

Three new spectator seating areas are set to be built to round out stage one of this project. These areas will be linked together with accessible pathways to ensure friends, family, and fans of all ages and abilities can enjoy the game.

Stage one is to be completed by the end of the financial year as per the funding agreement. *Photo 1:*



Bombala Showground

Project: Resealing and Heavy Patching Program

Status: On Track

Council's 2024-2025 re-sealing program continued throughout April, with the following roads segments being worked on:

- Eucumbene Rd (segments)
- Avonside Road (segments)
- Braemar Bay Road (segment)
- Dalgety Road (segments)
- Kosciusko Road (segments)

The resealing program is on track and within budget and will see much needed renewal of some of our streets and roads.

The heavy patching program has also continued throughout April with focus areas being the Barry Way, Rocky Plains Roads and Snowy River Way.

Project: Settlements Strategy

Status: On Track

9.3.3 DELIVERY PROGRAM PROGRESS REPORT


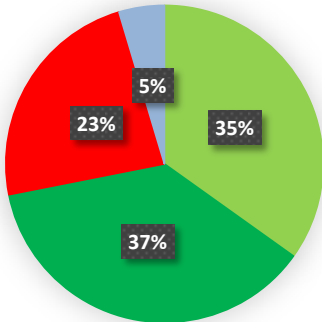
Council's Strategic Planning team has been working on a revised Settlements Strategy. Since the last version was prepared, the region's demographic data and growth projections have changed post the release of the 2021 census data.

The evidence base for the draft strategy is being updated to reflect current demographics, existing housing, employment growth capacity, and approvals. A draft and background paper are being prepared to support the draft strategy.

The Strategy provides the strategic direction for residential growth and employment lands for the next 20 years, determining where key infrastructure needs to be planned for and developed.

The draft strategy is anticipated to be the subject of a workshop with councillors in May 2025, ahead of a report to the council seeking endorsement of the draft strategy for public exhibition.

KEY PERFORMANCE INDICATORS

Progress	Actual	Target	Commentary
<p>% KPI's on target</p> <p>KPI Status</p>  <p> Off Track 19.23% Monitor 0.00% On Track 80.77% Total: 100.00% </p>	80.77 %	75%	<p>KPI's Needing work</p> <ul style="list-style-type: none"> <15 water main breaks per 100km of water main/year <20 repairs and chokes per 100km/year
<p>Activities and Projects 2022-2026 Delivery Program - Progress to Date</p>  <p> At least 90% of target achieved 35% Between 70%-89% 37% Less than 70% of target achieved 23% Actions with no target set 5% </p>	77.00 %	70.00%	<p>Council is 34 months into a 48-month delivery program. We are tracking ahead of the calculated progress target of 70.00% to this point with our principal activities and commenced projects. There are still some projects that are yet to commence.</p>

Performance Measures	Period	Unit	Target	Actual	Comment
<15 water main breaks per 100km of water main/year	Month	#	4.00	6.00	For the month of 6 water main

9.3.3 DELIVERY PROGRAM PROGRESS REPORT

					breaks were attended to. 50 % of water main breaks were located within the Cooma network.
<20 repairs and chokes per 100km/year	Month	#	4.00	7.00	For the month of April 90% of chokes were attributed to non-flushable items blocking the main.

RESPONSIBLE OFFICER: Coordinator Strategy Development.

ATTACHMENTS

1. Delivery Program Progress Report - April 2025 (*Under Separate Cover*)

9.3.4 APPOINTMENT OF ARIC CHAIR

Record No: I25/301

OFFICER'S RECOMMENDATION

That Council appoint Mr Stephen Coates as chair of the Audit, Risk and Improvement Committee (ARIC).

ISSUES

Council needs to fill the position of chair of ARIC. The position advertised in December 2024 attracted five applicants; however, that process did not secure an appointment. The position was re advertised in January 2025 attracting a further three applicants. The applicants were shortlisted based on an assessment against the following essential criteria:

- Internal auditing or related auditing experience.
- Accounting or related financial management experience and an understanding of accounting and auditing in a public sector environment.
- Internal auditing or related auditing experience.
- Risk management experience.
- Operations of local government including information technology systems and controls.

Three shortlisted applicants were interviewed. The councillor representative on ARIC was a late withdrawal from the interviews and the alternate councillor was contacted, unavailable at short notice.

Based on the interviews the assessment of the panel was that Mr Coates was the recommended candidate for the position.

Referee checks also provided support for the recommendation.

Experience highlights

- Over 20 years' experience leading assurance and advisory teams in both a private and public sector context
- Current Chair of the following ARIC Committees

New England Weeds Authority	Goulburn Mulwaree Council
Mid North Coast Joint Organisation	Port Macquarie Hastings Regional Council
Riverina and Murray Joint Organisation	Hornsby Shire Council
Uralla Shire Council	Glenn Innes Severn Council
Walcha Shire Council	Albury City Council
Canberra Region Joint Organisation	Lismore City Council
Upper Lachlan Shire Council	Mid Coast Council
Yass Valley Council	Newcastle City Council

- Served as President of the Institute of Internal Auditors – Australia, and President of the Asia Confederation of institutes of Internal Auditors
- IT assurance & advisory experience specialising in information technology governance, risk and control and have been involved in major IT advisory, security, and forensic projects globally.
- Working with local government in an audit capacity across frameworks including:

Delegations Framework	Fraud & Corruption Prevention & Detection Framework
Complaint Management Framework	Policy Framework
Governance of IT	Privacy Framework
Data and Knowledge Management Framework	Compliance Framework
Conflicts Framework	Legal Framework
Whistleblower Framework	Business Continuity Plan
Risk Management Framework	Disaster Recovery Plan
Security Management Framework	

Mr Coates hold relevant qualifications and professional memberships.

Under the ARIC terms of reference, the panel makes a recommendation to the Council, which then makes the appointment to the ARIC.

RISK ASSESSMENT

Risk Type	Current Risk	Expected Risk	Within Accepted
Asset Management	Low	Low	Yes
Economic Activity SJ	Low	Low	Yes
Environmental Security	Low	Low	Yes
External Political Environment	Low	Low	Yes
Financial Sustainability	Low	Low	Yes
Health and Safety	Low	Low	Yes
Legislative Governance and Compliance	Low	Low	Yes
Reputation and Image	Low	Low	Yes
Service Delivery	Low	Low	Yes

9.3.4 APPOINTMENT OF ARIC CHAIR

If this appointment is not confirmed an additional process will be required. The interim ARIC chair will continue until an appointment is made. If the preferred candidate is lost due to delay another round of recruitment will incur advertising and administrative costs estimated to exceed \$2000.

FINANCIAL IMPACTS

	Amount	Details
Current Annualised Net Cost	\$30,300	Existing budget for entire committee.
Estimated Annualised Net Cost	\$30,300	
Capital Investment	\$0	
Capital Funding Source	\$0	

There is no increased cost impacts as ARIC costs are already in the budget. However extended recruitment advertising will require additional budget adjustment.

RESPONSIBLE OFFICER: Coordinator Governance

OPTIONS CONSIDERED

Nil. Position appointment required to meet adopted charter.

IMPLEMENTATION PLANS

Once confirmed an offer will be forwarded to Mr Coates.

ATTACHMENTS

Nil

9.3.5 NOMINATION FOR MEMBERSHIP ON THE NORTH RIDGE RESERVE ADVISORY COMMITTEE

Record No: 125/305

OFFICER'S RECOMMENDATION

That Council appoint Tim White and Patrick Swain to the vacant positions on the Cooma North Ridge Reserve Advisory Committee.

ISSUES

Council received notice of the resignation of a committee member from the North Ridge Reserve Advisory Committee, in November 2024. There was another existing vacancy at the time.

The vacant positions were advertised, from 1 April to 23 April 2025, requesting expressions of interest.

Two applications were received and are attached for council's consideration.

RISK ASSESSMENT

Risk Type	Current Risk	Expected Risk	Within Accepted
Asset Management	Low	Low	Yes
Economic Activity	Low	Low	Yes
External Political Environment	Low	Low	Yes
Financial Sustainability	Low	Low	Yes
Health and Safety	Low	Low	Yes
Legislative Governance and Compliance	Low	Low	Yes
Reputation and Image	Low	Low	Yes
Service Delivery	Low	Low	Yes

There is no risk in appointing vacant positions to the committee within the conditions of the charter.

Leaving positions vacant will compromise the ability of the committee to achieve quorum at its meetings.

FINANCIAL IMPACTS

There is no financial impact in appointing new members to vacant positions.

Maintaining the committee is contained within the adopted council budget. The committee plays a valuable role in applying and securing grants to assist council in maintaining the reserve for both recreation and conservation purposes.

RESPONSIBLE OFFICER: Coordinator Governance

OPTIONS CONSIDERED

Nil. Council is committed to supporting a membership of nine community positions where possible , per the adopted [charter](#).

IMPLEMENTATION PLANS

The successful applicants and the committee will be advised of council's decision and the new member provided with the committee charter for their information.

ATTACHMENTS

1. Tim White - EOI - North Ridge Reserve Advisory Committee
2. Patrick Swain - EOI - Cooma North Ridge Reserve Advisory Committee



Form | 250.2022.105.1

Expression of Interest: Appointment to a Committee

To be completed by a person wishing to apply for a vacant position on a committee managed by Council, delegated under s355 of the Local Government Act 1993.

Applications are considered at Council meetings.

Please return form to Council:

Mail: PO Box 714 COOMA NSW 2630 or

Email: council@snowymonaro.nsw.gov.au

For further information or assistance please contact the Governance team:

Phone: 1300 345 345

Name of Committee: Section 355, Cooma North Ridge Reserve			
Nominee's Name: [Redacted] Tim White			
Residential Address: [Redacted]		Phone (BH)	
Town Cooma	State NSW	Postcode 2630	Mobile [Redacted]
Email: [Redacted]			

To inform Council's review of your application please provide a short summary of your experience and reasons for applying for a position on the committee.

I volunteer with SES. I own Monaro Veterinary Clinic. I regularly run through North Ridge Reserve and live in close proximity.

Privacy Notice

The information collected by Council from you is personal information (according to the *Privacy and Personal Information Protection Act 1998*). The information is being collected for the purposes of administering the committee and will be used by council officers and other members of the committee in carrying out the committee's functions.

The provision of information by you is voluntary. If you choose not to provide the required information (above) your application will not be considered.

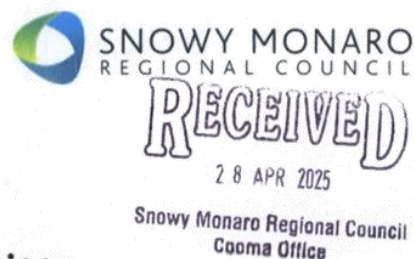
You may make application for access or amendment to your information held by Council at any time.

Declaration and Signature of Applicant

I, the undersigned, hereby apply for membership to the above mentioned committee. I acknowledge the privacy notice above and confirm my personal information may be used for the purposes identified on this form.

Applicant Signature Tim White	Date
----------------------------------	------

Form | 250.2022.105.1



Expression of Interest: Appointment to a Committee

To be completed by a person wishing to apply for a vacant position on a committee managed by Council, delegated under s355 of the Local Government Act 1993.

Applications are considered at Council meetings.

Please return form to Council:

Mail: PO Box 714 COOMA NSW 2630 or

Email: council@snowymonaro.nsw.gov.au

For further information or assistance please contact the Governance team:

Phone: 1300 345 345

Name of Committee: Cooma North Ridge Reserve Advisory Committee			
Nominee's Name: Patrick Swain [REDACTED]			
Residential Address: Patrick Swain [REDACTED]		Phone (BH) [REDACTED]	
Town Cooma	State NSW	Postcode 2630	Mobile [REDACTED]
Email: [REDACTED]			

To inform Council's review of your application please provide a short summary of your experience and reasons for applying for a position on the committee.

My property adjoins the North Ridge and the walking trails near Morundah Street and is often used by RFS & Council for access. I would like to be involved in the development of walking trails and management of the North Ridge Reserve. My experience with committees has been with the Cooma Basketball Association and the Council 50/50 by 20/20 group.

Privacy Notice

The information collected by Council from you is personal information (according to the Privacy and Personal Information Protection Act 1998). The information is being collected for the purposes of administering the committee and will be used by council officers and other members of the committee in carrying out the committee's functions.

The provision of information by you is voluntary. If you choose not to provide the required information (above) your application will not be considered.

You may make application for access or amendment to your information held by Council at any time.

Declaration and Signature of Applicant

I, the undersigned, hereby apply for membership to the above mentioned committee. I acknowledge the privacy notice above and confirm my personal information may be used for the purposes identified on this form.

Applicant Signature [REDACTED]	Date 22/4/2025
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9.5.1 SETTLEMENT OF CLAIMS - SNOWY RESERVOIR COLLAPSE - STATUS REPORT

Record No: I25/294

OFFICER'S RECOMMENDATION

That Council note the April 2025 Settlement of Claims - Snowy Reservoir Collapse - Status Report

This is an information only report.

EXECUTIVE SUMMARY

As per the motion carried in the Extraordinary Meeting dated Friday, 24 January 2025.

COUNCIL RESOLUTION

11/25

That Council receive confidential monthly reports detailing the progress of all outstanding claims in relation to the water reservoir failure including any potential financial implications, and that the council take all steps within its authority to ensure the fair and timely resolution of these claims.

Moved Councillor Rose

Seconded Councillor Stewart

CARRIED

Record of Voting

Councillors For: Councillor Elliott, Deputy Mayor Hopkins, Councillor Rooney, Councillor Rose, Councillor Stewart, Councillor Williamson and Councillor Thaler.

Councillors Against: Councillor Davis, Councillor Higgins and Councillor Summers.

STATUS REPORT

A chronology of actions relating to the only outstanding claim is as follows:

Property	Nature of Claim	Status	Action
Nimby Close Cooma	Property Damage	<p>Revised claim dated <u>16 April 2024.</u></p> <p>Mills Oakley have confirmed they will advise the claimant and their representative they are acting on behalf of Council and Statewide Mutual in relation to the claim.</p>	<ul style="list-style-type: none">08/1/2025: Email update to claimant & representative09/1/2025: Email update to claimant & representative10/1/2025: Email update to claimant & representative17/1/2025: Email update to claimant & representative30/1/2025: Email update to claimant & representative11/2/2025: CEO discussion with Statewide & Mills Oakley Lawyers (for Statewide) confirming the most recent claim is still under assessment26/2/2025: CEO follow-up email to Mills Oakley Lawyers. Matter still with Statewide.12/3/2025: CEO follow-up email to Mills Oakley Lawyers.13/3/2025: Email update to claimant & representative18/3/2025: CEO email exchange with claimant's representative who was seeking clarification of insurance coverage and role of Mills Oakley Lawyers.

9.5.1 SETTLEMENT OF CLAIMS - SNOWY RESERVOIR COLLAPSE - STATUS REPORT

		<p>Draft statement of claim (new) dated 14 April 2025 received from Claimant's representative</p>	<ul style="list-style-type: none"> • 1/4/2025: Email from claimant's representative to Mayor Hanna seeking advice on insurance coverage for claimant. • 1/4/2025: Email from CEO to claimant's representative in response to email to Mayor Hanna regarding insurance coverage. • 8/4/2025: Written advice received from Mills Oakley confirming they will advise the claimant and their representative that they are acting on behalf of Council and Statewide Mutual in relation to the claim • 14/4/2025: Letter from Claimant's representation providing a draft (new) statement of claim. • 15/4/2025: Advice from Mills Oakley to Claimant & their representative requesting all future correspondence be forwarded to Mills Oakley Lawyers. • 15/4/2025: Email from CEO to all councillors confirming that the draft statement of claim (new) had been referred to Mills Oakley Lawyers for advice. • 24/4/2025: Further letter to Council from Claimant's representative claiming failure to respond to claim notification and draft statement of claim. (Note previous advice from Mills Oakley to claimant's representative dated 15/4/25). • 28/4/2025: Email from CEO to claimant's representative (all councillors copied) confirming Mills Oakley advice that all correspondence to be forwarded to Mills Oakley. • 28/4/2025: Separate letters from Mills Oakley to Claimant and their representative providing their view of the draft statement of claim. • 29/4/2025: Statement of claim filed in the Supreme Court of NSW by Claimant's representative. Listed for Directions at Supreme Court Sydney on 18 June 2025. • 29/4/2025: Email to Councillors advising that Mills Oakley Lawyers instructed through Statewide Mutual are to act for Council in the proceeding and that Councillors to be briefed ahead of the 18 June Directions hearing.
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Whilst the Council resolution calls for confidential monthly reports, there is nothing in this report that warrants it being confidential under s10A of the Local Government Act.

RESPONSIBLE OFFICER: Chief Executive Officer

ATTACHMENTS

9.5.1 SETTLEMENT OF CLAIMS - SNOWY RESERVOIR COLLAPSE - STATUS REPORT

Nil

9.5.2 RESOLUTION ACTION SHEET UPDATES

Record No: I25/295

OFFICER'S RECOMMENDATION

That Council note Resolution Action Sheet Updates.

This is an information only report.

EXECUTIVE SUMMARY

In order to provide councillors with updates on resolutions of Council, a report has been generated with a summary of actions that are current.

As discussed at the Council's Extraordinary Meeting on 3 April 2025, a detailed review of all listed outstanding actions ahead of finalising the 2025/26 Delivery Program & Operational Plan (DPOP) to ensure:

1. All continuing actions are included in the 2025/26 DPOP
2. The closure of any Actions where it is agreed no further action is required.

Since the report to the April Council Meeting, the Outstanding Actions Report has been amended to include those Actions completed since the last report to Council. For this reporting period 18 have been completed.

RESPONSIBLE OFFICER: Chief Strategy Officer

ATTACHMENTS

1. Resolution Action Sheet Updates (*Under Separate Cover*)

9.5.3 UNLAWFUL MOTIONS

Record No: I25/297

OFFICER'S RECOMMENDATION

That Council note the advice provided on motions excluded by the CEO from the April Council Meeting Business Paper.

ISSUES

Under the code of meeting practice where the CEO is of the opinion that a motion is unlawful, or the implementation of the motion would be unlawful, they must not include it in the business paper and must provide a report to the next meeting of the action taken.

Nine motions submitted for the 17 April 2025 Council Meeting were considered to be unlawful, or the implementation of which would be unlawful, and were therefore excluded from the business paper. The reasons for exclusion were as follows:

- One motion did not refer to or otherwise comply with s356(1) of the *Local Government Act 1993* ('LG Act') relating to the granting of financial assistance to persons by Council, and involved the Council incurring liability for expenditure of money within the meaning of section 211(1) of the *Local Government (General) Regulation 2021* ('LG Reg') but does not comply with the requirements of that section.
- Eight motions included comments or supporting background commentary that if published would have been a breach of signed undertaking given by councillors under the Performance Improvement Order.

RISK ASSESSMENT

Risk Type	Current Risk	Expected Risk	Within Accepted
Asset Management	Low	Low	Yes
Economic Activity	Low	Low	Yes
Environmental Security	Low	Low	Yes
Financial Sustainability	Low	Low	Yes
Health and Safety	Low	Low	Yes
Legislative Governance and Compliance	Low	Low	Yes
Reputation and Image	Low	Low	Yes
Service Delivery	Low	Low	Yes

FINANCIAL IMPACTS

Nil

RESPONSIBLE OFFICER: Chief Executive Officer

9.5.3 UNLAWFUL MOTIONS

OPTIONS CONSIDERED

No options have been considered as including unlawful motions breaches legislative requirements.

IMPLEMENTATION PLANS

N/A

EXISTING POLICY/DECISIONS

Code of Meeting Practice

3.19 The CEO must not include in the agenda for a meeting of the council any business of which due notice has been given if, in the opinion of the CEO, the business is, or the implementation of the business would be, unlawful. The CEO must report, without giving details of the item of business, any such exclusion to the next meeting of the council.

ATTACHMENTS

Nil

10.1 MINUTES FROM MANAGEMENT AND ADVISORY COMMITTEES

Record No: I25/283

OFFICER'S RECOMMENDATION

That Council receive the minutes of the:

- i. Bombala Exhibition Ground Management Committee - Meeting Held 12 March 2025
- ii. Michelago Hall and Tennis Courts Committee - Meeting Held 19 February 2025

BACKGROUND

Minutes of the meetings received in April 2025 are included for notation by Council.

ATTACHMENTS

- 1. Minutes - Bombala Exhibition Ground Management Committee - Meeting Held 12 March 2025 (*Under Separate Cover*)
- 2. Minutes - Michelago Hall and Tennis Courts Committee - Meeting Held 19 February 2025 (*Under Separate Cover*)

11.1 RESIDENTIAL OCCUPATION OF CARAVAN SITES

Record No: I25/236

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

1. Evict the permanent resident from Nimmitabel Caravan park immediately.
2. Restrict or prevent the erection of permanent structures on council caravan parks
3. Charge the current permanent resident for their full use of the caravan park-
 - a. Use of multiple sites
 - b. Use of electricity
 - c. Use of amenities

RESPONSIBLE COUNCILLOR: Cr Thaler

BACKGROUND

It is not allowable nor is it permissible under NSW law for permanent residential occupation of Caravan sites.

In the Nimmitabel Caravan site there is now, a permanent resident, in an erected structure that does not sit upon its wheels as caravans do.

While this structure is purported to be able to be towed, it does not look like it conforms to the Australian Design Rules for road vehicles, nor does it appear to be registered. The occupant of this structure has erected a ramp, garden shed and the structure sits upon a series of poles.

The resident has enjoyed free and unfettered use of the public amenities, the free site electricity and more importantly, the structure has been erected across multiple overnight-caravan sites thereby permanently depriving other users of this facility.

Council must not be used, and abused, and must not provide subsidies to people who try to live as cheaply as possible in our caravan parks.

If other caravan park providers in our shire area MUST abide by the regulations and NSW Laws, then so too must this council abide by those same rules as the Model Citizen.

There is a strict time-limit and maximum allowable time for a short-term stay in a caravan park, around 180 days maximum, and this occupant has exceeded this time as of March 2025.

CHIEF EXECUTIVE OFFICER'S RESPONSE

11.1 RESIDENTIAL OCCUPATION OF CARAVAN SITES

It is assumed that the intent of the motion is for retrospective charging to occur for the utilisation of the sites. While this would be legal, it is considered likely that the Council would find that it would not be able to enforce the charges at Court, due to Council being deemed to have been aware of the use and not having taken action to charge as appropriate.

ATTACHMENTS

Nil

11.2 SMRC DEVELOPS AND ADOPTS A ROAD STRATEGY BASED ON THE FINDINGS OF THE CONDITION ASSESSMENT AND STRATEGIC ANALYSIS OF ROAD NETWORK.

11.2 SMRC DEVELOPS AND ADOPTS A ROAD STRATEGY BASED ON THE FINDINGS OF THE CONDITION ASSESSMENT AND STRATEGIC ANALYSIS OF ROAD NETWORK.

Record No: I25/238

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

As part of its planning for the 2026 Delivery and Operational Plan, the Snowy Monaro Regional Council develops and adopts a road strategy based on the findings of the recent Condition Assessment and Strategic Analysis of the Road Network conducted by *Damage Control Project Management Pty Ltd*.

The strategy should be grounded in a comprehensive road needs analysis and include, but not be limited to:

- a) A structured road maintenance priority system for routine maintenance, including bitumen reseals and gravel re-sheeting;
- b) A prioritization framework for heavy patching requirements, with an annually reviewed program for repairs;
- c) A structured bridge and culvert replacement/repair priority system, ensuring critical infrastructure is maintained proactively;
- d) A systematic approach to road safety enhancements, including the installation and replacement of protective fencing, guardrails, and other necessary safety feature;
- e) A prioritization system for the expansion of the sealed road network, based on condition ratings, traffic volume, and long-term economic viability.

RESPONSIBLE COUNCILLOR: Cr Rose

BACKGROUND

The maintenance and improvement of the road network form a significant portion of the council's budget and is one of the areas of great dissatisfaction within the local community. Given the extensive geographic area of the Snowy Monaro region and the relatively small ratepayer base, council must implement a strategic and systematised approach to road funding and prioritization to ensure efficient allocation of resources.

Currently, the council's road maintenance and improvement initiatives appear to be largely reactive rather than proactive. Without a structured and council-approved strategy, decision-making on road repairs, maintenance, and upgrades can be inconsistent, potentially leading to inefficiencies and funding shortfalls.

11.2 SMRC DEVELOPS AND ADOPTS A ROAD STRATEGY BASED ON THE FINDINGS OF THE CONDITION ASSESSMENT AND STRATEGIC ANALYSIS OF ROAD NETWORK.

To maximize the benefits of available funding, including state and federal grants, council needs a well-defined and data-driven priority system. An adopted strategy will provide clear guidelines for staff and decision-makers, ensuring that maintenance, safety upgrades, and infrastructure extensions are undertaken in a transparent, accountable, and financially sustainable manner.

By adopting this strategy, the council can:

- Enhance the long-term sustainability of the road network.
- Ensure efficient use of limited financial resources.
- Provide a structured framework for securing and utilising grant funding.
- Improve public confidence in the council's road management processes.

A proactive and strategic approach will enable the council to serve the community's needs better while optimising available road network maintenance and development resources.

CHIEF EXECUTIVE OFFICER'S RESPONSE

Cr Rose has developed a report based on information provided to councillors in workshops which as advised at the time was preliminary information pending further workshops to be held to take councillors through the findings of the review of the condition of the road network and what is seen as required over the next ten years to manage the network.

The proper management of the road network is a highly technical process. Based on the information currently available, the strategy proposed in the Motion is likely to result in higher cost of maintaining the road network over the longer term. The proposed strategy focuses on certain aspects of the network, which will distort the allocation of funding to the most effective areas of need. While it is agreed that there is a need for the road network to be prioritised around spending on parts of the network at the right time, the strategy proposed above will not achieve that goal for the entire network.

It is recommended that councillors wait until they are fully informed on the situation before making a decision on a strategic approach. At that time the Council can consider an asset management strategy based on the data underpinning the needs to manage the assets.

The strategy also proposes an increase in service levels that has not been assessed through the Council's framework. The strategy creates unclear direction as to the extent of the service level being proposed and as such will create high expectations. Meeting those expectations will be costly.

From a broader perspective, this Motion appears as an attempt to circumvent the integrated strategic planning process required under the local government act, by seeking to pursue particular policies and approaches before the governing body is fully informed of all the challenges facing the Council. This is not considered good governance practices. Ad-hoc decision making can lead to Council committing to projects and priorities that will have significant impacts on the community through the cuts to other services that may later be required to incorporate the projects or service levels the Council has resolved to include.

ATTACHMENTS

Nil

11.3 PLANT AND EQUIPMENT UTILIZATION REPORT

Record No: I25/239

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That the CEO provide a report to Council, before the finalisation of planning discussions for the Community Strategic Plan (CSP) and Integrated Planning and Reporting (IPR) documents, detailing plant and motor vehicle utilisation for the financial year up to and including February 2025.

The report should include, but not be limited to, the following details:

- a) Plant/vehicle description, including plant number;
- b) Date of purchase;
- c) Purchase price;
- d) The council operational area is where the vehicle/plant is employed;
- e) Odometer or hours reading at the start and end of the reporting period;
- f) Percentage utilisation for the period compared to the optimal utilisation;
- g) Maintenance and operating costs per hour/kilometre;
- h) The proposed replacement date for the vehicle/plant item;
- i) Depreciation applicable for the financial year;
- j) Proposed vehicle/plant purchases for the 2025/26 financial year; and
- k) Expected balance of the Fleet Fund for the 2025/26 financial year.

RESPONSIBLE COUNCILLOR: Cr Reuben.

BACKGROUND

The Fleet Fund is designed as a self-sustaining mechanism. Income generated from plant hire and kilometre charges is credited to the fund and used to maintain and replace plant items and motor vehicles.

As custodians of the council's financial sustainability, councillors must comprehensively understand the Fleet Fund's income and expenditure. A detailed utilisation report will enable informed decision-making on:

- The effectiveness of current plant and vehicle usage.
- The cost-efficiency of maintaining versus replacing assets.

- The adequacy of the Fleet Fund in sustaining ongoing operational and capital needs.
- The alignment of fleet procurement with service delivery demands.

Ensuring the council's plant and equipment are utilised efficiently will contribute to cost savings, improved service delivery, and long-term financial planning. A transparent and data-driven approach will also provide accountability and strategic oversight of council assets.

CHIEF EXECUTIVE OFFICER'S RESPONSE

The information requested is not required by councillors prior to determining the delivery program and operational plan. The governing body determine the principle activities that are to be carried out for the coming four years. This is not determined by the existing fleet. Once the decisions are made on the services to be provided it is then the function of the CEO to determine how to carry out the directions provided by the councillors. As advised to the councillors at the recent workshop, once the governing body determines the services and service levels a process will begin to determine the optimal mix of fleet required to meet the service levels funded within the delivery program.

The councillor's role does not include the management of the individual fleet and plant resources and decisions on the level and type of plant to be held, which is the only purpose data on individual fleet items and much of the information requested is used for.

As advised to the councillors, staff will be managing the utilisation of fleet against the Institute of Public Works Engineering Australasia (IPWEA) guidelines. Within this process there is also a need to then determine whether there are operational situations that warrant variations from those guidelines. Consideration also has to be given to the relative cost of internal provision of fleet and contracting in. This costing also plays a part in determining the optimisation of the operations of the fleet. There are many operational factors that come into play in what fleet is held and how long for.

ATTACHMENTS

Nil

11.4 REVIEW INTO COST-EFFECTIVENESS OF VISITOR INFORMATION CENTRES

Record No: I25/240

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council include in its draft 2026 Delivery and Operational Plan a process to conduct a formal review process to assess the cost-effectiveness of the Visitor Information Centres (VICs) in Cooma and Bombala. This review should evaluate whether the current funding allocation provides the best return on investment for tourism support. The review should also explore alternative strategies to enhance visitor engagement and regional tourism growth.

RESPONSIBLE COUNCILLOR: Cr Rose

BACKGROUND

Ensuring that the Council invests in the most effective tourism support strategies is essential for maximising economic benefits in our region. Tourism is our area's No. 1 economic driver, and we must maximise the Council's investment in this critical area for regional prosperity. Recent consultation with senior tourism leaders in the Snowy Monaro region has suggested that the visitor centres in Cooma and Bombala are not cost-effective in delivering benefits for the area in a digital age.

Given the low visitation numbers, changing tourist behaviour, and the significant costs of maintaining the Cooma and Bombala Visitor Information Centres (VICs), a review is necessary. Notably, the Eurobodalla Shire closed their visitor information centres in 2021 because of low visitor use. The *About Regional* magazine (<https://aboutregional.com.au/eurobodalla-to-close-visitor-information-centres-in-favour-of-online-resources/367208/>) noted on 17 January 2021 that:

"Eurobodalla Shire Council will close the visitor information centres in Batemans Bay and Narooma after a review of their services concluded less than 10 per cent of visitors use them. Services will now be provided online via the Eurobodalla Coast Tourism [website](#)."

There is a long-overdue need for the Snowy Monaro to review our VICs similarly.

Here are a few of the background issues associated with the need for this review:

1. Low Utilization of Current Visitor Centres

The Cooma VIC is located in an area with limited parking, making it inconvenient for passing tourists, particularly those with caravans or large recreational vehicles. Additionally, visitors already have an alternative at the Snowy Hydro Discovery Centre, which offers tourism information alongside a well-established attraction. There also is a wonderful visitor information centre at the National Parks building in Jindabyne.

The Bombala VIC sees even fewer visitors, raising concerns about its effectiveness in reaching and assisting tourists. Bombala needs to be put on the tourist map in our region, and digital tools could help tourists discover this hidden gem.

2. Shift to Digital Information Sources

Most travellers now rely on websites, apps, and social media for trip planning and real-time information, reducing the need for traditional, in-person visitor centres. Many regional councils have adapted to this trend by shifting funds toward digital tourism campaigns, self-service kiosks, and improved signage, offering tourists more accessible and flexible ways to obtain information.

3. Strategic Reallocation of Funds

The current VICs require several hundred thousand dollars in operational costs—funds that could be redeployed into tourism initiatives where there will be more impact. Alternative investments could include digital marketing to attract visitors, enhancing local tourism infrastructure, working with the industry to grow product, improving wayfinding signage, or supporting events and partnerships that drive economic benefits for local businesses. By reallocating resources to modern, high-impact strategies, the Council can ensure a better return on investment and more substantial support for the region's tourism industry.

This motion does not assume the closure of VICs but calls for a **data-driven evaluation** to ensure that the Council's tourism funding aligns with modern visitor needs and delivers the most significant benefit to the Snowy Monaro region.

CHIEF EXECUTIVE OFFICER'S RESPONSE

A project was initiated early in 2025 to review services provided by our visitor centres. This project is in its early stages and the project team has had one meeting.

It is worth noting that in mid-2024, SMRC's economic development team was made redundant. A key function of that team was development of tourism strategies and initiatives. This functionality has not been replaced or resourced.

ATTACHMENTS

Nil

11.5 ORDINARY MEETING LOCATIONS

Record No: I25/241

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That the Snowy Monaro Regional Council holds all its regular council meetings in the Cooma Council Chambers.

RESPONSIBLE COUNCILLOR: Cr Rose

BACKGROUND

To ensure accessibility for residents across the region, the Council previously decided to hold meetings in Jindabyne and Bombala, in addition to Cooma. While well-intentioned, the logistical and financial burden of moving meetings outside Cooma is challenging and stressful for IT staff.

The council is mandated to livestream all meetings, and transporting audio visual equipment, setting it up, and troubleshooting technical issues at remote locations requires significant staff time and resources. This process incurs substantial costs and operational challenges that outweigh the benefits.

By holding all regular meetings in the Cooma Council Chambers—where permanent, high-quality audio visual and broadcasting infrastructure is in place—the Council can ensure reliable access for all residents via livestream while significantly reducing costs and logistical strain. This decision would enhance efficiency, free up resources for essential services, and maintain transparency without compromising public engagement.

CHIEF EXECUTIVE OFFICER'S RESPONSE

The cost of holding the meetings at alternative locations is estimated to be in the range of \$15,000 to \$20,000 per annum. Staff have not taken counts of the number of people attending the meetings, but only a small number of people attend and where larger groups of people are attending, they are often travelling from other locations based on the items on the agenda (generally development related).

ATTACHMENTS

Nil

11.6 INTERNAL AND INDEPENDANT AUDIT INTO COMPLAINTS RELATED TO LOT 1 OLD DRY PLAINS ROAD, COOMA

Record No: I25/243

Councillor Luke Williamson has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That the Audit, Risk & Improvement Committee be requested to consider undertaking an independent audit into:

- A. the quality and completeness of the investigation, and whether reporting other agencies occurred, related to complaints of activities occurring without consent, or contrary to consent, in related Lot 1 Old Dry Plains Road, Cooma;
- B. whether the appropriate governance measure were adopted to ensure integrity of the investigation.
- C. whether Council's environmental compliance unit and investigators were involved in the investigation.

RESPONSIBLE COUNCILLOR: Cr Williamson

BACKGROUND

In the 2024 election, Mayor Hanna and Deputy Mayor Hopkins were in the same electoral group as the former councillor whose construction was subject to the complaint.

This construction was subject to a complaint alleging use of waste concrete as a fill, unapproved excavation and clearing. The complaint apparently included video and photographic evidence supporting the claims. Other members of the community have raised their observations of large number of trucks entering the site.

When the matter was reported, Clr Williamson and Frolich escalated the matter to the CEO David Hogan who committed to ensuring the matter would be investigated independently, thoroughly , and that a report would be provided to councillors. No such report has been provided and members of the community remain concerned that the matter has not been addressed.

CHIEF EXECUTIVE OFFICER'S RESPONSE

RESPONSIBLE COUNCILLOR: Cr Williamson

BACKGROUND

CHIEF EXECUTIVE OFFICER'S RESPONSE

The application was lodged by an architect (Hugh Gordon Architects) on behalf of the owners (Mr P & Mrs K Johnson).

The relevant page on the application tracker on our website is here:

<https://masterview.snowymonaro.nsw.gov.au/application/ApplicationDetails/010.2022.00000223.001/>

Report to the Council meeting of 21 July 2022 (Item 8.2) also lists the applicant and owners' names as part of the report.

Councillors Hanna, Davis, and Hopkins all declared conflicts of interest in the determination of the item, listed under section 5 of the minutes of the 21 July 2022 Council meeting. They had nothing to do with the 'lodging' of the application.

The Audit Risk and Improvement Committee (ARIC) have determined a schedule of internal audits to be undertaken and these are being conducted in combination with audits of other councils. Resolving to undertake this audit will either require the other internal audits to be taken out of the schedule determined by ARIC or for additional resources to be allocated to undertaking this review. Under the Local Government (General) Regulations the CEO is required to ensure that the person exercising the internal audit function has the necessary resources to carry out the function (cl.216Q). This requires that the internal audit has the funding to carry out the audits deemed required by ARIC. As such this will be additional work, which is not allowed for in the current internal audit budget. No funding source has been identified.

ATTACHMENTS

Nil

11.7 FORTNIGHTLY MEETINGS

Record No: I25/244

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

1. Address the NSW Minister of Local Government's PIO concerns (13 of) and meet fortnightly.
2. Provide a situation where one monthly meeting is for planning, operational and related business matters, committee reports and the like.
3. Provide a second situation where the second monthly meeting attends to the 13 issues raised in the Ministers PIO.
4. That the respective fortnightly meetings 'business' not each be exclusive or limited to the points above.
5. The CFO provide a finance report on the unrestricted cash account balance at the PIO focussed monthly meeting.

RESPONSIBLE COUNCILLOR: Cr Thaler

BACKGROUND

The NSW Minister for Local Government has indicated, via 'his' PIO that SMRC meetings are too long.

The community leaders have told me the business papers are too big and cumbersome.

This motion seeks to address this concern by breaking the meeting into fortnightly episodes, to provide councillors the ability to better respond to and regulate the flow of work over each month.

The February ordinary council meeting business paper stretched to over 1400 pages and ran for some 8.5 hours notwithstanding that 11 motions were withdrawn- to economise on time.

The Minister has laid out 13 points of concern, and I recommend we structurally break the monthly meeting into fortnightly meetings to allow focus upon those 13 points. Councillors are already meeting 4 times a month, with most of the ELT (executive Leadership Team) so there is no significant cost to bear beyond some extra livestreaming media and another 'free' lunch platter, with grapes.

By providing this non-exclusive structural break to the agenda, the two main threads of the council business can be more focussed and councillors can be better informed, the debate more succinct and outcomes easily followed.

After all, the Minister is a very busy man and it is quite a job for him to watch 8.5 hours of our meetings, following the Orders of Point, notwithstanding that our meetings now have an immense public appeal and following.

It just makes sense.

CHIEF EXECUTIVE OFFICER'S RESPONSE

Adding a second meeting will not reduce the need for the councillor briefings currently needed to allow provision of information to the councillors leading to the development of the delivery program, which is the reason for the regular sessions.

The process of undertaking fortnightly meeting will increase costs by at least \$40,000 per annum for the generation of the business papers and setup and pack up for the meeting plus the extra time that is expected to come from dealing with business in two meetings instead of one. The actual time in the meetings is only part of the costs. Most of the preparation work required for the current meetings will be effectively doubled. It is expected that the proposed change will result in additional time taken to consider the business, but there is no reasonable way to estimate that cost.

These costs are not allowed for in the current resourcing and no funding source has been identified.

ATTACHMENTS

Nil

11.8 PHOTOS AND COUNCILLOR BIO ON SMRC WEBSITE

Record No: I25/247

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

1. Publicly display photos of the current councillors upon its website, including a group photo.
2. That council provide current contact details for all councillors on its website.
3. That Council provide a short Bio and resume/or LinkedIn link to councillors

RESPONSIBLE COUNCILLOR: Cr Thaler

BACKGROUND

Many organisations are proud of their Directors, Board, Governance team or Executives.
Not so it seems the Snowy Monaro Regional Council.

There is scant detail for the public to contact councillors, or to read any information about the councillors respective backgrounds, experiences or skills.

This motion proposes to address this issue and rectify it.

As a councillor, these are just some of the questions I am routinely asked by the public:

Who are the councillors?

What do they stand for?

What is their background?

Do they have the skills?

How can I contact them?

CHIEF EXECUTIVE OFFICER'S RESPONSE

(**Update:** Since this report was placed in the agenda the photographs have been taken and the website updated.)

Currently, the names and email addresses of councillors are listed on the SMRC website. These details are shared with the councillors' consent, although they may choose not to provide their personal mobile phone numbers. Several efforts have been made to capture councillor photos, including the hiring of a local photographer at the meeting on 3 March, as well as previous attempts on 12 December 2024. Another photo session is scheduled for 13 March 2025.

Each Councillor can decide whether to include additional information on their profile, such as their background, experience, and skills, similar to the approach used on the Bega Valley Shire Council's 'Meet Your Councillors and Mayor' page.

ATTACHMENTS

Nil

11.9 POLO FLAT ASPHALTING

Record No: I25/248

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

- A. Provide a report into the process of asphaltting Polo Flat Rd in April
- B. Supply councillors the Original Polo Flat Rd Contract and grant fund deeds
- C. Supply copy of the Geo-technical assessment report of the pavement recently conducted.
- D. Council identify and show the source of funds to do this work

RESPONSIBLE COUNCILLOR: Cr Thaler

BACKGROUND

Polo Flat Rd is awaiting the emplacement of the Asphalt final surface layer. Whilst due to be completed in 2024, the community and this council is none the wiser as to the current state of this project and there has been a complete lack of updates, progress reports or advice as to the state of this work.

Clr Thaler requested information, reports, briefings, contract documents etc across numerous occasions prior to this meeting and was at all times refused this information, with the exception of one 'blank-sheet-of-paper' meeting with Director of Infrastructure and a roads engineer.

As this is a public matter, using public funds, on a public road it is incumbent upon this council to provide timely advice, transparency and this motion seeks to further this cause.

Whilst it is likely to be voted down, based on recent voting history, it is also a public record and statement of how this council chooses to operate and Clr Thaler was elected to bring light in to the darkness of the SMRC.

It should not be a secret agenda to reseal the road in light of the mess that was publicly displayed upon the first round of works in October 2024.

CHIEF EXECUTIVE OFFICER'S RESPONSE

Rehabilitation work was completed on Polo Flat Road in 2024, which unfortunately saw a deterioration of the wearing surface due to the bitumen sealing being applied during winter. This led to what is known as bleeding of the pavement as temperatures rose later in the year, causing deterioration of the road. It has been proposed to provide an asphalt surface as a more robust, permanent solution.

11.9 POLO FLAT ASPHALTING

It is considered an operational issue for the management of contracts and contractors, however a template of the general contracts that Council uses can be provided to Councillors for perusal.

At the time of writing, the geotechnical report had not been received by Council, due to delays in laboratory testing.

The grant funding source for the original works was through Roads to Recovery, as it is for the proposed asphaltting works.

ATTACHMENTS

Nil

11.10 REPORT ON DELEGATIONS

Record No: I25/249

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

- A. Provide a report to councillors setting out the delegations and delegated positions.
- B. Provide assurance that SMRC has acted in accordance with NSW law to provide lawful delegations and sub-delegations.
- C. Satisfy the requirements of the Local Government Act 1993 to review the current delegations of staff and the ELT.

RESPONSIBLE COUNCILLOR: Cr Thaler

BACKGROUND

The NSW Local Government Act 1993 required Staff and Executive Office holders delegations to be reviewed in a new council term.

While this council has a range of delegations and sub-delegations, it appears that many are purported to be delegated to 'roles' rather than named office holders- which might not be permissible in the original delegation.

Delegated authorities can only remain legally delegated while the Delegator holds the power 'to' delegate, and as the SMRC has had a high level of ELT staff turnover, it is wise and prudent that the council reviews the current suite of Delegations to ensure our organisation is functioning and according to NSW Law.

We have seen that many of our council's policies, which are used to direct staff and daily operations, are out of date, have not been reviewed, and unfortunately rely on legislation that is no longer in-force or has been repealed.

This is a must-do and it should be done as early as possible in the new council term to ensure the lawfulness of council operations and actions. We must also review the power of delegation to confirm if the delegation of functions/authorities can be made to a 'role' or to a person.

s380 LGA1993 Each council must review all its delegations during the first 12 months of each term of office.

CHIEF EXECUTIVE OFFICER'S RESPONSE

All delegations are already publicly available to councillors on the website.

The governing body reviews the delegations to the Mayor, CEO and any delegations to external bodies as provided for in the Local Government Act. The delegations by the CEO to staff will be reviewed by the CEO following the review of the delegations to the CEO. Reviewing the delegations is one of the mandatory actions to be undertaken within the first 12 months following an election. This has been scheduled for a report to the May 2025 Council Meeting.

Local Government Act

377 General power of the council to delegate

- (1) A council may, by resolution, delegate to the general manager or any other person or body (not including another employee of the council) any of the functions of the council under this or any other Act,.....

378 Delegations by the general manager

- (1) The general manager may delegate any of the functions of the general manager, other than this power of delegation.
- (2) The general manager may sub-delegate a function delegated to the general manager by the council to any person or body (including another employee of the council).

A review was undertaken of the top ten councils (By population). The councils that utilise the process of delegation through the role are:

- Blacktown City Council (Executive Corporate Counsel)
- Canterbury Bankstown Council (legal counsel employed)
- Central Coast Council (Employ at least their own solicitors)
- Sutherland Shire (Employ at least their own lawyer)
- City of Sydney (Employ their own legal counsel)

The other councils either do not publicly list staff delegations or they could not quickly be found on the Council's website.

While other councils undertaking the same process does not guarantee the legality of the process, it does indicate that there a low risk that the practice is illegal. Given this low risk, it is considered unnecessary to incur costs to seek legal advice.

ATTACHMENTS

Nil

11.11 CANCEL UNREASONABLE CUSTOMER COMPLAINT RESTRICTIONS

Record No: I25/250

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That:

- A. All current UCC (Unreasonable Customer Complainant) restrictions be cancelled with immediate effect.
- B. The report from staff dealing with the SMRC UCC Policy be attended to with some urgency.

RESPONSIBLE COUNCILLOR: Cr Andrew Thaler

BACKGROUND

Nil.

CHIEF EXECUTIVE OFFICER'S RESPONSE

Part A of the above motion is contrary to Council's policy. Council may override its own policy but should be aware that they are doing so. Overriding its policy is not considered good governance, unless there are exceptional reasons for doing so. The current policy can be found here:

https://www.snowymonaro.nsw.gov.au/files/assets/public/v/1/council/policies/250.2018.467.2-policy-managing-unreasonable-complainant-conduct_202005271445036704.pdf

ATTACHMENTS

Nil

11.12 MASTER PLAN FOR BOMBALA, CBD, TOWN ENTRANCES, BOMBALA RIVER RIPARIAN ZONE INCLUSIVE OF
COOLUMBOOKA RIVER INTERSECTION

**11.12 MASTER PLAN FOR BOMBALA, CBD, TOWN ENTRANCES, BOMBALA RIVER RIPARIAN
ZONE INCLUSIVE OF COOLUMBOOKA RIVER INTERSECTION**

Record No: I25/256

Councillor Narelle Davis has given notice that at the Ordinary Meeting of Council on 15 May 2025, she will move the following motion.

MOTION

That Council place in the Draft 2025 – 2027 Delivery and Operational Plan to:

Seek grant funding for the development of a Master Plan for Bombala, CBD, Town Entrances, Rail Precinct Bombala River Riparian zone inclusive of Coolumbooka River Intersection.

RESPONSIBLE COUNCILLOR: Cr Narelle Davis

BACKGROUND

The Bombala Chamber of Commerce has requested the work that was commenced on a Master Plan for Bombala in 2023 covering the, CBD, Town Entrances, Rail Precinct, Bombala River Riparian zone inclusive of Coolumbooka River intersection continue.

This work was commenced by the SMRC Economic Development Team but not continued after this team was dissolved in 2024. Grant funding will be required for this plan.

Council seek funding opportunities for both Cooma and Bombala Masterplans.

CHIEF EXECUTIVE OFFICER'S RESPONSE

Resources are not currently available for the development of the project through the project management framework to get it to the stage where Council is in a position to ensure that the grant application does not leave Council exposed to additional costs. This would need to occur at the expense of other possible activities. Locking in actions prior to the consideration of all the alternative priorities for the next four years is not considered good governance.

ATTACHMENTS

Nil

11.13 CRANKIES PLAIN ROAD

Record No: I25/257

Councillor Bob Stewart has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

1. Withdraw support for the upgrade and sealing of Crankies Plain Road, and
2. Call on Transport for NSW to construct a new concrete two lane B double truck rated bridge across the Coolumbooka River adjacent to the existing bridge.

RESPONSIBLE COUNCILLOR: Cr Bob Stewart

BACKGROUND

Transport for NSW is proposing to refurbish the existing 1907 timber bridge across the Coolumbooka River at Bombala. The bridge is located on the Cathcart Road, a main regional road, MR91. The refurbished bridge will take 4 years to complete and will remain single lane and load limited.

Council previously supported the realignment and sealing of Crankies Plain Road, however significant public concern has arisen after the community gained full knowledge of the project details.

CHIEF EXECUTIVE OFFICER'S RESPONSE

Nil.

ATTACHMENTS

Nil

11.14 CONSULTANTS

Record No: I25/251

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council resolves to:

1. Require that any expenditure on consultants not explicitly identified in the annual budget or that exceeds the amount approved for specific consultant categories within the budget must be presented to and approved by Council resolution, prior to commitment.
2. Recognise that Section 223 of the Local Government Act 1993 (NSW) outlines the responsibility of councillors to "direct and control the affairs of council," and that as part of this role, councillors must have oversight and responsibility for approval of all significant unbudgeted operational expenditure, including consultant fees.
3. Direct the Acting CEO and relevant council officers to immediately implement this policy and ensure that no contracts for consultancy services, not identified in the annual budget, are executed without prior council approval.
4. Ensure that any proposals to engage consultants must include a detailed rationale and justification, including but not limited to: the purpose of the consultancy, the expected deliverables, and the anticipated cost, for review and approval by councillors.

RESPONSIBLE COUNCILLOR: Cr Reuben Rose

BACKGROUND

Councillors have an obligation under the NSW Local Government Act to oversee the financial management of the Snowy Monaro Regional Council, particularly during a period of financial duress. Consultants are being appointed for significant sums not specifically allocated for such purposes in the annual budget. This motion aims to standardise the process by which such expenditures are approved and ensure that councillors maintain their statutory responsibility for the financial governance of the Council as outlined in Section 223 of the Local Government Act 1993 (NSW).

It is essential that councillors remain engaged in the approval process for unbudgeted consultant expenditures to ensure financial accountability and effective governance. This is particularly important to fulfil our financial responsibilities under the Minister's Performance Improvement Order.

CHIEF EXECUTIVE OFFICER'S RESPONSE

The budget does not explicitly list all the specific consultancies that are engaged. Most consultancies are of relatively low value and funds are being used for the purpose for which the budget has been allocated.

The councillors set a budget allocation that can be used by the staff to achieve service delivery or project. Within those resources the CEO (and through him the staff) then consider the most efficient and effective way to provide the outcomes within the available resources. This varies depending on issues such as staff availability and skills sets required for the outcome. This is the standard process for how Council's operate.

Using the approved funds in the optimal way is not 'unbudgeted consultant expenditures'. If there is a need for additional resources, thus an unbudgeted expense, that needs to go back to the governing body to consider and adoption of a budget change.

ATTACHMENTS

Nil

11.15 STAFF SURVEY

Record No: I25/252

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That a full briefing on the staff survey, as resolved in council resolution 301/24 on 12 December 2024, be delivered to all councillors no later than 28 days from the date of this meeting. This briefing should include a live online session with the survey company to discuss the results of the staff survey and provide a comparison with other councils or similar organisations.

RESPONSIBLE COUNCILLOR: Cr Reuben Rose

BACKGROUND

- 1. Accountability and Transparency:** The original motion (Resolution 301/24) passed on 12 December 2024, called for a timely and informative briefing on the staff survey to be provided to all councillors. As of this date, no action has been taken to provide the required briefing. This delay has led to concerns about transparency and the council's commitment to ensuring councillors are adequately informed.
- 2. Council's Duty to Uphold Resolutions:** As an elected body, it is critical that resolutions passed by the council are respected and actioned in a timely manner. The council risks undermining its credibility and eroding trust among its elected members by failing to provide the briefing in line with the original resolution.
- 3. Staff Engagement and Wellbeing:** The staff survey is an important tool for assessing the engagement, satisfaction, and well-being of council employees. Understanding the results of this survey is critical for councillors in making informed decisions in the interests of staff welfare and service delivery. Delaying the briefing is not in the interest of staff, and hinders councillors' ability to act on these insights in a timely manner.
- 4. Comparative Analysis with Other Councils:** The briefing was intended to include insights on how our staff survey results compare with those of other councils or similar organisations. This comparative data is crucial for contextualising the results and guiding council's future policies and strategies regarding staff engagement, welfare and retention. Delays in the briefing prevent councillors from making well-informed decisions in this regard.
- 5. Efficiency and Responsiveness:** It is in the council staff's and councillors' best interest that this briefing occurs within a defined, reasonable timeframe. Given that four months has already elapsed, the motion provides a specific 28-day period to address this matter promptly. The timing will enable councillors and council staff to take any necessary actions based on the survey findings before final budget discussions and planning sessions.

CHIEF EXECUTIVE OFFICER'S RESPONSE

As councillors have been advised, the delay in undertaking the briefing is due to the high number other briefings and meetings occurring that are then pushing back briefings.

Staff have now confirmed a briefing on the survey results from the consulting firm on 30 April 2025.

ATTACHMENTS

Nil

11.16 JINDABYNE WASTE MANAGEMENT FACILITY

Record No: I25/253

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council: directs the Interim CEO to conduct a comprehensive and systematic review into the circumstances that led to the sudden recognition that the Jindabyne Waste Management Facility was nearing full capacity.

- 1) This review should examine:
 - a) The historical planning, operational strategies, and decision-making processes related to managing the facility's capacity.
 - b) The lines of communication within Council and between Council and the community regarding the facility's status.
 - c) Any failures or gaps in forecasting, reporting, and long-term waste management planning.
- 2) Within one month, the Council must receive a report outlining the key factors contributing to the lack of timely awareness and recommendations for process improvements to prevent similar situations in the future.

RESPONSIBLE COUNCILLOR: Cr Reuben Rose

BACKGROUND

Hidden text instruction for authors, if required

The Jindabyne Waste Management Facility (tip) has been a significant concern for the community and the council for several years. Over 20 years ago, the need for a long-term waste management strategy for this facility was identified, particularly regarding its approaching capacity limits. Recently, it has become evident that the facility has reached full capacity much sooner than anticipated, leading to substantial disruption for both residents and commercial operators who rely on it. The increased costs and logistical challenges now faced by these groups have caused significant inconvenience.

This situation appears to have been caused by a lack of proactive action in future planning, capacity management, and community communication. It is essential to understand how the situation developed, why previous warnings about the facility's future capacity were not adequately addressed, and what failures in planning or strategy may have occurred.

This motion aims to ensure that:

The root causes of the failure are identified, including any issues with planning, resourcing, and forecasting.

Lessons are learned from this situation, to prevent similar issues at other waste management facilities or within the council's broader environmental planning.

Improved communication and transparency with the community and local stakeholders are established, ensuring they are adequately informed and involved in future decisions.

The review should focus on:

- **Capacity management and forecasting:** Why was the facility considered to be near capacity much earlier than anticipated and with no warning?
- **Planning and strategy:** What long-term plans were in place, and why were they not executed effectively?
- **Communication and community impact:** How was the situation communicated to residents and businesses, and were there adequate contingency plans in place to handle the issue?
- **Operational deficiencies:** Were there any issues with existing operational aspects that could have been hidden from the view of relevant staff?

CHIEF EXECUTIVE OFFICER'S RESPONSE

As noted in the motion, Councillors, SMRC management and the community were well-aware of the limitations of the Jindabyne landfill site, with original estimates anticipating its closure in 2023.

However, it should be noted that the site remains open as a transfer station with no impact on domestic users.

Necessary limits have been imposed on commercial waste, which is now directed to Cooma landfill. However, commercial quantities of builders' rubble, green waste, and scrap metal can still be deposited at the Jindabyne site.

A status report on the transition of the landfill to a transfer station is included on this council Meeting Agenda.

ATTACHMENTS

Nil

11.17 MORATORIUM ON SPENDING

Record No: I25/254

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council implement an immediate moratorium on all discretionary spending and any new expenditure commitments, including utilising unspent funds from previously approved budgets, until further review. This includes but is not limited to, the use of funds allocated for unfilled staff positions. This moratorium will remain in effect until the Council's financial situation stabilises and performance improvement targets have been met.

RESPONSIBLE COUNCILLOR: Cr Reuben Rose

BACKGROUND

The Snowy Monaro Regional Council is currently facing significant financial challenges, which require urgent and decisive action to prevent further financial strain. A recent discovery that \$150,000 is being spent on consultants under the justification of broad budget allocation highlights the need for greater financial control and oversight. Given the current financial peril noted in the Minister's Performance Improvement Order, it is critical that the Council prioritise immediate cost containment and take measures to prevent unnecessary expenditures from depleting funds.

This motion aims to achieve the following objectives:

- 1. Financial Prudence and Cost Containment:** The financial situation of the Council is precarious, and it is essential that all discretionary spending be immediately halted. This includes expenditures that, while within the approved budget, are not urgent or critical. By implementing a moratorium on discretionary spending, the Council will be taking a cautious and responsible approach to its finances.
- 2. Control Over Unspent Funds:** The existence of approximately \$2 million allocated for unfilled staff positions is a significant concern. While these positions were previously approved in the budget, the funds have not been spent, and there is no immediate need to fill these positions given the Council's current financial state. This motion seeks to prevent these funds from being used for staffing costs until the financial situation stabilizes. Simply because funds are approved doesn't mean they should be spent, especially in the face of a budget shortfall.
- 3. Preventing Unnecessary or Delayed Expenditures:** Some funds, although approved, may have been lying dormant for a significant time or were allocated for projects or roles that are not critical to the short-term financial health of the Council. This moratorium will ensure that no new, non-essential spending occurs, preventing staff from moving forward with previously approved expenditures that may no longer align with the council's immediate priorities.

4. Aligning with the Performance Improvement Order: The Council is currently operating under a performance improvement order, and all financial actions should be aligned with achieving the performance targets outlined within this order. It is important that the focus remains on stabilising the financial situation and improving performance, rather than engaging in expenditures that may undermine those efforts.

5. Transparency and Accountability: This motion emphasises the need for a clear and transparent approach to budgeting and expenditure. It will enable the management of funds in a way that prioritises financial stability and directs spending only toward the most essential services and projects. This will also help restore confidence within the community, ensuring that resources are allocated judiciously during difficult financial times.

6. Long-Term Financial Health: The moratorium will allow the Council time to review its priorities and assess which expenditures are truly necessary. This approach helps safeguard the Council's long-term financial health and will allow for the identification of potential savings or reallocations that could strengthen future budgets and provide **more stability**.

7. Evaluation and Adjustment: The motion allows for the review and re-evaluation of the financial situation. The moratorium is not intended to be indefinite but will remain in place until it is clear that the Council's financial stability has been restored and that performance improvement targets have been met.

CHIEF EXECUTIVE OFFICER'S RESPONSE

The motion does not define what are discretionary services. As written, discretionary services will include all services of Council other than those required by regulation.

It calls for Council to cease the following services immediately:

- Cemeteries, Swimming Pools, Caravan Parks, Saleyards, Community Hall use, Libraries, Non Critical Road, Water and Waste Maintenance and renewal, Park and Open Space Maintenance, Sporting Facilities, Snowy Health Centre, Communications, Tourist Centres, and Strategic Planning.

Services/projects that will continue are as follows:

- Towards Excellence: A requirement to continue under the PIO.
- Executive Office: Regulatory requirement to have CEO and will have reduced capacity based on the reduction in service delivery, but to still meet legislative requirements.
- Biosecurity: Minimum capacity to deal with any identified state significant weed infestations.
- Ranger Services: Only inspection of dangerous dog or Direction received from Police.
- Building certification: Some regulatory service (e.g. fire inspections) but Callers will be advised to see a private certifier.
- Development Assessment: Regulatory service.
- Public Health and Environment: Only mandatory issues will be responded to.
- Land and Property Management: Limited services for essential services.

- Water and wastewater: Current reticulation services will continue.
- Financial Services: Minimum service will remain in place to support the non-discretionary services.
- Fleet and Plant: Fleet and plant not required for non-discretionary services will be parked up.
- Governance: Minimal governance services will be in place to meet legislative requirements.
- Information and Communications Technology: Reduced service will be in place to support non-discretionary services.
- Asset Management: Minimal service to support legislative requirements and non-discretionary services.
- Corporate Reporting: Service will continue as required to meet legislative requirements.
- Workforce Management Support: Reduced service to support non-discretionary services. Resources will need to be in place to manage the Award impacts from staff stand downs.

Some projects may need to be subject to a staged close down to manage safety concerns.

In addition staff not undertaking regulatory required services will be stood down on pay pending the determination of the moratorium period. If no timeframe is set for the moratorium or the time frame exceeds the notice period required under the Award, the motion will require that impacted staff will be provide with notice that Council will be terminating their employment.

Contractors not undertaking regulatory required roles will be stood down.

Capital works projects that relate to non-discretionary services will be paused until the timeframe of the moratorium is known. This is expected to lead to some grant funding needing to be returned.

Response to Background and Objectives:

The \$150,000 referenced was not from a broad budget but a reallocation from the already established, towards excellence and training budget, using the already allocated funds to undertake the project from contractor resources instead of staff. This is in line with the performance improvement order to “continue the towards excellence program”. It is also in line with how local government operates. The governing body allocates funding to undertake a service or project, the CEO then determines the most appropriate way to deliver the services funded by the governing body.

The \$2 million referred to is not allocated for unfilled staff positions. In setting the current budget Council accounts for a “Vacancy Rate”. The vacancy rate discounts the staff budget based on the estimation that a percentage of the actual roles will be vacant at any given time. While there may be vacancies, they do not have money allocated against them and so there is no money to “freeze”.

The councillor states he wishes to prevent staff from moving forward with “previously (councillor) approved expenditure” that don’t align with current priorities. If a councillor has items that he or

she feels should no longer continue they need to lodge a notice of motion to have the governing body consider and determine whether that specific matter is to continue.

Responses in reference to the AEC Financial Sustainability Review, Performance Improvement order and the Office of Local Government

The Council has received guidance from the 24 recommendations outlined in the AEC Financial Sustainability review and has documented its progress in previous reports. Recently, the minister issued a Performance Improvement Order, which requires maintaining a minimum \$500,000 in unrestricted reserves, with a medium-term strategy aimed at increasing this amount to \$5,000,000. Regular check-ins with the Office of Local Government performance team are conducted with the CFO and CEO to assess sustainability goals. Furthermore, budgets are reviewed quarterly through the Quarterly Budget Review, accompanied by additional briefings for Councillors during Finance working group sessions. It is important to note that the AEC review, Performance Improvement Order, working group sessions, or the OLG's performance team have not recommended or indicated an immediate cessation of discretionary services to achieve financial sustainability.

ATTACHMENTS

Nil

11.18 PUBLIC FORUMS

Record No: I25/255

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council provide the opportunity for a public forum, where residents and ratepayers may speak on matters before the Council, prior to all ordinary and extraordinary Council meetings, in accordance with the provisions of the Code of Meeting Practice.

RESPONSIBLE COUNCILLOR: Cr Reuben Rose

BACKGROUND

Public forums are normally held before ordinary council meetings but there has been some contention about whether such forums can be held when there are extraordinary general meetings. Our current Code of Meeting Practice (Item 4.1) provides this opportunity but there is confusion about who can agree to the public forum – the CEO or the Mayor. To ensure that local residents and ratepayers have the maximum opportunity to engage with council and to ensure transparency, this motion proposes that such forums are a normal part of both ordinary or extraordinary council meetings. This will allow the following opportunities:

Enhancing Community Engagement: The regularisation of public forums will provide a consistent and structured opportunity for residents and ratepayers to engage with councillors on matters that directly affect them. This promotes a culture of transparency and inclusivity, allowing for the early identification of community concerns, which can be addressed during formal council meetings.

Encouraging Open Dialogue: A regular public forum fosters an open dialogue between the council and the community, ensuring that members of the public know their voices are heard and considered in decision-making processes. This helps to build trust and strengthens relationships between the council and its constituents, which is vital for good governance and the best interests of the community.

Improving Decision-Making: Public forums provide councillors with valuable insights into the opinions, concerns, and perspectives of the local community. This feedback can inform decision-making and enhance the quality of discussions during council meetings. It ensures that decisions are more reflective of the needs and priorities of the community.

Consistent Access to the Public: By ensuring public forums are held regularly before every ordinary and extraordinary council meeting, councillors are giving consistent access to residents. The current practice, where public forums are only held occasionally or at the discretion of the Mayor, can create confusion or inequity. Regularising this practice removes ambiguity and guarantees equitable access to all community members for participation.

Transparency and Accountability: Holding regular public forums helps demonstrate the council's commitment to transparency and accountability. By allowing the public to address the council before decisions are made, it ensures that councillors are more accountable to the residents they represent. This can also encourage councils to provide clear responses or actions on community concerns during the meeting.

Consistency with the Spirit of the Code of Meeting Practice: The existing **Code of Meeting Practice** states that the council "may" hold a public forum. By amending this to make it a regular feature of all council meetings, the council would be acting in alignment with the spirit of the code, which aims to promote democratic participation and open communication between councils and their communities.

Enhancing Council's Image and Reputation: A regular public forum highlights the council's commitment to public participation and can enhance its reputation as a responsive and community-focused body. In an era where citizens expect greater involvement in the decisions that affect them, regular public forums would underscore the council's dedication to fostering a collaborative and responsive local government.

CHIEF EXECUTIVE OFFICER'S RESPONSE

The motion as provided has no effect, as the code of meeting practice already has the opportunity for public forums to occur.

From the text of the information supporting the motion it appears Cr Rose is seeking to make it mandatory that a public forum be held before all meetings. To achieve this will require a different motion, which changes the code of meeting practice to that effect.

If this is the case, the governing body will need to determine if the change is considered a substantial change.

A substantial change to the code of conduct requires that a new code of conduct be adopted following the process set out in the local government act:

361 Preparation, public notice and exhibition of draft code

- (1) Before adopting a code of meeting practice, a council must prepare a draft code.
- (2) The council must give public notice of the draft code after it is prepared.
- (3) The period of public exhibition must not be less than 28 days.
- (4) The public notice must also specify a period of not less than 42 days after the date on which the draft code is placed on public exhibition during which submissions may be made to the council.
- (5) The council must publicly exhibit the draft code in accordance with its notice.

362 Adoption of draft code

- (1) After considering all submissions received by it concerning the draft code, the council may decide--
 - a. to amend those provisions of its draft mandatory code that are non-mandatory provisions, or
 - b. to adopt the draft code as its code of meeting practice.
- (2) If the council decides to amend its draft code, it may publicly exhibit the amended draft in accordance with this Division or, if the council is of the opinion that the

11.18 PUBLIC FORUMS

amendments are not substantial, it may adopt the amended draft code without public exhibition as its code of meeting practice.

ATTACHMENTS

Nil

11.19 SMART CITY OR 15 MINUTE CITY AGENDA

Record No: I25/260

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

1. Declare that this Shire will not be a part of any Smart City or 15-minute City agenda.
2. Make a formal declaration that there will be no effort to implement, support, build, receive, construct or operate any 'Smart City' apparatus.
3. Give notice to the State and Federal Government of our declaration.

RESPONSIBLE COUNCILLOR: Cr Andrew Thaler

BACKGROUND

There is an agenda rolling out around the western world to establish 'Smart Cities' and to covertly erect the apparatus required for a Smart City to operate.

Our Shire suffers from a poor coverage of mobile Internet, mobile phone signal, and data connectivity.

We have prided ourselves on our free-living, wide-open spaces, and ability to move around without being tracked or observed.

Why would we give this up, so unelected bureaucrats can build databases and reports of our movements?

A Smart City is well described as a Digital Prison.

A true Smart City would seek to protect its residents, guests, visitors and businesses from the surveillance apparatus of the 'State' and the unelected.

The Smart City agenda has occurred in secret, and we see the first building blocks of it with camera gantries at both sides of Cooma, Bredbo and mobile cameras which are now being 'modified' from only tracking heavy vehicles to tracking all vehicles.

We must put the interests our people first, foremost and reject the use and abuse of State apparatus to monitor, track and record.

We have no knowledge of how this captured data is being used, where it is stored, or who can have access to it. I can explain the presently hypothetical argument of the Blue Eyed Baby agenda, with respect to democracy. Leslie Stephen (Virginia Woolf's father) wrote, to point out, in his 'Science of Ethics' (1882) that "if Parliament decided that all blue-eyed babies should be murdered, the preservation of blue-eyed babies would be illegal". Just because other councils, or parliaments, decide to embrace the Smart City/15-minute city agenda, we should not accept their

11.19 SMART CITY OR 15 MINUTE CITY AGENDA

decision unless that was a decision of our people- and that our people were fully informed of how those 'city' ideas would actually operate.

S.M.A.R.T. Surveillance. Monitoring. Analysis. Reporting. Technology. Or is this just a conspiracy?

CHIEF EXECUTIVE OFFICER'S RESPONSE

Nil.

ATTACHMENTS

Nil

11.20 SUPPORTS CASH-COINS AND NOTES

Record No: I25/261

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

1. Declare that this Shire supports and welcomes the use of Cash - coins and notes.
2. Formally declare that we do not and will not support the introduction of a Central Bank Digital Currency (CBDC).
3. Write to all major banks and credit unions seeking their return to our towns and villages where possible.
4. Offer assistance and encouragement to any hybrid banking models where multiple banking companies share common facilities.

RESPONSIBLE COUNCILLOR: Cr Andrew Thaler

BACKGROUND

There is an agenda rolling out around the western world to de-bank populations and set them up to be forcibly moved into a CBDC system.

We have seen the loss of many of our bank branches, and this trend needs to be opposed, halted and reversed.

A premier tourism destination, in a region with very poor mobile and internet connectivity, needs to be a safe haven for the use of cash. A clever or 'smart' tourist destination needs to make the use of cash easy, convenient and seamless.. such that our visitors actually spend.

We also cannot rely on digital systems for payments, as we all too often see failures and activity operators face loss of revenue or customer loses out on satisfaction. Large crowd events also see the mobile networks swamped, such as we experienced at the recent Cooma 150th Royal Show, where the payment systems all failed and everybody needed to use cash.

If we are going to be a premier destination, we need to also promote that we are a cash friendly area.

A CBDC is a digital only system, that would fail much of our population once they leave the town limits of our major centres and villages. Cash requires no electricity, no internet, and no permission to use.

Cash is king .. that's why his head is on it:)

People need only to read up about King Charles the First to understand what happened (to him) in the year 1649 when he took too many rights away from the people. History guides our Futures.

CHIEF EXECUTIVE OFFICER'S RESPONSE

Nil.

ATTACHMENTS

Nil

11.21 DECLARATION THAT WE DO NOT SUPPORT THE UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

**11.21 DECLARATION THAT WE DO NOT SUPPORT THE UNITED NATIONS SUSTAINABLE
DEVELOPMENT GOALS**

Record No: I25/262

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

1. Declare that we do not support the United Nations Sustainable Development Goals.
2. Remove the UN Sustainable Development Goals from our Community and Operational plans.

RESPONSIBLE COUNCILLOR: Cr Andrew Thaler

BACKGROUND

There is a clear agenda to push a climate change narrative, and we see this being promulgated throughout our community plans where the UN Sustainable Development Goals (UNSDGs) have been added into our community and operational plans- without any clear reason or desire from our people.

The source point is the Canberra Region Join Organisation of Councils, where they have a funded program and have pushed out the templates for multiple councils to adopt. But there is no community knowledge of this, and our council has never made this properly known. We don't really need it. We should have our own plans.

The UN is not interested in our particular regional aspects, nor would they have any real knowledge of how our area communities, our economies, our farms, our enterprises and our people live, work and play. Yet, the UN seek to limit all of our rights, and they never asked for our permission, our consent or our agreement.

If the UN want to influence, dictate or control how our area exists and what it does, or chooses to do, the UN should field candidates in our local elections and campaign for their ideas, as the Independent candidates have done. I could argue however that the UN does have Clymate Chaynge candidates in our recent election.

We live in a democracy and we are governed by the 'will of the people'.

People who live here, work here, build their family here, invest here, and stay here - they say what they want.

The UN should not be forced down peoples throats, nor surrepticiously added into our public documents via sleight of hand and secrecy.

There is nothing sustainable about the UN Sustainable Development goals. Not when their 'representatives' all fly in private jets to mountain top conferences.

CHIEF EXECUTIVE OFFICER'S RESPONSE

Nil.

ATTACHMENTS

Nil

11.22 JINDABYNE STREETScape

Record No: I25/265

Councillor Andrew Thaler has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

1. Set out a workshop to survey, design, execute upon and maintain the Jindabyne streetscape.
2. Fund in the operational budget the ongoing streetscape maintenance.
3. Provide a report to this council, including that of a Dilapidation Survey, Defect Report and/or Works Plan to address the concerns of the Jindabyne community in respect of their streetscape and public areas.
4. Set out a work strategy to conduct 1 to 3 above across all population areas of our shire and report this back to this council.

RESPONSIBLE COUNCILLOR: Cr Andrew Thaler

BACKGROUND

This is the community request received, and it is entirely reasonable. I provide it here, and the identity of the writer may be provided if needed. Street awnings and streetscapes are overwhelmingly public property, and the responsibility of this council and we need confidence that our public streetscape areas are safe, clean and functional. This is a must-do and we must cut back on needless and endless bureaucracy until we address the core community issues. This is not only a Jindabyne issue .. this applies to all areas.

Dear Councillor Thaler,

I write to you as a commercial and residential rate payer living in Jindabyne. I have a 25 year professional background in commercial asset maintenance in both the private and public sector.

I am requesting that a motion be raised within Snowy Monaro Council's next council meeting to raise awareness and an enquiry into the long term ongoing lack of streetscape maintenance in the main CBD area of Jindabyne. As a long term resident, business owner and part of the local community I am well aware the level of utter frustration that exists among residents and business owners regarding this matter.

Specifically this area can be defined by the intersections of Munyang Street and Kosciusko Road and the Barry Way/Kosciusko Road roundabout. The maintenance of the streetscape in this central business area is clearly lacking from funding, labour/equipment resourcing and operational management commitment.

CBD streetscape maintenance should be the highest priority funding of councils. It has the ability to impact visitor perception, community spirit, rate payer perception of council service delivery capability. Sadly the perception that the streetscape of Jindabyne conveys is one of total lack of care and community pride.

The information that councillors should be seeking is the operational budget, grounds maintenance schedule, annual improvement budget and resourcing levels. I would be happy to attend a council meeting in person to raise awareness on the issue.

CHIEF EXECUTIVE OFFICER'S RESPONSE

The civic maintenance team delivers against an operational plan that includes regular maintenance of parks and recreational areas. In conjunction with the infrastructure team, streets and footpaths are regularly maintained.

With regard to point 1 of the motion, Jindabyne should not be considered in isolation to other towns in region.

The frequency of this broad maintenance function is dependent on adequate resourcing and funding, and the competing priorities of parks, sporting ovals, and cemetery maintenance.

The proposed work in this motion is not funded, nor has funding been identified in the current delivery and operational plans.

As such, Council should consider identifying this matter as an item for consideration in the proposed Delivery Program and Operational Plan currently being developed and identify appropriate funding.

ATTACHMENTS

Nil

11.23 32 WOLFE STREET

11.23 32 WOLFE STREET

Record No: I25/308

Councillor Luke Williamson has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council:

- (1) Conduct an inspection of the property at 32 Wolfe Street in Nimmitabel in response to observed potential non-compliance with the relevant usage, and development requirements of the LEP.
- (2) Conduct a review as to why past complaints lodged by members of the public may not have been actioned, or where actioned may not have led to the appropriate response being taken.
- (3) Council investigate why the April 2025 council paper advised councillors that council had not engaged in any inspection of the property, despite council staff having written to a resident on the matter indicating that they had conducted an inspection (See attached correspondence shared with approval for the recipient).

RESPONSIBLE COUNCILLOR: Cr Williamson

BACKGROUND

11.23 32 WOLFE STREET

I have received more than three individual complaints alleging unauthorised development and use of the lot contrary to LEP provisions, including commercial scale auto dismantling and repair, the occupation of a non-approved dwelling, installation of non-approved structures and shipping containers, and fencing.

The complainants have advised that past interaction with council has either resulted in no action (or communication) with the complainants or that some level of inspection had occurred, determined non-compliance, but had resulted in no further change. Accordingly frustrations are high in a community that seems fractious.

At the April 2025 Council meeting, the paper provided to council indicated that "Council has not engaged in any inspections or the like on the subject property, despite said claims". Below is an email chain demonstrating this not to be the case.

EMAIL CHAIN

From: [REDACTED]@snowymonaro.nsw.gov.au>

Subject: RE: Formal Complaint about the new Rubbish Tip at Clarke St, Nimmitabel

Date: 15 March 2021 at 4:40:38 pm AEDT

To: [REDACTED]

Cc: [REDACTED]@snowymonaro.nsw.gov.au>

Thank you [REDACTED], I will have a look at the properties mentioned. Most likely tomorrow afternoon.

I will also look at the Laneway while I am there.

Many Thanks

[REDACTED]

Coordinator Public Health and Environment

PO Box 714

COOMA NSW 2630 Direct [REDACTED]

Phone [REDACTED]

Fax ([REDACTED])

snowymonaro.nsw.gov.au

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11.23 32 WOLFE STREET

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[REDACTED]
Coordinator Public Health and Environment

PO Box 714

COOMA NSW 2630 Direct ([REDACTED])

Phone

Fax ([REDACTED])

snowymonaro.nsw.gov.au

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From: [REDACTED]

Sent: Monday, 15 March 2021 4:32 PM

To: [REDACTED]@snowymonaro.nsw.gov.au>

Cc: [REDACTED]@snowymonaro.nsw.gov.au>

Subject: Re: Formal Complaint about the new Rubbish Tip at Clarke St, Nimmitabel

Further information with respect to Nimmitabel properties and their junk accumulations and illegal structures.

11.23 32 WOLFE STREET

As discussed, when you visit Nimmity, can you please also look at the following properties:

32 wolfe St [REDACTED]

owned (allegedly) by [REDACTED].

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

This property is adjacent to the Anglican Church, and is a [REDACTED].

There is also a large risk that [REDACTED] over to the pre-school that is sharing their property boundary, and this is a functioning pre-school used 3 days a week or more.

I don't think the [REDACTED] considering there are young kids using the pre-school on so many days each week.

I have observed [REDACTED], and I have a video of this which I previously offered to supply to the rangers when I tried to complain about the dogs [REDACTED].

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Lastly, there is a laneway between [REDACTED] St that runs behind my property, and I was looking to use it to access the rear of my property.

Can you, or are you allowed to direct the properties either side of this lane to remove their rubbish and stuff, such that the lane can be cleared so it can be used?

Kind Regards,

[REDACTED]

[REDACTED]

11.23 32 WOLFE STREET

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

On 12 Mar 2021, at 10:49 am, [REDACTED]@snowymonaro.nsw.gov.au>
wrote:

Dear Mr [REDACTED],

Thank you for bringing to Council's attention your concerns about the build-up of material on your neighbour's premises in Nimmitabel.

I will be in Nimmitabel earlier next week and will have a more detail look at the situation for you.

Kindest Regards

[REDACTED]

Coordinator Public Health and Environment

<image002.png>

PO Box 714

COOMA NSW 2630 Direct [REDACTED]

Phone

Fax [REDACTED]

snowymonaro.nsw.gov.au

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11.23 32 WOLFE STREET

legislation. If you have received this email in error please contact the author of the message, as soon as practicable.

[REDACTED]

Coordinator Public Health and Environment

<SnowyMonaroLogo_clear_87475f20-44af-4059-b1e9-d983b1ff3e94.png>

PO Box 714

COOMA NSW 2630 Direct [REDACTED]

Phone

Fax [REDACTED]

snowymonaro.nsw.gov.au

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From: [REDACTED]

Sent: Thursday, 11 March 2021 1:13 PM

To: [REDACTED]@snowymonaro.nsw.gov.au>; council@cooma.nsw.gov.au

Cc: [REDACTED]

Subject: Formal Complaint about the new Rubbish Tip at Clarke St, Nimmitabel

Jeff, and council staff as appropriate,

I am writing to kick off my formal complaint about my Neighbour in Nimmitabel, [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

11.23 32 WOLFE STREET

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

CHIEF EXECUTIVE OFFICER'S RESPONSE

It would appear that not all of the email trail has been included. The email advising the complainant of the actions being taken has not been included and is attached for information.

The initial advise was based on searches for complaints linked to 32 Wolfe Street. As the initial complaint related to properties on another street the search did not gather that information as the records were filed against the initial address and only had that address in the email subject. The complaint currently being complained about is one of two additional complaints added to the initial complaint. The new property addresses were not readily searchable in the system.

Not all matters proceed to full enforcement, as set out in the Council's policy. The property was assessed and it was determined that the property was not at the level where it was considered enforcement was a viable option. This is an option under the Council's policy.

Council's Enforcement Policy:

<https://www.snowymonaro.nsw.gov.au/files/assets/public/v/2/council/policies/250.2019.552.2-policy-compliance-and-enforcement.pdf>

While staff have been able to recall that there was a concern raised from a neighbour, that was thought to be prior to this complaint. There is also a note on an internal email from 2022 requesting a "look" at compliance issues, but there are not details of a complaint. At this time we cannot find records of complaints being lodged on the property by the people that Cr Williamson is referring to and will require more information to determine the situation. If Cr Williamson provides the details of the complainants (For privacy reasons this should occur outside the meeting) who are stating that they have lodged complaints and received no response, these instances will be reviewed through our system.

ATTACHMENTS

11.23 32 WOLFE STREET

1. Response Email

David Rawlings

From: [REDACTED]
Sent: Friday, 19 March 2021 2:50 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Formal Complaint about the new Rubbish Tip at Clarke St, Nimmitabel

Dear [REDACTED]

Thank you for your email regarding the concerns you have with some of the premises in Nimmitabel.

As discussed, I have undertaken assessments of the properties mentioned.

While I am not permitted to go into specifics, I can advise that a formal notice has been sent to one of the property owners and additional investigations are being undertaken on the others. Further assessments will also be undertaken at the close of the compliance period.

Kindest Regards

[REDACTED]
Coordinator Public Health and Environment



PO Box 714
COOMA NSW 2630

[REDACTED]
snowymonaro.nsw.gov.au

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[REDACTED]
Coordinator Public Health and Environment



PO Box 714
COOMA NSW 2630

[REDACTED]
Fax (02) 6466 6667
snowymonaro.nsw.gov.au

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From: [REDACTED]
Sent: Monday, 15 March 2021 4:32 PM
To: [REDACTED] <[REDACTED]@snowymonaro.nsw.gov.au>
Cc: [REDACTED] <[REDACTED]@snowymonaro.nsw.gov.au>
Subject: Re: Formal Complaint about the [REDACTED]

Further information with respect to [REDACTED] properties and their junk accumulations and illegal structures.

As discussed, when you visit Nimmitty, can you please also look at the following properties:

32 wolfe St [REDACTED]
owned (allegedly) by [REDACTED]

[REDACTED]

This property is adjacent to the Anglican Church, [REDACTED]
There is also a large risk to [REDACTED] over to the pre-school that is sharing their property boundary, and this is a functioning pre-school used 3 days a week or more.
I don't think the [REDACTED] considering there are young kids using the pre-school on so many days each week.
I have observed [REDACTED] and I have a video of this which I previously offered to supply to the rangers when I tried to complain about the dogs [REDACTED].

11.24 LEGAL ADVICE SOUGHT BY COUNCIL

Record No: I25/309

Councillor Luke Williamson has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That:

- A. Any and all legal advice sought by council (including by executives, staff, councillors, the Mayor or Deputy Mayor) be provided in writing.
- B. The written advice include
 - a. the instructions or request, and
 - b. the provider's advice.
- C. All advice received be shared with all councillors immediately upon its receipt.

RESPONSIBLE COUNCILLOR: Cr Williamson

BACKGROUND

It is important that legal advice, when sought, is well documented and provided in writing so that it can be shared without loss or misinterpretation and so, should the advice be found to be defective, the written advice can be used in subsequent and related matters (e.g. negligence actions).

CHIEF EXECUTIVE OFFICER'S RESPONSE

RESPONSIBLE COUNCILLOR: Cr Luke Williamson

BACKGROUND

It is important that legal advice, when sought, is well documented and provided in writing so that it can be shared without loss or misinterpretation and so, should the advice be found to be defective, the written advice can be used in subsequent and related matters (e.g. negligence actions).

CHIEF EXECUTIVE OFFICER'S RESPONSE

It is considered that the above proposal will stop the ability of staff to be able to work with legal providers in gaining a good understanding of the issues at hand or to develop responses to issues in a cost-effective way. While legal advice can be in writing it is often that case that discussions occur between Council staff and legal representatives to gain an understanding of issues, and the aspects involved to help ensure that the response relates to the specific circumstances. These discussions are likely to meet the definition of 'legal advice' and will no longer be allowed.

In other instances, information is sought to confirm professional opinions of staff, but there is not seen to be value in proceeding to requiring formal legal advice. These discussions are likely to meet the definition of 'legal advice' and will no longer be allowed.

Instead, the Council will need to go through rounds of written requests and response on issues. It is expected the above motion will increase Council's legal costs, but it is difficult to determine the extent. It is expected however to be significant.

Council does not currently provide any specific requirements on the contents of the legal advice to be provided. While in most cases the advice received will outline what advice has been requested, Council does not currently control the content and it is generally the writers views of what is being asked. This motion would require Council to insist on the brief (as provided) being included verbatim in the response.

Council receives legal advice on many issues that are not business being considered by the governing body. This relates to matters such as land acquisition and sale, personnel matters, litigation matters, debt recovery, contract negotiations, contract disputes, etc. The advice often contains a significant amount of personal and commercial information that would not normally be expected by the parties dealing with Council to be provided to the 11 councillors.

As Council will not know when information it is collecting may end up in legal advice Council will be obligated to advise parties it deals with that the information will possibly be provided to the councillors. This will need to occur to all employees, contractors and organisations Council does business with to ensure that Council is covered.

The information in the legal advice will on occasions contain personal information. This means that to comply with the policy, Council will need to only employ staff or engage contractors and consultants who agree to the councillors (current and future) potentially having access to their personal details. Otherwise, Council will at some point be breaching section 17 & 18 of the Privacy And Personal Information Protection Act 1998, and likely at some stage breach clause 19, in complying with this policy.

This is likely to impact on those willing to do business with Council, as it is generally understood that the further confidential information is shared, the greater the chance that it will, whether inadvertently or not, be shared. Some companies and potential employees will not be comfortable with that exposure of their information. Instances of councillors sharing confidential information across the State are known to have occurred.

The motion does not identify a funding source (clause 3.12). The effort in collating and distributing all legal advice and providing this information to the councillors will have an impact on the service levels that can be provide to the community, as will the move to requiring all advice to be in writing. Insufficient time is available to determine this cost before the meeting. If the Council resolved to set this policy position, there is no currently available source of funding, as such the source of funding would potentially need to be a special rate variation (Expected to be a low percentage).

Where matters are coming to the governing body and the consideration of the business requires consideration of legal advice, that is currently provide in the confidential business paper.

PRIVACY AND PERSONAL INFORMATION PROTECTION ACT 1998 - SECT 17

17 Limits on use of [personal information](#)

A [public sector agency](#) that holds [personal information](#) must not use the information for a purpose other than that for which it was [collected](#) unless--

- (a) the individual to whom the information relates has consented to the use of the information for that other purpose, or
- (b) the other purpose for which the information is used is directly related to the purpose for which the information was [collected](#), or
- (c) the use of the information for that other purpose is necessary to prevent or lessen a serious and imminent threat to the life or health of the individual to whom the information relates or of another person.

18 Limits on disclosure of [personal information](#)

- (1) A public sector agency that holds personal information must not disclose the information to a person (other than the individual to whom the information relates) or other body, whether or not such other person or body is a public sector agency, unless--
 - (a) the disclosure is directly related to the purpose for which the information was [collected](#), and the [agency](#) disclosing the information has no reason to believe that the individual concerned would object to the disclosure, or
 - (b) the individual concerned is reasonably likely to have been aware, or has been made aware in accordance with [section 10](#), that information of that kind is usually disclosed to that other person or body, or
 - (c) the [agency](#) believes on reasonable grounds that the disclosure is necessary to prevent or lessen a serious and imminent threat to the life or health of the individual concerned or another person.

19 Special restrictions on disclosure of personal information

A public sector agency must not disclose personal information relating to an individual's ethnic or racial origin, political opinions, religious or philosophical beliefs, trade union membership or sexual activities unless the disclosure is necessary to prevent a serious and imminent threat to the life or health of the individual concerned or another person.

ATTACHMENTS

Nil

11.25 REVIEW OF COUNCIL'S STAFFING LEVELS

Record No: I25/310

Councillor Reuben Rose has given notice that at the Ordinary Meeting of Council on 15 May 2025, he will move the following motion.

MOTION

That Council requests the Chief Executive Officer to:

- A. Undertake a comprehensive review of Council's staffing levels, including full-time equivalent (FTE) positions across the organisation.
- B. Assess the operational and financial impacts of the increase in staffing numbers since the 2016 merger of the former councils.
- C. Determine and report back to Council on the optimum staffing levels required to meet Council's legislated responsibilities, strategic objectives, and service delivery expectations.
- D. Provide a report to Council within three months outlining findings and recommendations.

RESPONSIBLE COUNCILLOR: Cr Rose

BACKGROUND

In 2016, the Snowy Monaro Regional Council was formed through the amalgamation of the former Snowy River, Cooma-Monaro, and Bombala councils. At the time of amalgamation, the three councils collectively employed approximately 316 full-time equivalent (FTE) staff. The proposed optimal staffing level following the merger was identified as 297 FTEs, reflecting the expectation of improved efficiencies through consolidated services and administrative functions.

However, at the point of the merger, actual staffing numbers stood at 340. Since then, Council's staffing levels have continued to rise, reaching 398 FTEs as of the most recent reporting period — an increase of 58 positions over nine years. This represents a 17% increase from the number at amalgamation and a 34% increase compared to the initially proposed optimal number.

While population growth, service demands, and regulatory changes may have contributed to the increase, it is appropriate to periodically review staffing to ensure resources are aligned with community needs, financial sustainability, and statutory obligations. This motion seeks to initiate a structured and transparent review process to assess whether current staffing levels are justified and sustainable, and to inform any future organisational planning.

CHIEF EXECUTIVE OFFICER'S RESPONSE

The financial statements at merger show 316 equivalent (FTE) employees engaged at the date of collation of the data. The financial statements for the period ending 30 June 2024 (the equivalent number) show the FTE employed to be 285.

Council's data indicates that on 12 May 2016 the 'regular staff number' (Headcount) was 432 and the actual FTE was 323.1. Senior staff were in addition to that number. (Source: Rural Centres Report to Executive Leadership Team meeting held 20 October 2016). These are the figures used to calculate the number of staff for the purpose of the amalgamation provisions. It includes the permanent and part time employees and casuals with more than 6 months of regular and systematic employment.

Caution should be had on relying on the estimates of efficiency or staff savings in the KPMG report. They are based on generalised assumptions and were not related to benchmarked levels of staffing for the services delivered or generated through assessment of the actual staffing across the three Councils. The quality of the assumption is reflected in the fact that the assessment is made on the physical staff employed at point in time, without even referencing the actual organisational structure size and positions.

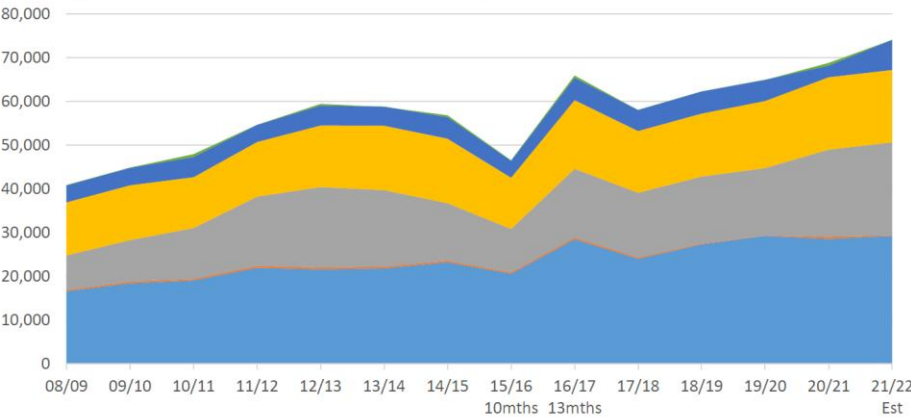
Most academic studies do not support the views generally put forward by consultants that significant savings can be made by amalgamating Councils. The research also finds that the 'projected savings' are generally overstated compared to the actual savings found.

As has been advised to councillors, once the delivery program has been adopted, which sets the service levels that are agreed to by the governing body, the process of determining the longer-term staffing needs and structure will be undertaken. This process is being delayed to allow for a newly appointed CEO to be involved in setting up the organisation in consultation with councillors in the way they feel will best delivery for the community.

Staff have already provided briefings to councillors on the staffing levels in the lead up to the consideration of the delivery program. There is no 'ideal number of staff', as service delivery requires a focus on the overall resources required, not just a focus on staff numbers. There is a need to balance the use of staff and external resources, and this changes repeatedly over time, with the organisation having to be flexible to different methods of delivery to remain efficient.

While developed some time ago, previous presentations to the councillors shows that the rate of increase in employment costs has been slower post-merger than it was in the lead up to the merger.

Expenditure Components



Area	Pre	Post
Wages	6.7%	3.9%
Materials	11%	8.5%
Dep'n	3.6%	2%
Other	4.8%	-7.8%



ATTACHMENTS

Nil

13.1 QUESTIONS TAKEN ON NOTICE DURING THE PREVIOUS COUNCIL MEETING.

13.1 QUESTIONS TAKEN ON NOTICE DURING THE PREVIOUS COUNCIL MEETING.

Record No: I25/302

OFFICER'S RECOMMENDATION

That the response to the question/s

A. Confirm if COVID restrictions are applied to SMRC recruitment.
be noted.

QUESTIONS BY: Cr Williamson

QUESTION: Confirm if COVID restrictions are applied to SMRC Recruitment.

RESPONSIBLE OFFICER: Angela Sommerville

RESPONSE

There are no Covid restrictions applied to SMRC recruitment, which is in line with NSW Government policy.

ATTACHMENTS

Nil

14. 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:

14.1 Legal Action and Potential Claims Against SMRC

Item 14.1 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.

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.